



APPENDIX 1 – CODE ASSESSMENT

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1. ZONE CODE

1.1 Neighbourhood Centre Zone Code

Effective V36 12 June 2026

1.1.1 Purpose

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(1) The purpose of the neighbourhood centre zone is to provide for: (a) a small variety of uses and activities to service local residents; and (b) other small-scale uses and activities that directly support local residents, including, for example, community services, convenience shops or offices.		
(2) The purpose of the zone will be achieved through overall outcomes for: (a) zone role; (b) development location and uses; (c) development form.		
(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 1: Brisbane's globally competitive economy and Element 1.3 – Brisbane's population-serving economy; (ii) Theme 5: Brisbane's CityShape and Element 5.5 – Brisbane's Suburban Living Areas.		
(4) Development location and uses overall outcomes are:		
(a) Development provides a range of centre activities, comprising commercial, retail, service and community functions, with a level of economic and social activity that serves the convenience needs of the local neighbourhood catchment.	The proposal comprises the delivery of ground floor office space. This will contribute to the socioeconomic activity of the locality whilst in accordance with the uses envisaged by the Neighbourhood centre zone code	☒ Compliant ☐ N/A ☐ Performance Solution
(b) Development provides local neighbourhood services interspersed within residential neighbourhoods with access to public transport and within a walkable catchment of resident	The proposed development will deliver ground floor Office space and 17 Dwelling units within a neighbourhood that is predominantly residential. The site is well located within close proximity to the Moreton Bay Cycleway, within approximately 800m to Wynnum Central and Wynnum Major centre zone.	☒ Compliant ☐ N/A ☐ Performance Solution
(c) Development is:	The proposed development is located within the Wynnum-Manly neighbourhood plan. The proposal is consistent with surrounding development of sites within the Neighbourhood centre zone which have also provided for ground floor business activity and upper-	☒ Compliant ☐ N/A ☐ Performance Solution

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(ii) consistent with the location-specific provisions in the relevant neighbourhood plan.	level residences. Additionally, the proposal aligns with the intent of the Wynnum-Manly neighbourhood plan by providing inclusive and accessible residential options designed to be celebrate the neighbourhood's natural assets and sense of place by being oriented toward Greene Park and Moreton Bay. Additionally, the proposal ensures an appropriate level of activation at the street level with the proposed Office space.	
(d) Development provides activation and surveillance at ground level where adjoining streets and other public spaces.	The proposal ensures that the street level is appropriately activated by delivering the ground floor Office space. With tenancies facing the street, these also contribute to casual surveillance. Additionally, on Level 01-04 the proposal includes terraces between 26-41m ² sufficient in size to provide casual surveillance of Greene Park as well as the street frontage.	☒ Compliant ☐ N/A ☐ Performance Solution
(e) Development for a parking station where a car park is not accommodated.	The proposal does not include the delivery of a parking station.	☐ Compliant ☒ N/A ☐ Performance Solution
(f) Development serves local resident needs and complements the surrounding lower density residential environment.	The proposal contributes to the neighbourhood's socio-economic activity by delivering ground floor Office tenancies whilst the built form remains consistent with surrounding development within the Neighbourhood centre zone. Additionally, the rear setback of the proposal is sympathetic to the allotment to the rear of the subject site whilst it also	☒ Compliant ☐ N/A ☐ Performance Solution
(g) Development that provides an entertainment function which operates for extended hours, or has the potential to generate wider patronage such as a bar, hotel or nightclub entertainment facility is not accommodated.	The proposed development does not include any aspects with entertainment function.	☐ Compliant ☒ N/A ☐ Performance Solution
(h) Development for a restaurant is appropriately scaled and positioned and operates to serve the local neighbourhood.	The proposed development does not include the delivery of a restaurant.	☐ Compliant ☒ N/A ☐ Performance Solution

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(i) Development for a residential use: (i) does not compromise the provision of a fully active street frontage and the mix of uses required to sustain an economically and socially sustainable centre serving local needs; (ii) supports the creation of a walkable centre with the potential for residents to live within walking distance of, and be well connected to, public transport and goods and services existing within the centre and reduces vehicle-based trips to shops or centres; (iii) provides a wide choice in housing sizes and housing adaptability that meets the needs of a diverse population and responds to residents' changing life-cycle needs; (iv) may include a home-based business where it is of a scale and nature that protects the amenity of adjoining residents.	The proposed development contributes to the activation of Fox St. The mixed-use nature of the proposal allows for the integration of residents with local business in a setting that supports active transport and the pedestrianisation of the street. The proposed residential component will deliver eight (8) three-bedroom apartments and nine (9) two-bedroom apartments effectively contributing to the housing diversity of the neighbourhood. Additionally, twelve of the apartments have been designed to provide an accessible option to meet the needs of a diverse population. The proposal does not include the delivery of home-based business.	☒ Compliant ☐ N/A ☐ Performance Solution
(j) Development for residential accommodation such as a residential care facility or a retirement facility may be suitable where it is consistent with the urban form and primary functions of the centre.	The proposed development does not include the delivery of Rooming accommodation.	☐ Compliant ☒ N/A ☐ Performance Solution
(k) Development is designed, sited and constructed to minimise noise, odour and air- quality impacts on residents consistent with its location in the Neighbourhood centre zone, although residents cannot expect to enjoy the same level of noise, odour and air-quality amenity as compared with low density suburban areas (due to the high levels of activity envisaged during the day and evening).	The proposed development is not expected to impose or experience noise, odour or air-quality impacts. Despite the mixed-use nature of the proposal, the Office is not expected to generate large amounts of waste, and the hours of operation may be conditioned by Council to ensure minimal noise pollution.	☒ Compliant ☐ N/A ☐ Performance Solution
(l) Development for a car wash or service station is carefully sited and designed to minimise any adverse impact on the vibrancy of the centre and to protect surrounding residential amenity, health and wellbeing.	The proposed development does not include the delivery of a car wash or service station.	☐ Compliant ☒ N/A ☐ Performance Solution

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(m) Development for uses that are often provided in a large-scale format such as hardware and trade supplies, garden centre or showroom: (i) is limited in area and frontage; (ii) provides the level of activation and interface with the street expected of other non-residential uses in the Neighbourhood centre zone; (iii) does not dominate the centre or compromise the capacity to accommodate a diversity of uses within the centre.	The proposed development does not include the delivery of a large-scale use such as a hardware or trade supplies store.	☐ Compliant ☒ N/A ☐ Performance Solution
(5) Development form overall outcomes are:		
(a) Development is of a scale and intensity that reflects the neighbourhood role of the centre and surrounding low density residential areas, maintains a human scale, and respects existing heritage, character and grain.	The scale and intensity of the proposed development reflect that of surrounding development whilst also maintaining a frontage that encourages activation and casual surveillance. Additionally, the front façade provides varied materials, recessions and landscaping to ensure human scale is maintained.	☒ Compliant ☐ N/A ☐ Performance Solution
(b) Development provides for a low rise built form of up to 3 storeys, reflective of the district function of the Neighbourhood centre zone and is of a height similar to and able to co-exist with surrounding low density residential areas.	The proposed development seeks to deliver five (5) storeys similar to nearby development within the Neighbourhood centre zone. The subject site is uniquely bordered by other properties within the Neighbourhood centre zone whilst having a frontage to Greene Park. This ensures a natural transition from the Centre zone to the surrounding low density residential.	☐ Compliant ☐ N/A ☒ Performance Solution
(c) Development incorporates a height and setback that sensitively transitions to surrounding low density areas.	Please refer to Section 6.4 of the Town Planning Report for more information.	☐ Compliant ☐ N/A ☒ Performance Solution
(d) Development provides a built form that creates a consistent and cohesive streetscape and continuous pedestrian connections and shelter.	The proposed development contributes to the continuation of an active street frontage that supports pedestrian connections and provides pedestrian shelter.	☒ Compliant ☐ N/A ☐ Performance Solution
(e) Development addresses and interfaces with the street and other adjoining public spaces by incorporating active uses at ground level (with parking located below or behind buildings)	The proposed development provides an interface with the street and adjacent public space by supporting the active use of the ground floor. This is reinforced by delivering carparking to the rear	☒ Compliant ☐ N/A

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
to ensure highly active streets and to provide surveillance of the public domain.	whilst the orientation and design of the front façade ensures casual surveillance.	☐ Performance Solution
(f) Development provides consistent and cohesive landscape and streetscape treatments, including deep planting, that reinforces the Neighbourhood centre zone identity, actively enhances the safety and functionality of public spaces and footpaths, provides breathing spaces for users and encourages outdoor activity.	The proposed development includes the delivery of landscaping that is consistent with that of the existing streetscape whilst ensuring casual surveillance is supported.	☒ Compliant ☐ N/A ☐ Performance Solution
(g) Development on an independent or large site: (i) is integrated and coordinated both within the site and in relation to surrounding land uses; (ii) tailors a proposal to increase gross floor area of an existing premises to respond to its specific location and to the characteristics of the site and the centre including: (A) the location of existing buildings, specialist uses and public transport interchanges; (B) access arrangements; (C) the location of and connections to active transport networks; (D) the shape, frontage, size, orientation and slope of the site; (E) local neighbourhood identity, topography and views; (F) the mix of surrounding uses (G) the location of surrounding heritage places, parks and environmental features. (iii) creates an activated public domain both internally and at the centre edges, with intensive and interactive outward-looking uses at ground level that maintain visual connection and physical integration with surrounding land uses;	The proposed development is not located on an independent or large site.	☐ Compliant ☒ N/A ☐ Performance Solution

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(iv) provides clear, direct, safe and comfortable internal fine-grained connectivity for pedestrians to key destinations throughout the centre, including to public transport services and active transport links that provide viable modal choice to centre users, and to public spaces and connection points with surrounding land uses.		
(h) Development provides vehicular access arrangements that minimise impacts on surrounding land, including amenity and pedestrian connectivity, and protect the functionality of both local and higher order road networks.	The proposal provides an appropriate vehicular access arrangement as detailed within the attached Traffic Engineering Report prepared by <i>Modus</i> .	☒ Compliant ☐ N/A ☐ Performance Solution
(i) Development is sensitively designed and operated to avoid or mitigate any potential adverse impact on an adjoining use.	The proposal is designed to mitigate adverse impact on current and future adjoining uses.	☒ Compliant ☐ N/A ☐ Performance Solution
(j) 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 proposal effectively addresses the subject site's unique land constraints. This is discussed further in the below responses.	☒ Compliant ☐ N/A ☐ Performance Solution

2. NEIGHBOURHOOD PLANS

2.1 Wynnum-Manly Neighbourhood Plan Code

Effective V36 12 June 2026

2.1.1 Purpose

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(1) The purpose of the Wynnum—Manly neighbourhood plan code is to provide finer grained planning at a local level for the Wynnum—Manly neighbourhood plan area.		
(2) The purpose of the Wynnum—Manly 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) Wynnum—Manly is a thriving, inclusive and accessible bayside community that retains and enhances its unique bayside character. (b) Development in Wynnum—Manly retains its strong sense of place including the area's relationship to Moreton Bay, its buildings, seaside landscapes, sense of community identity, and Aboriginal and Torres Strait Islander values. (c) Development maintains the different functions of retail centres across the neighbourhood plan area, which includes the primacy of Wynnum Central, Manly Harbour Village and Wynnum Plaza shopping centres. (d) Natural assets of the area including the Foreshore Parklands, wetlands, Wynnum and Lota creeks and Moreton Bay, are protected, rehabilitated and enhanced to contribute towards their ecological, hydrological and recreational functions and their contribution to the biodiversity of the region. (e) The Foreshore Parklands serve local residents and visitors with a high-quality recreational experience for all ages. (f) The area's economic and employment growth is promoted through revitalising its centres, development of strategic relationships with the Brisbane Ports region (such as	(a) The development proposal contributes to and aligns with the Wynnum-Manly neighborhood plan by providing for the delivery of inclusive and accessible dwellings. (b) The proposal aligns with the neighbourhood's sense of place through its orientation towards Greene Park and Moreton Bay as a means of celebrating the seaside landscape, community identity and Aboriginal and Torres Strait Islander values of the neighbourhood. (c) The development retains the retail function of centres across the Neighbourhood centre zone. It makes a meaningful contribution whilst allowing supporting the primacy of Wynnum Central, Manly Harbour Village and Wynnum Plaza shopping centres. (d) The proposal celebrates the natural assets of the Moreton Bay area. (e) The proposal is adjacent to local parkland which will provide residents with access to Open space and recreational experiences. (f) The proposal will contribute to the neighbourhood's economic activity by revitalising the associated centre and contributing employment in Wynnum.	☒ Compliant ☐ N/A ☐ Performance Solution

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
providing business accommodation), and capitalising on tourism opportunities in Wynnum, Manly and Moreton Bay. (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. (h) While making efficient use of land, development is consistent with community expectations and infrastructure assumptions.	(g) The proposed development is of a height, scale and form which is consistent with the amenity, character and expected growth of the Wynnum-Manly neighbourhood plan. (h) The proposal is consistent with existing surrounding development and streetscape as well as being largely consistent with the expectations of the Wynnum-Manly neighbourhood plan.	
(4) Wynnum north precinct (Wynnum—Manly neighbourhood plan/NPP-001) overall outcomes are:		
(a) The precinct is a low density residential area with local parks and conservation areas. This precinct is located in close proximity to the Australia TradeCoast industrial area. (b) All traffic enters and exits Wynnum north sub-precinct (Wynnum—Manly neighbourhood plan/NPP-001a) via Pritchard Street to minimise impacts on nearby residents.	The subject site is not located within the Wynnum north precinct.	☐ Compliant ☒ N/A ☐ Performance Solution
(5) Light and service industry precinct (Wynnum—Manly neighbourhood plan/NPP-002) overall outcomes are:		
(a) This precinct is retained for low impact industrial and service industry purposes, to provide local services and an employment node within the Wynnum—Manly area. Residential or commercial uses are not consistent with the outcomes sought.	The subject site is not located within the Light and service precinct.	☐ Compliant ☒ N/A ☐ Performance Solution
(6) Wynnum Central precinct (Wynnum—Manly neighbourhood plan/NPP-003) overall outcomes are:		
(a) Wynnum Central is a subtropical bayside precinct with diverse housing, jobs, services, a high level of visual amenity and vibrant public spaces linked to transport and the foreshore. (b) The precinct is a Major Centre that services a sub-regional catchment, providing a significant concentration of businesses,	The subject site is not located within the Wynnum Central precinct.	☐ Compliant ☒ N/A ☐ Performance Solution

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
education facilities, food and drink outlets, health care, shops, as well as cultural and entertainment facilities. (c) Development achieves excellence in design and sustainability, including green roofs and podiums, innovative and subtropical design. Taller buildings include a building base or podium and slender tower forms that exhibit design excellence and makes a significant contribution to the public realm and residential amenity. (d) High density development is concentrated in the Wynnum Central Business District (CBD) and around the Wynnum Central railway station to leverage its strategic location and proximity to public transport. Medium density residential development frames the Wynnum CBD, creating a transition between the higher density residential areas and the surrounding low-medium residential density uses. (e) Residential amenity in the centre is commensurate to the levels achievable and expected in a vibrant, mixed use centre. While residential accommodation in centres will experience higher levels of noise and lower amenity than that expected in suburban or semi-rural living, built-form design solutions will be employed to minimise air and noise impacts and protect resident health and wellbeing. (f) To maintain a compact and active centre, non-residential activities outside of the existing centre area and mixed use centre frame are not consistent with the outcomes specified for the precinct, unless identified as an active frontage or outlined in a sub-precinct. (g) Development ensures a high level of pedestrian connectivity and comfort, encouraging walking and cycling while enhancing access to Wynnum Central railway station, the foreshore, and nearby residential and employment areas.		

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(h) Arcades enhance the vitality and connectivity of the centre by establishing direct pedestrian links to key destinations such as Wynnum Central railway station and the Waterloo Bay Hotel, as shown in Figure e. They provide safe, convenient public access with a strong street presence at their openings and active use edges, and incorporate high-quality materials, subtropical design features, natural daylight, and openness to leverage Wynnum's bayside character and breezes. Creative lighting, artwork, and landscaping are used to enliven the public realm and reinforce the character and identity of the precinct. (i) The heritage values of the former Wynnum Central State School building are retained and enhanced with improved streetscape integration. (j) A service station is not established in the Wynnum Central precinct. (k) Development fronting Florence Street supports the delivery of a continuous subtropical green corridor linking Wynnum Central railway station to the foreshore. The connection provides large canopy trees and wayfinding treatments. (l) Development in the Wynnum CBD northern frame sub-precinct (Wynnum—Manly neighbourhood plan NPP-003a): (i) provides high density residential development and community uses which incorporate subtropical design; (ii) provides an active frontage along Berrima Street or where otherwise mapped, to contribute to the activation and vibrancy of the street; (iii) where identified as an active frontage, provides non-residential land uses that are small-scale, at the ground storey and compatible with the residential character and amenity of the residential zone;		

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(iv) ensures active frontage uses are designed, sited and constructed to minimise impacts (including glare, light, noise, air quality, hours of operation, servicing, traffic, and parking) on sensitive uses. (m) Development in the Parkside residential sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003b): (i) accommodates high density residential development, based on its amenity achieved by overlooking Kitchener Park and through its proximity to the Wynnum Central railway station and Wynnum CBD; (ii) comprises solely of residential uses that will not experience the same level of peace and quiet or privacy expected in suburban or semi-rural living due to the adjacent sporting uses undertaken in Kitchener Park during the day and night. (n) Development in the Western residential sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003c): (i) contains residential development at medium density, based on its proximity to the Wynnum Central railway station and Wynnum CBD; (ii) provides a transition between high density developments of NPP-003b to the low-medium density developed located to the south-west of the precinct; (iii) comprises solely residential uses. (o) Development in the Wynnum central business district sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003d): (i) contains a mix of retail, office, high density residential development, community uses and open space being the major focus of development in the Wynnum Central precinct (Wynnum—Manly neighbourhood plan/NPP-003);		

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
Editor's note—Council will investigate provision of an urban common to provide additional public open space as part of a future amendment to the Local government infrastructure plan. (ii) provides active uses at the street (including ground level); (iii) does not support the establishment of a Service station; (iv) ensures amalgamation of sites are consistent with the outcomes sought to achieve renewal. (p) Development in the Bay Terrace sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003e): (i) has high levels of amenity due to its views of the bay and streetscape appeal; (ii) forms a transition between the high density nature of Wynnum central business district sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003d) and the low-medium density residential area to the north-east; (iii) provides commercial and retail uses at street level to ensure active frontages to the Bay Terrace high street; (iv) ensures active frontages along Bay Terrace are maintained by achieving vehicle and service access from a secondary street frontage; (v) ensures development with frontage to Akonna Street provides a residential interface that compliments the Low-medium density residential nature of Akonna Street. (q) Development in the Wynnum CBD southern frame sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003f):		

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(i) provides a residential transition between the mixed use higher density nature of Wynnum central business district sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003d) and the surrounding low-medium density and community use areas; (ii) contains medium density residential development. Non-residential centre activities in this sub-precinct are not consistent with the outcomes sought outside the existing centre area classification, unless located in the Mixed use zone. (r) Development in the Waterloo Bay Hotel sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003g): (i) provides a transition between the high density residential area south of Berrima Street and the low-medium density residential area to the north-west; (ii) provides active uses along Berrima Street while a residential interface is provided along Byrneside Terrace and Bay Terrace; (iii) ensures development is limited in proximity to the Queensland Heritage Register boundary and surrounding low-medium density residential uses; (iv) ensures the heritage-listed hotel and landscape character trees are retained and respected in any development of the site. Refer to Figure a; (v) mitigates impacts on sensitive uses while noting that residential uses will not experience the same level of peace and quiet or privacy expected in suburban or semi-rural living due to the nature of activities associated with the Waterloo Bay Hotel. (s) Development in the Esplanade sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003h):		

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(i) remains a residential area at low-medium density. Non-residential uses in this sub-precinct are not supported; (ii) provides for Short-term accommodation that supports the tourism in the area and is appropriate in this sub-precinct where it is consistent in bulk and scale with surrounding buildings. (t) Development in the Colina Street sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003i): (i) accommodates high density residential development based on its amenity achieved by overlooking Kitchener Park and through its proximity to the Wynnum Central railway station and Wynnum CBD; (ii) where located in the High density residential zone (Up to 15 storeys zone precinct) ensures non-residential uses are small-scale, limited in gross floor area, compatible with residential uses and do not detract from the primacy of the Wynnum CBD; (iii) where located in the Mixed use zone (Centre frame zone precinct) provides for a range of centre activities with retail uses to be small-scale and do not detract from the primacy of the Wynnum CBD; (iv) acknowledges that residential development will not experience the same level of peace and quiet or privacy expected in suburban areas due to activities undertaken in Kitchener Park during the day and night and related lighting, noise and parking impacts; (v) provides residential street buildings along the West Avenue frontage, where in the High density residential zone, that activates and promotes casual surveillance of the street.		
(7) Manly harbour village precinct (Wynnum—Manly neighbourhood plan/NPP-004) overall outcomes are:		

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(a) The precinct functions as a centre, providing a range of retail, business and entertainment facilities for the local community and visitors to the Wynnum—Manly area. The precinct contains centre activities within the centre area to ensure a compact and pedestrian-friendly precinct. (b) New development has a bulk and scale and building and landscape design that reflects the subtropical nature of the locality, and enhances Manly harbour village's unique character and the existing distinctive traditional streetscape character. (c) With significant views to Moreton Bay and a strong relationship with the Manly Boat Harbour, short-term accommodation supports the tourism associated with the Manly harbour village, Manly boat harbour and Moreton Bay. (d) New development in the precinct maximises views but also protects vistas of Moreton Bay from areas adjoining the centre.	The subject site is not located within the Manly harbour village precinct.	☐ Compliant ☒ N/A ☐ Performance Solution
(8) Wynnum Hospital precinct (Wynnum—Manly neighbourhood plan/NPP-005) overall outcomes are:		
(a) The precinct is an important habitat corridor containing one of the largest remnants of eucalypt open forest within and around the hospital grounds. It is a movement corridor for wildlife and also provides a partially fragmented corridor to Lota Creek. (b) The site remains as a hospital and medical centre serving the bayside and eastern suburbs. Should the hospital change ownership or undergo redevelopment, aged-care facilities are preferred if they retain and enhance the site's ecological values.	The subject site is not located within the Wynnum Hospital precinct.	☐ Compliant ☒ N/A ☐ Performance Solution
(9) Wynnum Road precinct (Wynnum—Manly neighbourhood plan/NPP-006) overall outcomes are:		

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(a) The precinct, located north of Wynnum Plaza, is for residential and park uses. The precinct contains multiple dwellings with a mix of medium and low-medium residential densities. Medium density residential abuts the Wynnum Plaza shopping centre. Low-medium density residential forms a transition between medium density residential and existing residential developments. (b) A district park is provided in the precinct to form a safe and convenient pedestrian and cycle connection from the Sorrento Street Park through to Wynnum Plaza. The design of new developments in this precinct facilitates casual surveillance of the new district park. A road is provided connecting Sorrento Street to Alter Street in accordance with Figure c. (c) Expansion of the Wynnum Plaza into this precinct is not consistent with the outcomes sought.	The subject site is not located within the Wynnum Road precinct.	☐ Compliant ☒ N/A ☐ Performance Solution
(10) Lota wetlands precinct (Wynnum—Manly neighbourhood plan/NPP-007) overall outcomes are:		
(a) The precinct supports significant areas of melaleuca-dominated wetlands that form part of a larger ecological corridor along Lota Creek. The precinct is also an important habitat and movement corridor for local wildlife. (b) Development is environmentally sensitive to the areas of conservation along Lota Creek and protects and enhances the vegetation and habitat value of the precinct. (c) Should the driving range site (Lot 2 on SP11180) be redeveloped, environmental values are reinstated, including through revegetation on the rear portion of the site to strengthen the fauna movement corridor and provide vegetated buffers to the Lota wetlands.	The subject site is not located within the Lota wetlands precinct.	☐ Compliant ☒ N/A ☐ Performance Solution

2.1.2 Performance Outcomes & Acceptable Outcomes

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
PO1 Development is of a height that achieves the intended outcomes of the neighbourhood plan, improves the amenity of the neighbourhood plan area, contributes to a cohesive streetscape, and built form character and is: (a) consistent with anticipated density and assumed infrastructure demand; (b) aligned with community expectations about the number of storeys to be built; (c) consistent with the intended scale and character of the relevant sub-precinct, precinct or neighbourhood plan area; (d) proportionate to and commensurate with the utility of the site area and frontage width; (e) designed to avoid adverse amenity impacts on adjoining premises. <i>Note—Development that exceeds the intended number of storeys or building height can place disproportionate pressure on the transport network, public space or community facilities in particular.</i>	AO1 Development complies with the number of storeys or building height in Table 7.2.23.6.3.B—Maximum building height. <i>Note—Neighbourhood plans will mostly specify a maximum number of storeys where zone outcomes have been varied in relation to building height. Some neighbourhood plans may also specify height in metres. Development must comply with both parameters where maximum number of storeys and height in metres are specified.</i>	AO1 Not applicable, there is no building height provision applicable for the subject site within the neighbourhood plan as it is not located within a precinct. Assessment is thus against the Centre and Mixed Use code. Please refer to Section 6.4 of the Town Planning Report for more information.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
If in the Wynnum north precinct (Wynnum—Manly neighbourhood plan/NPP-001), where in the Wynnum north sub-precinct (Wynnum—Manly neighbourhood plan/NPP-001a)			
PO2 Development which has industrial traffic and other non-residential movements does not adversely impact the residential amenity of nearby residents.	AO2 Development ensures all traffic enters and exits via Pritchard Street.	AO2 The proposal is not located within the Wynnum north precinct	☐ Compliant ☒ N/A ☐ Performance Solution
If in the Wynnum central precinct (Wynnum—Manly neighbourhood plan/NPP-003)			
PO3 <i>Development for the siting and design of buildings and open spaces:</i> (a) responds to the local subtropical climate; (b) reflects its bay setting and seaside character.	AO3 Development facilitates cross ventilation by locating and designing windows and other openings to respond to the dominant pattern of cooling coastal breezes and the local micro-climate.	AO3 The proposal is not located within the Wynnum central precinct.	☐ Compliant ☒ N/A ☐ Performance Solution
PO4 Development on a landmark site identified in Figure e provides a prominent visual reference and contribution to the area's built form and 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) respecting the prominence of any adjoining or nearby heritage places or local landmarks;	AO4 No acceptable outcome is prescribed.	AO4 The proposal is not located within the Wynnum central precinct.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(d) incorporating public art that is integrated with development's design response to the public realm; (e) highlighting the site as a notable destination in Wynnum; (f) providing permeable, legible and accessible connections to the public realm; (g) creating comfortable, useable and occupiable publicly accessible outdoor spaces; (h) integrating subtropical landscaping, building entries and the public realm at the ground plane. Note—Refer to the Subtropical building design planning scheme policy for further information on landscaping and design requirements. Note—In all other respects the requirements of the Centre or mixed use code or Multiple dwelling code apply to landmark sites.			
PO5 Development on active frontage – primary actively contributes to the role of the street as the focus for the commercial and community life of the precinct through:	AO5 Development on a site identified as an active frontage – primary in Figure e: (a) is designed for and fully occupied by non-residential centre activities generating a high level of pedestrian activity at ground level;	AO5 The proposal is not located within the Wynnum central precinct.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(a) intensive activation of the ground storey with uses that encourage the greatest degree of pedestrian activity and interaction such as shops, restaurants and cafes; (b) fine grain tenancies that feature a very high proportion of openings and windows; (c) building design and subtropical landscaping that create a human scale to the street; (d) highly articulated and varied shopfronts that minimise uniformity of facades and respond to the local distinctiveness and character of Wynnum centre.	(b) addresses the street elevation with facades displaying a high level of variation, modulation and articulation; (c) provides subtropical landscaping including ground plane landscaping, green facades or green walls; (d) provides safe at-grade connections without any lips or steps; Note—In all other respects the requirements of the Centre or mixed use code apply to active frontage – primary.		
PO6 Development on an active frontage – secondary contributes to a safe, interesting and attractive street or public space, by providing: (a) activation at the ground floor with uses that encourage a high degree of pedestrian activity and casual integration; (b) articulated facades with a high proportion of transparent openings and windows to enable casual surveillance of the street; (c) ground treatments encouraging an indoor/outdoor relationship including subtropical landscaping;	AO6 Development on a site identified as an active frontage – secondary in Figure e: (a) is designed for and substantially occupied by non-residential centre activities at ground level; (b) provides at least one pedestrian entrance or exit for every 10m of building frontage; (c) provides subtropical landscaping including ground plane landscaping, green facades or green walls; (d) provides safe at-grade connections without any lips or steps.	AO6 The proposal is not located within the Wynnum central precinct.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(d) articulated and varied shopfronts that minimise uniformity of facades and respond to the local distinctiveness and character of Wynnum centre.	Note—In all other respects the requirements of the Centre or mixed use code apply to active frontage – secondary .		
PO7 Development ensures that the location and design of features such as vehicular access, refuse collection, fire access and control room and building services are not a dominant element of any streetscape.	AO7 No acceptable outcome is prescribed.	AO7 The proposal is not located within the Wynnum central precinct.	☐ Compliant ☒ N/A ☐ Performance Solution
If in the Wynnum central precinct (Wynnum—Manly neighbourhood plan/NPP-003), where in the Wynnum CBD northern frame sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003a)			
PO3 Development for high density residential achieves the intent of the area and supports its strategic location next to the Wynnum Central railway station and Wynnum CBD.	AO3.1 Development is in accordance with the maximum building height in Table 7.2.23.6.3.B.	AO3.1 The proposal is not located within the Wynnum central precinct.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO3.2 Development comprises residential uses only.	AO3.2 The proposal is not located within the Wynnum central precinct.	☐ Compliant ☒ N/A ☐ Performance Solution
If in the Wynnum central precinct (Wynnum—Manly neighbourhood plan/NPP-003), where in the Parkside residential sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003b)			
PO4 Development for high density residential achieves the intent for the area and supports its strategic location in close proximity to Kitchener Park, the	AO4.1 Development is in accordance with the maximum building height in Table 7.2.23.6.3.B.	AO4.1 The proposal is not located within the Wynnum central precinct.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO4.2	AO4.2	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
Wynnum Central railway station and Wynnum centre.	Development comprises residential uses only.	The proposal is not located within the Wynnum central precinct.	☐ Compliant ☒ N/A ☐ Performance Solution
If in the Wynnum central precinct (Wynnum—Manly neighbourhood plan/NPP-003), where in the Western residential sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003c)			
PO5 Development: (a) for medium density residential development supports the intent of the area and its strategic location in proximity to the Wynnum Central railway station; (b) provides a transition between the Parkside residential sub-precinct and the adjoining low-medium density residential area to the south-west of the precinct.	AO5.1 Development has a maximum building height in accordance with Table 7.2.23.6.3.B.	AO5.1 The proposal is not located within the Wynnum central precinct.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO5.2 Development comprises residential uses only.	AO5.2 The proposal is not located within the Wynnum central precinct.	☐ Compliant ☒ N/A ☐ Performance Solution
If in the Wynnum central precinct (Wynnum—Manly neighbourhood plan/NPP-003), where in the Wynnum central business district sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003d)			
PO6 Development for high density mixed uses supports the intent for the area and its strategic location next to the Wynnum Central railway station.	AO6 Development is in accordance with the maximum building height in Table 7.2.23.6.3.B.	AO6 The proposal is not located within the Wynnum central precinct.	☐ Compliant ☒ N/A ☐ Performance Solution
PO7 Development of the Wynnum Central School provides: (a) open space with adequate space for recreation for residents, visitors and workers in the centre;	AO7 No acceptable outcome is prescribed.	AO7 The proposal is not located within the Wynnum central precinct.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(b) retention of the grandeur of the building for parkland next to the building.			
If in the Wynnum central precinct (Wynnum—Manly neighbourhood plan/NPP-003), where in the Bay Terrace sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003e)			
PO8 Development for medium density mixed use development supports the intent for the area and its strategic location in proximity to the Wynnum Central railway station.	AO8 Development is in accordance with the maximum building height in Table 7.2.23.6.3.B.	AO8 The proposal is not located within the Wynnum central precinct.	☐ Compliant ☒ N/A ☐ Performance Solution
If in the Wynnum central precinct (NPP-003), where in the Wynnum central business district sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003d) or the Bay Terrace sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003e)			
PO9 Development provides a range of centre activities to support the revitalisation of the centre to provide a mix of employment, residential accommodation, entertainment, recreation and service uses.	AO9 Development has a: (a) maximum of 80% of the gross floor area for residential uses; (b) maximum of 40% of the gross floor area of the development used for non-residential centre activities.	AO9 The proposal is not located within the Wynnum central precinct.	☐ Compliant ☒ N/A ☐ Performance Solution
PO10 Development has a building design which: (a) provides active uses at ground level to public streets to improve surveillance and safety for pedestrians, and provides spaces for the community to meet and interact;	AO10.1 Development in the centre area, the ground storey level facing the street is entirely occupied by commercial or retail uses.	AO10.1 The proposal is not located within the Wynnum central precinct.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO10.2 Development has a minimum height of ground storey levels of 4.3m, floor to floor in accordance with Table 7.2.23.6.3.B.	AO10.2 The proposal is not located within the Wynnum central precinct.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(b) provides a built form containing a podium, and for heights above 2 storeys a tower form, set back from the street frontages and side boundaries to allow for spaces between buildings or breaks in longer buildings to allow sunlight, breezes and permit views; (c) provides pedestrian shelter at ground level; (d) provides a podium that presents a continuous pedestrian friendly facade at a human scale to retain the village character of the centre.	AO10.3 Development has the building set back a minimum of 3m at ground level from the front boundary.	AO10.3 The proposal is not located within the Wynnum central precinct.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO10.4 Development has a maximum building length above podium of 30m in any direction.	AO10.4 The proposal is not located within the Wynnum central precinct.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO10.5 Development contains a podium that is a maximum of 8m in height and 2 storeys.	AO10.5 The proposal is not located within the Wynnum central precinct.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO10.6 Development higher than 2 storeys contains a tower form, set back from the podium. The tower complies with the following minimum setbacks from the property boundary: (a) rear setback of 6m; (b) side setbacks of 3m; (c) front setbacks of 8m to the building line and 4m to the balcony.	AO10.6 The proposal is not located within the Wynnum central precinct.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO10.7 Development has a maximum site cover for above podium or tower of 40%.	AO10.7 The proposal is not located within the Wynnum central precinct.	☐ Compliant ☒ N/A ☐ Performance Solution
PO11 Development sites are of a suitable size to ensure coordinated and efficient	AO11.1 Development has a minimum site area of 1,200m ² .	AO11.1 The proposal is not located within the Wynnum central precinct.	☐ Compliant ☒ N/A

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
development of the centre and provide a safe and comfortable pedestrian environment and an active, attractive streetscape.			☐ Performance Solution
	AO11.2 Development has a minimum frontage width of 30m.	AO11.2 The proposal is not located within the Wynnum central precinct.	☐ Compliant ☒ N/A ☐ Performance Solution
If in the Wynnum central precinct (Wynnum—Manly neighbourhood plan/NPP-003), where in the Wynnum CBD southern frame sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003f)			
PO12 Development provides a residential transition between the mixed use Wynnum central business district sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003d) and the adjoining low-medium density residential areas and community uses.	AO12.1 Development has a maximum building height in accordance with Table 7.2.23.6.3.B.	AO12.1 The proposal is not located within the Wynnum central precinct.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO12.2 Development comprises residential uses only.	AO12.2 The proposal is not located within the Wynnum central precinct.	☐ Compliant ☒ N/A ☐ Performance Solution
If in the Wynnum central precinct (Wynnum—Manly neighbourhood plan/NPP-003), where in the Waterloo Bay Hotel sub-precinct (Wynnum—Manly neighbourhood plan/NPP-003g)			
PO13 Development is set back from the heritage building to ensure that the heritage values are not compromised and that the heritage-listed building remains a key visual feature of the site.	AO13.1 Development up to 3 storeys is set back a minimum of 5m from the heritage building.	AO13.1 The proposal is not located within the Wynnum central precinct.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO13.2 Development greater than 3 storeys is set back 10m from the heritage building. Refer to Figure b.	AO13.2 The proposal is not located within the Wynnum central precinct.	☐ Compliant ☒ N/A ☐ Performance Solution
PO14	AO14 Development has a maximum building height of 3 storeys and 12m where located within	AO14 The proposal is not located within the Wynnum central precinct.	☐ Compliant ☒ N/A

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
Development provides a transition in built form to complement the scale of nearby residential areas.	10m of the boundary of the site to Byrneside Terrace and Bay Terrace in accordance with Figure b.		☐ Performance Solution
PO15 Development provides active uses at ground level to Berrima Street to provide: (a) high levels of visual amenity and streetscape appeal; (b) improved surveillance and safety for pedestrians; (c) spaces for the community to meet and interact.	AO15 Development provides an active frontage to Berrima Street.	AO15 The proposal is not located within the Wynnum central precinct.	☐ Compliant ☒ N/A ☐ Performance Solution
PO16 Development that is impacted by noise from the Waterloo Bay Hotel has these impacts minimised.	AO16 Development fronting Byrneside Terrace and Bay Terrace consists of short-term accommodation or residential uses.	AO16 The proposal is not located within the Wynnum central precinct.	☐ Compliant ☒ N/A ☐ Performance Solution
If in the Manly harbour village precinct (Wynnum—Manly neighbourhood plan/NPP-004)			
PO17 Development maximises views and protects vistas of Moreton Bay from areas adjoining the centre.	AO17 Development has a maximum building height in accordance with Table 7.2.23.6.3.B.	AO17 The proposal is not located within the Manly harbour precinct.	☐ Compliant ☒ N/A ☐ Performance Solution
If in the Wynnum Road precinct (Wynnum—Manly neighbourhood plan/NPP-006)			
PO18 Development for medium density residential development supports the intent for the area and steps down to a low density scale to provide a transition to existing adjoining residential development.	AO18 Development is in accordance with the maximum building height in Table 7.2.23.6.3.B.	AO18 The proposal is not located within the Wynnum road precinct.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
PO19 Development provides a new district park to facilitate: (a) pedestrian and bicycle connectivity and permeability from the existing park on Sorrento Street to Wynnum Plaza; (b) recreational space in close proximity to the Wynnum Plaza.	AO19 Development provides a district level park along the Wynnum Road frontage in accordance with Figure c.	AO19 The proposal is not located within the Wynnum road precinct.	☐ Compliant ☒ N/A ☐ Performance Solution
PO20 Development of the site provides a low-speed environment for vehicular permeability linking Sorrento Street to Alter Street.	AO20 Development for the local road connection is provided from Sorrento Street through to Alter Street in accordance with Figure c.	AO20 The proposal is not located within the Wynnum central precinct.	☐ Compliant ☒ N/A ☐ Performance Solution
If in the Lota wetlands precinct (Wynnum—Manly neighbourhood plan/NPP-007)			
PO21 Development on the driving range site (Lot 2 on SP 111080) is to ensure revegetation of the rear portion of the site adjacent to the Lota wetlands, in order to protect and enhance environmental values, strengthen fauna movement corridors and to provide appropriate buffering to the wetlands	AO21 No acceptable outcome is prescribed	AO21 The proposal is not located within the Lota wetlands precinct.	☐ Compliant ☒ N/A ☐ Performance Solution
Public domain			
PO22 Development provides long term infrastructure for the parks network to meet the recreational needs of residents and workers.	AO22 Development protects land for the provision of a park in the general location specified in Figure c and in accordance with the Long term infrastructure plans.	AO21 The subject site is not identified as land for the provision of park.	☐ Compliant ☒ N/A ☐ Performance Solution

3. USE CODES

3.1 Centre or Mixed-Use Code

Effective V36 12 June 2026

3.1.1 Purpose

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(1) The purpose of the Centre or mixed use 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 involving a new use in an existing building is appropriate for its location and does not negatively impact on the amenity of the local area or adjoining residents. (b) Development is tailored to the location of the site considering its intensity of activity, range of uses and proximity to higher capacity public transport services, government services, community facilities and other infrastructure and presents a coordinated and integrated building, open space and innovative landscaping response to the street and adjoining public spaces. (c) Development involving new premises contributes to the economic activity and vitality of the location and is appropriate to its relative catchment and expected hours of operation. (d) Development ensures that the site area and frontage is sufficient for the scale and form of development and is sufficient to manage the impacts to a lower intensity use or a sensitive use in and adjoining the development. (e) Development contributes to the overall structure and integration of the site with the local area and: (i) does not isolate or negatively impact on the development potential of adjoining sites; (ii) provides opportunities for the integration of pedestrian and cyclist access and parking across	(a) The proposal does not involve a new use in an existing building. The existing building will be demolished to make way for the proposed development. (b) The proposal responds appropriately to the site's location through a mix of residential and commercial use supported by existing transport, community facilities and infrastructure. The development provides an integrated building and landscape outcome, incorporating active frontages (ground floor office space), high-quality public realm interfaces and landscaping that enhances the streetscape and surrounding public spaces. (c) The proposal involves a new premises for residential housing and centre activities (office space). The proposed hours of operations for the different uses are summarised below: - Residential units – 24/7 access - Non-residential uses – general business hours These proposed hours of operations are appropriate relative to their catchment and the expected hours of operation in the area given the locality.	☒ Compliant ☐ N/A ☐ Performance Solution

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
adjoining sites, to enhance permeability, legibility, safety, convenience and comfort for all users. (f) Development provides physical and visual connections to high-frequency transport nodes, contributing to the overall pedestrian network to support an enduring pedestrian-oriented environment. (g) Development intensity, bulk, scale and form is: (i) consistent with the intended function, spatial arrangement and type of centre or corridor, as expressed in the zone, zone precinct and neighbourhood plan outcomes; (ii) articulated and detailed to achieve a positive streetscape outcome. (h) Development provides adaptable and flexible space, particularly on the lower levels of a building, to support use and activity changes over time. (i) Development for a building exhibits subtropical design elements and a visually appealing street edge that continues local character form such as traditional strip shopfronts, where appropriate, to contribute to Brisbane's sustainability, character and identity. (j) Development ensures that the design of buildings reflects an intense urban form while providing open space and landscaping appropriate to the use and scale of the development, and which positively contributes to the streetscape character and local identity. (k) Development provides a range of public, communal and private open spaces on site to support both public usage and building occupant needs which are distinct and afforded the appropriate level of access and privacy. (l) Development provides high-quality on-site landscaping that reduces urban heat island effects and contributes to the subtropical landscape character and microclimate of the	(d) The site area and frontage along Fox Street is sufficient to accommodate the scale and form of the proposed development. The proposal has been designed to maintain an appropriate interface with adjoining development through building separation, articulation and landscaping, ensuring amenity impacts are appropriately managed. (e) The proposal integrates appropriately with the surrounding area, does not prejudice the future development potential of adjoining sites and supports pedestrian and cyclist connectivity through active frontages, accessible interfaces and cyclist facilities that enhance permeability and accessibility within the precinct. (f) The proposal reinforces the pedestrian network through active frontages and a highly accessible built form, whilst benefiting from strong connections to nearby high-frequency public transport services that support a pedestrian-oriented environment. (g) The proposal incorporates a highly articulated tower form, active frontages and high-quality architectural detailing, resulting in a positive streetscape outcome. (h) The proposal provides adaptable and flexible floor space at the lower level through office space use and active frontage elements. (i) The proposal incorporates subtropical design principles through extensive landscaping, deep balconies, outdoor communal spaces and articulated built form. Active ground floor uses and a high-quality pedestrian interface create a	

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
locality and site with deep- planting areas for the protection of significant vegetation and establishment of large, subtropical shade trees. (m) Development provides car parking which is legible and clearly distinct for the different user groups of a mixed use development such as customers and staff, residents and visitors. (n) Development provides safe, convenient and accessible on-site vehicle parking that does not adversely impact on the quality and amenity of an adjoining streetscape, public space or residents. (o) Development provides an active frontage and integrated streetscape interface that creates a pedestrian-scaled, comfortable, attractive, sheltered and safe public realm, and supports pedestrian activity on Brisbane's subtropical streets. (p) Development uses side boundary setbacks and built form height transitions in or adjoining a low density residential area to manage the interface with those areas and reflect the amenity, privacy, form and character of those areas. (q) Development manages visual, air, odour and noise impacts through appropriate use mix, siting and building design, to achieve a level of amenity consistent with the zone, zone precinct and neighbourhood plan outcomes, and recognising that residential amenity in a centre and mixed use area will not be to the same level that might be expected in residential zones and areas. (r) Development for a sensitive use 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. (s) Development, particularly on landmark sites, retains and supports site features, such as views, heritage, significant	visually appealing street edge that contributes positively to Brisbane's character and identity. (j) The proposal balances an intense urban form with a landscaping response that enhances the streetscape and local identity. While deep planting opportunities are constrained by the site's urban context, landscaping, communal open space and integrated planter beds provide a high-quality subtropical landscape outcome appropriate to the scale of the development. (k) The development provides adequate communal and private open spaces throughout the development. Specifically, the rooftop includes a communal recreation area for residents comprising pool and terrace. Each unit has adequate private open space through a terrace / balcony which will oriented, screened and separated sufficiently from other properties to ensure privacy and amenity to future residents. (l) Existing street trees are retained where possible and supplemented by new street tree planting. (m) The proposal provides a clear and legible parking layout that differentiates between residents, visitors and commercial tenants, ensuring convenient access and efficient operation of the mixed use development. (n) The proposal provides safe and convenient on-site parking that is integrated within the ground floor, minimising impacts on the streetscape and ensuring a high-quality pedestrian environment and residential amenity.	

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
vegetation and significant corner sites, and provides character and design elements to strengthen local identity and city distinctiveness. (t) Development for an adult store is not accommodated in the Neighbourhood centre zone or Mixed use zone, or where in proximity to an existing childcare centre, place of worship or educational establishment that caters for children of primary or secondary school age.	(o) The proposal provides an active and engaging streetscape interface through ground floor commercial lobby activation, extensive glazing and direct pedestrian connections to Fox Street. The development incorporates awnings, landscaping and a built-to-boundary design form that contributes to a comfortable, sheltered and pedestrian-oriented public realm consistent with Brisbane's subtropical character. (p) The subject site is not adjoining any low density residential areas. Therefore, this criterion is not applicable. (q) The proposal appropriately manages visual, noise, air and odour impacts through its use mix, siting and building design, delivering an amenity outcome consistent with the mixed use character within Wynnum. (r) The proposal is compatible with surrounding mixed use activities and incorporates appropriate design measures to protect the amenity and wellbeing of future occupants, whilst not constraining the ongoing operation of existing surrounding uses. (s) The site is not a landmark site. (t) The proposal does not involve development for an adult store.	

3.1.2 Performance Outcomes & Acceptable Outcomes

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
Section A—If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development			
PO1 Development: (a) has hours of operation which are controlled so that the use does not detrimentally impact on the amenity of adjoining residents; (b) does not result in noise emissions that exceed the noise (planning) criteria in Table 9.3.3.3.F, low frequency noise criteria in Table 9.3.3.3.G and night-time noise criteria in Table 9.3.3.3.H in a sensitive zone or a nearby sensitive use, except music noise where located in a Special entertainment precinct identified in a neighbourhood plan. <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>	AO1.1 Development: (a) for accommodation activities, dwelling unit or emergency services has unlimited hours of operation; (b) for a club, if licensed, bar, function facility, hotel or nightclub entertainment facility does not generate noise which is clearly audible and detectable, or impacts on the amenity of a resident, in a dwelling or other sensitive use; <i>Note—Development for a club, if licensed, bar, function facility, hotel or nightclub entertainment facility is not expected to achieve this outcome.</i> (c) for any other use: (i) where in the Principal centre zone or Major centre zone has unlimited hours of operation; (ii) where in the District centre zone, Neighbourhood centre zone or Mixed use zone: (A) has hours of operation, including for deliveries, which are limited to 6am to 10pm; or	AO1.1 The proposal involves different uses with varying hours of operation as summarised below: - Residential units – unlimited hours - Centre activities (Office) – general business hours compliant with AO1 This is compliant with the acceptable outcome.	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	(B) does not generate noise which is clearly audible and disturbing in a dwelling or other sensitive use; (iii) where in any other zone: (A) has hours of operation, including for deliveries, which are limited to 6am to 8pm; or (B) does not generate noise which is clearly audible and disturbing in a dwelling or other sensitive use.		
	AO1.2 Development ensures mechanical plant or equipment is acoustically screened from an adjoining sensitive use. <i>Note—Mechanical plant includes generators, motors, compressors and pumps e.g. air-conditioning, refrigeration or cold room motors</i>	AO1.2 The proposal will ensure that any mechanical plant / equipment will be screened accordingly from any adjoining sensitive uses.	☒ Compliant ☐ N/A ☐ Performance Solution
PO2 Development protects the visual amenity of the centre, public realm and any adjacent residential use.	AO2 Development including mechanical plant, refuse and recycling area, vent and exhaust is not visible from: (a) a street or public space; (b) an adjacent residential use. <i>Note—Mechanical plant includes generators, motors, compressors and pumps e.g. air-conditioning, refrigeration and coldroom motors.</i>	AO2 Mechanical plant, refuse/recycling area, vent and exhausts are not visible from the public realm and not adjacent to any residential uses.	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
PO3 Development: (a) avoids or minimises air emissions; (b) complies with the air quality (planning) criteria in Table 9.3.3.3.I and odour criteria in Table 9.3.3.3.J in a sensitive zone or sensitive use. <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>	AO3.1 Development ensures that air pollutants, including odour, are not released external to the development except where complying with AO3.2 and AO3.3.	AO3.1 The proposal will not result in the release of air pollutants or odour that will cause a nuisance to nearby sensitive uses.	☒ Compliant ☐ N/A ☐ Performance Solution
	AO3.2 Development ensures that if food and cooking odour is released, exhaust vent outlets are discharged vertically and directed away from any sensitive use with the following constraints: (a) separated by a minimum of 6m from a sensitive use, including any outdoor air intake of a sensitive use; (b) does not cause an odour or air emission which is detectable and disturbing at a sensitive use.	AO3.2 The development will ensure exhaust vents will be discharged vertically and directed away from any sensitive uses.	☒ Compliant ☐ N/A ☐ Performance Solution
	AO3.3 Development ensures that exhaust vents from any car park or bus station are separated from any sensitive use by a minimum of 15m.	AO3.3 The proposal will ensure that any exhaust vent outlet associated with the car park is appropriately located and will not cause nuisance to nearby sensitive uses.	☒ Compliant ☐ N/A ☐ Performance Solution
PO4 Development for a sensitive use is located to achieve the air quality planning criteria in Table 9.3.3.3.I and odour criteria in Table 9.3.3.3.J. <i>Note—An air quality impact report prepared in accordance with the Air quality planning</i>	AO4 Development for a sensitive use is located at least 150m from a spray painting workshop. <i>Note—This distance is to be measured between the building containing the spray</i>	AO4 The proposed development is not located within 150m from an existing spray painting workshop.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
<i>scheme policy can assist in demonstrating achievement of this performance outcome.</i>	<i>painting workshop and the property boundary of the sensitive use.</i>		
PO5 Development for outdoor lighting: (a) does not have an adverse impact on any person, activity or fauna because of light emissions, either directly or by reflection; (b) ensures that the external appearance of the premises is similar to adjoining non-residential premises with lighting that does not impact adversely on centre amenity and the public realm.	AO5.1 Development provides for outdoor lighting: (a) with technical parameters, design, installation, operation and maintenance which comply with the requirements of AS 4282-1997 Control of the obtrusive effects of outdoor lighting; (b) which maintains 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 effect of outdoor lighting is to 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>	AO5.1 Any proposed outdoor lighting can comply with this requirement and may be conditioned accordingly.	☒ Compliant ☐ N/A ☐ Performance Solution
	AO5.2 Development ensures that floodlighting is restricted to types that do not produce an upward component of light where mounted horizontally such as a full cut off luminaire.	AO5.2 The proposal does not involve flood lighting on the premises.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO5.3 Development facade has no flashing lights.	AO5.3 The proposal will not involve flashing lights.	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
PO6 Development for urban purposes is serviced adequately with: (a) water supply which meets the stated standard of service for intended use and fire-fighting purposes; (b) waste disposal.	AO6 Development provides for all lots to be provided with reticulated water supply and sewerage.	AO6 The proposed development will be connected to the existing reticulated water supply and sewerage network.	☒ Compliant ☐ N/A ☐ Performance Solution
Additional criteria for development if for a food and drink outlet			
PO7 Development mitigates impacts on residential amenity in or adjoining the building through: (a) providing an outdoor dining area that is appropriately located; (b) ensuring external dining and entertainment areas are visually and acoustically screened from an adjoining dwelling.	AO7 Development provides for external dining or entertainment areas to be: (a) located in or directly adjacent to the public realm; (b) visually and acoustically screened from an adjoining dwelling.	AO7 The development is not proposing a food and drink outlet.	☐ Compliant ☒ N/A ☐ Performance Solution
Additional criteria for development if for a garden centre or hardware and trade supplies			
PO8 Development contributes to the creation of a vibrant and attractive public realm and centre amenity.	AO8.1 Development provides for the gross floor area for any individual tenancy to be no greater than 1,500m ² if in the Centre frame zone precinct of the Mixed use zone or the Corridor zone precinct of the Mixed use zone.	AO8.1 The development is not proposing a garden centre or hardware and trade supplies use.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO8.2 Development: (a) is not located on land identified as active frontage – primary; or	AO8.2 The development is not proposing a garden centre or hardware and trade supplies use.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	(b) if located on land identified as active frontage – primary, is located behind a highly active non-residential use. AO8.3 Development if located on an active frontage – secondary: (a) ensures that: (i) separate tenancies do not amalgamate to create a frontage wider than 20m; (ii) windows are not obscured with signage or fixtures; (iii) the tenancy interior is able to be viewed from the street; or (b) is located behind active non-residential uses.		
		AO8.3 The development is not proposing a garden centre or hardware and trade supplies use.	☐ Compliant ☒ N/A ☐ Performance Solution
Additional criteria if for development if a shop or shop component of a shopping centre			
PO9 Development contributes to the creation of a vibrant and attractive public realm and centre amenity.	AO9 Development provides for a gross floor area of no greater than 1,500m ² for any individual tenancy in the Centre frame zone precinct of the Mixed use zone or Corridor zone precinct of the Mixed use zone.	AO9 The development is not proposing a shop use.	☐ Compliant ☒ N/A ☐ Performance Solution
Additional criteria for development if for a showroom			
PO10 Development contributes to the creation of a vibrant and attractive public realm and centre amenity.	AO10.1 Development provides a gross floor area of no greater than 1,500m ² for any individual tenancy if in the Centre frame zone precinct of the Mixed use zone or the Corridor zone precinct of the Mixed use zone.	AO10.1 The development is not proposing a showroom.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	AO10.2 Development located on an active frontage – primary: (a) ensures that: (i) separate tenancies do not amalgamate to create frontages wider than 10m; (ii) windows are not obscured with signage or fixtures; (iii) the tenancy interior is able to be viewed from the street; or (b) is located behind active non-residential uses. <i>Note—Highly active non-residential uses are required on an active frontage – primary to create the greatest degree of pedestrian activity and interaction. These uses are mostly accommodated in small individual tenancies with narrow building frontages, such as shops, restaurants and cafes.</i>	AO10.2 The development is not proposing a showroom.	☐ Compliant ☒ N/A ☐ Performance Solution
Additional criteria for development if for an adult store			
PO11 Development for an adult store is located to avoid a conflict with an existing childcare centre, place of worship or educational establishment that caters for children of primary or secondary school age.	AO11 • Development for an adult store is separated from an existing childcare centre, place of worship or educational establishment that caters for children of primary or secondary school age, by the greater of the following: (a) 200 metres according to the shortest route a person may lawfully take, by vehicle or on foot; or	AO11 The development is not proposing an adult store.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	(b) 100 metres measured in a straight line.		
Section B—If for assessable development involving demolition			
PO12 Development provides that a vacant development site presents an attractive temporary parkland and does not impact adversely on the visual amenity of the centre or mixed use area or the public realm.	AO12 Development for the demolition of a building, where redevelopment is delayed for more than 3 months, ensures the site is: (a) cleared of all rubble, debris and demolition materials; (b) turfed so it can be mowed; (c) landscaped with perimeter planting consisting of advanced specimens of fast-growing species in compliance with the Planting species planning scheme policy; (d) provided with drainage to prevent ponding; (e) maintained so that there is no sediment run-off onto adjacent premises, roads or footpaths; (f) provided with public access where public safety can be maintained; (g) provided with at least 50% transparent street-front fencing if fenced; (h) maintained to ensure no nuisance or amenity impacts to adjacent premises, residents, roads or footpaths.	AO12 Where redevelopment is delayed by more than 3 months following demolition, the appropriate measures will be implemented to ensure no adverse amenity impacts.	☒ Compliant ☐ N/A ☐ Performance Solution
Section C—If for assessable development			
PO13 Development ensures that the site is of sufficient area and frontage width to:	AO13 Development ensures that:	AO13 The subject site is not located within a precinct of the Wynnum-Manly neighbourhood plan and as such, the	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(a) achieve convenient and safe vehicle, pedestrian and cyclist access; (b) minimise traffic hazard and inconvenience; (c) achieve sufficient car parking and manoeuvring on site for short-term and long-term use by customers, building occupants, residents, visitors and service providers; (d) accommodate adequate service areas to minimise adverse impacts on neighbours; (e) allow service providers convenient access to service areas; (f) minimise the proportion of frontage dedicated to driveways; (g) manage building bulk, scale and form; (h) accommodate sufficient areas of deep planting and landscaping for amenity and recreation and to contribute to an attractive subtropical public realm; (i) allow room for useable open space to promote casual surveillance and good public realm interface.	(a) the site area and frontage width is in compliance with the requirements identified in a neighbourhood plan; or (b) if no neighbourhood plan applies, or the neighbourhood plan does not address the site area and frontage width, the site area is a minimum of 800m² and has a minimum frontage width of 20m. <i>Note—The site frontage is measured at the boundary line on the primary road.</i>	proposal complies with a minimum subject site area of 800m² and 20m frontage.	
PO14 Development does not isolate or negatively impact on the development potential or future amenity of an adjoining site.	AO14 Development ensures that: (a) the site area and frontage width of an adjoining site within a zone in the centre zones category or the Mixed use zone:	AO14 The proposal will not result in the creation of adjoining isolated lots less than 800m² in area or with a frontage width less than 20m or prohibit access to an existing access easement arrangement or laneway	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	(i) complies with the minimum requirements set out in a neighbourhood plan; or (ii) does not isolate lots less than 800m² in area or with a frontage width less than 20m or prohibit access to an existing access easement arrangement or laneway; or (b) a concept plan for the development demonstrates that development can be physically achieved on an adjoining site at a later stage, commensurate with the intent of the zone and zone precinct or neighbourhood plan requirements.		
PO15 Development enhances the role and function of the centre or mixed use area as a place of economic and community activity considering its strategic location, form and character intent and the catchment which it services, through its overall structure and integration in its location with use and site planning including building, open space, landscape and parking which: (a) retain or respect valued site features; (b) reflect local valued streetscape forms, features and character; (c) contribute to the desired character and form of the local area;	AO15 Development is designed and sited in compliance with: (a) the structure outlined in a neighbourhood plan, an existing development approval or a preliminary approval that is relevant to the full nature and extend of the development; or (b) a structure plan prepared in accordance with the Structure planning planning scheme policy where in the Emerging community zone.	AO15 The proposed development has been structured in accordance with the Neighbourhood Plan.	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(d) align buildings and towers to the street pattern and respects the continuity of street facades; (e) are transit supportive; (f) connect with the neighbourhood or local structure; (g) provide direct and convenient site access for pedestrians and cyclists to local transport networks, key destinations and public transport facilities; (h) provides for safe vehicle access; (i) provides opportunities for integrated access and parking with adjoining developments; (j) locates uses to minimise impacts on adjoining residents; (k) assists with mitigation of air and noise quality impacts on the health and amenity of building occupants and residents. Refer to Figure a. <i>Note—A structure plan prepared in accordance with the Structure 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>			
PO16 Development adjoining or in the vicinity of a railway or busway station is transit supportive to:	AO16 Development frontage is treated as an active frontage—primary where within 200m walking distance of a dedicated	AO16 Not applicable. The site is not located within 200m walking distance of a public pedestrian entry to a railway or busway.	☐ Compliant ☒ N/A

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(a) facilitate safe, logical and direct pedestrian access to the railway and busway station entry points; (b) activate public space and the edges of the railway or busway station environment; (c) create vibrant and attractive street environments; (d) enable casual surveillance of streets, public spaces and the immediate station environment entries and platform; (e) provide a high level of personal and community safety, and physical and visual integration with the station. Refer to Figure b.	public pedestrian access point of a railway or busway station.		☐ Performance Solution
PO17 Development protects, provides or supports as appropriate public spaces and structuring elements within the centre or mixed use area and site to: (a) provide pedestrian and cycle connections to key public transport facilities, community facilities or services and the surrounding neighbourhood; (b) create a permeable and interconnected activity centre or corridor; (c) provide sufficient open space for pedestrian activity and use by building occupants, residents, customers and visitors.	AO17.1 Development provides public spaces and links, including public roads and verges, parks or urban common and cross block links, in the locations identified in: (a) an overlay; or (b) a neighbourhood plan; or (c) an existing development approval; or (d) a preliminary approval; or (e) as otherwise identified as part of a structure planning process as part of development. Note— ▪ Refer to the Streetscape hierarchy overlay and code for further information.	AO17.1 No public spaces such as public road, park, urban common or cross-block link are required to be provided by the development.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	- Refer to the Park planning and design code for the design of parks. - Refer to the Infrastructure design code for further guidance on the design of public infrastructure.		
	AO17.2 Development provides publicly accessible spaces and links (privately owned), including plazas, arcades, pedestrian pathways, shelters and queuing areas for public transport, in the locations identified in: (a) an overlay; or (b) a neighbourhood plan; or (c) an existing development approval; or (d) a preliminary approval; or (e) as otherwise identified as part of a structure planning process as part of development.	AO17.2 No publicly accessible spaces and links are required upon the site in overlay / neighbourhood plan.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO17.3 Development for a park, public open space or plaza, is co-located with community services and civic facilities.	AO17.3 The proposal does not involve a park, public open space or plaza. Therefore, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
PO18 Development provides a land use mix which: (a) supports the intended function of the centre or mixed use area; (b) does not prevent commercial or employment growth; (c) includes:	AO18 Development provides a land use mix or maximum gross floor area or plot ratio for particular uses that: (a) is in compliance with any limit set in a neighbourhood plan; or	AO18 The Neighbourhood Plan does not include requirements relating to land use mix or maximum gross floor area/plot ratio particular uses and the site is not located within a Principal or Major Centre.	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(i) complementary uses such as retail, employment, residential and community facilities; (ii) uses that provide for the everyday needs of the local community; (iii) a fine grain of uses particularly on active frontages and adjoining public footpaths and spaces; (iv) residential uses in centres including live-work configurations.	(b) if no neighbourhood plan applies, or no requirements are specified in a neighbourhood plan: (i) is no more than 50% residential in a Principal centre zone or Major centre zone; (ii) or otherwise no acceptable outcome is prescribed.		
PO19 Development for a residential use does not compromise the economic function or activity of a centre and street level activation.	AO19 Development for a residential use is not located on the ground floor where in a zone in the centre zones category or the Mixed use zone, except if: (a) located behind an active frontage with a non-residential use; or (b) located in the Frame zone precinct of a zone in the centre zones category or Corridor zone precinct of a zone in the centre zones category and providing a transition to adjoining lower intensity or residential neighbourhoods; or (c) in a Mixed use zone the ground floor of which includes adaptable building design; or (d) short-term accommodation that has a foyer or a non-residential use providing a minimum of 50% active frontage to the street or public space.	AO19 Residential uses are proposed above the ground floor.	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
PO20 Development minimises the adverse impact of a use on building occupants and residents in or adjoining the site through appropriate land use mix. <i>Note—Low impact commercial activities are shops, banks, offices and similar.</i>	AO20 Development provides: (a) co-location of low impact commercial activities where air or noise impacts are not detectable and disturbing in a dwelling or other sensitive use; (b) co-location of uses with potential air or noise impacts away from sensitive uses; (c) mitigation of impacts resulting from co-location of food and drink outlet uses such as a restaurant with residential uses in the same building; (d) that nightclub entertainment facilities are not co-located with residential or other sensitive development within the same building; (e) that the location of exhaust or ventilation outlets from food outlets, drycleaners, salons, car parks and bus stations as far from a sensitive use as practicable; (f) adequate separation distances between service stations and any sensitive use; (g) dwelling balconies and windows do not overlook ventilation stacks and bulk waste bin storage areas.	AO20 (a) Only a small-scale office space is proposed in this application. (b) The current uses will not cause undue potential air or noise impacts to adjoining sensitive uses. (c) No restaurants are proposed (d) No nightclub entertainment facilities are involved in this proposal (e) All proposed location of exhausts or ventilation outlets are sited away from sensitive uses. (f) The proposed development is adequately separated from service stations. (g) Proposed dwelling balconies and windows are not overlooking ventilation stacks and bulk waste bin storage areas.	☒ Compliant ☐ N/A ☐ Performance Solution
PO21 Development ensures that the building bulk and scale is consistent with the intended form and character of the	AO21 Development is contained within the building envelope for the site by applying: (a) the maximum building height;	AO21 Please see section 6.4 of the Town Planning Report for response to built form outcomes.	☐ Compliant ☐ N/A ☒ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
centre, mixed use or local area considering: (a) existing buildings to be retained; (b) existing significant vegetation; (c) significant infrastructure constraints; (d) adjoining existing and proposed building height; (e) adjoining existing and proposed building setbacks and separation of buildings necessary to ensure impacts on amenity and privacy are minimised; (f) building height transitions where required.	(b) building height transitions requirements, where required; (c) front, rear and side setback requirements; (d) building separation requirements; (e) car parking setback requirements; (f) active frontage requirements for stand-alone shopping centres or shops or for development in traditional strip centres or corridors. Refer to Figure c and Figure d examples. <i>Note—The building envelope must include all requirements from any applicable overlay codes or a neighbourhood plan.</i> <i>Note—This can be demonstrated by a building envelope plan, elevations and sections.</i>		
PO22 Development ensures that the building height is consistent with the centre or mixed use area intent and local and street context considering: (a) the size of the lot; (b) the scale of development reinforcing the preferred city-wide form; (c) proximity to high-frequency public transport services; (d) the height of existing adjoining buildings and proposed heights; (e) street conditions such as street width;	AO22 Development ensures that the maximum building height is in compliance with: (a) a neighbourhood plan; or (b) if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements in Table 9.3.3.3.B. <i>Note—The building height is determined by the number of storeys rather than metres except where varied by a neighbourhood plan. Some neighbourhood plans may also specify a maximum height of buildings in metres.</i>	AO22 Not applicable, the subject site provides an assessment against AO1 of the Neighbourhood plan code.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(f) the topography of an area and site slope; (g) view points and corridors; (h) solar access to key public spaces.	<i>Note—Roofs are excluded from the calculation of maximum height of buildings to encourage interesting subtropical roof forms able to respond to solar orientation and site context.</i>		
PO23 Development where identified in a neighbourhood plan as a building height transitions, or where 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 provides buildings that are reduced in bulk and form to provide a transitional built form of a compatible scale which protects the amenity of lower density residential areas bordering centre or mixed use areas by: (a) stepping down in height and scale; (b) minimising impacts including those from overlooking and visual dominance; (c) maintaining adequate levels of natural ventilation and light penetration to a habitable room, balcony and private open space.	AO23.1 Development where identified in a neighbourhood plan as a building height transitions or where sharing a common boundary with premises in the Low-medium density residential zone, Low density residential zone or Character residential zone provides a building height transition which complies with: (a) a neighbourhood plan; or; (b) if no neighbourhood plan applies, or no requirements are specified in the neighbourhood plan, the following: (i) the building height within 10m of the common boundary is no more than 1 storey greater than the maximum acceptable outcome for building height on the adjoining site; (ii) the building height within 20m of the common boundary is no more than 2 storeys greater than the maximum acceptable outcome for building height on the adjoining site; (iii) all structures, except adjoining boundary fences, are set back a	AO23.1 Not applicable, there are no building height transitions applicable for the subject site within the neighbourhood plan. Further, the subject site is not identified to share a common boundary with premises in the Low-medium density residential zone, Low density residential zone or Character residential zone areas.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	minimum of 4m from the common boundary; (iv) an acoustic and visual screen fence of 2m height is provided on the common boundary.		
	AO23.2 Development where located fronting a minor road that is opposite premises in the Low-medium density residential zone, Low density residential zone or Character residential zone provides a building height transition which complies with: (a) a neighbourhood plan; or (b) if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the following: (i) the building height within 10m of the front boundary is no more than 2 storeys greater than the maximum acceptable outcome for building height on a site located on the opposite side of the minor road; (ii) all structures, except boundary fences, are set back a minimum of 4m from the front boundary; (iii) buildings are provided with modulation and articulation with variations in the wall and roof plane every 10m. <i>Note—Minor road is defined in the Transport, access, parking and servicing planning scheme</i>	AO23.2 Not applicable. The development does not front a minor road.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	<i>policy. Where mixed residential and non-residential development, site access may be provided from a minor road for the residential component of the development.</i>		
PO24 Development ensures that the front boundary setbacks: (a) positively define the street edge; (b) relate to the existing streetscape and setback pattern and reinforce the preferred character and form intent; (c) provide for connections between footpaths, public spaces and private entries where level differences are proposed; (d) provide for the queuing of patrons at entertainment venues; (e) consider waiting areas at bus stops, taxi ranks and display windows; (f) where a residential use and outside the core of a centre, takes on a more residential interface with the street; (g) where facing lower intensity development or a residential neighbourhood provide for an appropriate interface and transition; (h) provide for deep-planting areas and landscaping where a built to the front boundary edge is not required.	AO24 Development ensures that the front boundary setback for non-residential and residential development in a zone in the centre zones category or the Mixed use zone are in compliance with: (a) a neighbourhood plan; or (b) if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements in Table 9.3.3.3.C.	AO24 Please see section 6.4 of the Town Planning Report for response to setbacks outcomes.	☐ Compliant ☐ N/A ☒ Performance Solution
PO25 Development ensures that the rear boundary and secondary street setbacks: (a) provide for deep-planting areas;	AO25 Development ensures that the rear and secondary street boundary setbacks for non-residential and residential	AO25 Please see section 6.4 of the Town Planning Report for response to setbacks outcomes.	☐ Compliant ☒ N/A

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(b) support building separation to provide visual and acoustic privacy without screening where residential uses are adjoining or proposed; (c) maximise the opportunity to retain and protect existing mature vegetation; (d) enable a suitable frontage treatment to be presented where there is a transition to a residential neighbourhood.	development in a centre or mixed use or for a centre activity or mix of uses are in compliance with: (a) a neighbourhood plan; or (b) if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements in Table 9.3.3.3.C.		☐ Performance Solution
PO26 Development ensures that the side boundary setbacks: (a) minimise the impact of development on the amenity and privacy of adjoining existing residents; (b) contribute to the rhythm and pattern of the streetscape in keeping with the intended neighbourhood character; (c) provide for breezes and sunlight where a residential use is included on upper levels above podium levels; (d) consider future development.	AO26 Development ensures that side boundary setbacks for non-residential and residential development in a centre or mixed use or for a centre activity or mix of uses are in accordance with: (a) a neighbourhood plan; or (b) if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements in Table 9.3.3.3.C.	AO26 Please see section 6.4 of the Town Planning Report for response to setbacks outcomes.	☐ Compliant ☒ N/A ☐ Performance Solution
PO27 Development ensures that the separation of buildings within a site and to an adjoining existing or future building which includes a residential dwelling: (a) is consistent with the form and character intent for the local area;	AO27.1 Development ensures that the building separation within a site and to adjoining buildings is in compliance with Table 9.3.3.3.E. <i>Note—This is demonstrated by a site context plan that includes adjoining and adjacent</i>	AO27 Please see section 6.4 of the Town Planning Report for response to building separation response.	☐ Compliant ☐ N/A ☒ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(b) is located to provide residential amenity including access to natural light, sunlight and breeze; (c) provides a degree of visual privacy via site planning and design without a reliance on fixed screening; (d) reasonably addresses and considers the amenity of adjoining residents and future development potential.	<i>buildings and strategies to address separation issues.</i> AO27.2 Development ensures that the building separation to an adjoining residential building: (a) complies with Table 9.3.3.3.E; or (b) positions the primary balcony or private open space to street or rear; (c) offsets balconies or habitable rooms so they are positioned outside the cone of vision of existing or approved habitable rooms or outdoor spaces; or (d) uses moveable or adjustable screening to regulate privacy between lots or dwellings which do not exceed balcony screening acceptable outcomes. <i>Note—Separation distances are intended to protect amenity and provide for private open spaces on upper levels that do not require full screening for privacy.</i> <i>Note—Considered site planning and design and strategies such as offsetting balconies, the location of private space, selective screening and other design elements can reduce the boundary separation requirements.</i>		☒ Compliant ☐ N/A ☐ Performance Solution
PO28 Development is of an intensity that supports both the strategic and local role and function of the centre or mixed use area and the development of a vibrant	AO28 Development has a gross floor area or plot ratio which: (a) complies with a neighbourhood plan; or	AO28 The neighbourhood plan does not specify a maximum gross floor area or plot ratio. Therefore, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
public realm considering the capacity of infrastructure.	(b) if no neighbourhood plan applies or a neighbourhood plan does not specify a gross floor area or plot ratio, is provided for in a building contained within the building envelope that does not exceed the maximum building footprint for the site.		
PO29 Development has a building footprint or site cover which: (a) is of an appropriate form and intensity for the activity centre or mixed use location; (b) balances built form with open space, parking and landscaping at ground level; (c) limits areas of external surface car parking; (d) provides for landscaping and deep planting areas.	AO29 Development provides a maximum building footprint or site cover which: (a) complies with the requirements in a neighbourhood plan; (b) if no neighbourhood plan applies or no requirements are specified in a neighbourhood plan, the maximum building footprint or site cover is 90%. <i>Note—The building footprint or site cover includes at-grade car parking areas that are covered with shelter. Enclosed car parking areas are included if they protrude more than 1m above ground level.</i>	AO29 The neighbourhood plan code does not specify a maximum building footprint or site cover. The proposal complies with AO29 and proposes a site cover of 89.6%, or 1,201.53m ² .	☒ Compliant ☐ N/A ☐ Performance Solution
PO30 Development ensures that the podium building forms: (a) positively contribute to centre or mixed use character; (b) are consistent with the local or street form and character intent; (c) are proportional to the total height; (d) do not negatively impact on the streetscape;	AO30.1 Development with podium design including setback: (a) complies with the requirements in a neighbourhood plan; (b) if no neighbourhood plan applies, or if no requirements are specified in the neighbourhood plan: (i) is set back in accordance with Table 9.3.3.3.C and	AO30.1 Please see section 6.4 of the Town Planning Report for response to design and siting of carpark in the podium and setback outcomes.	☐ Compliant ☐ N/A ☒ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(e) do not negatively impact on the amenity of adjoining residents or building occupants; (f) are set back considering the height, length, degree of enclosure and treatment of walls.	Table 9.3.3.3.D if parking is included in a podium; (ii) is not built to the boundary on a boundary where a building height transition is required; (iii) provides a continuous frontage built to the alignment where continuity with adjoining buildings is important; (iv) is of a height that matches to the existing streetscape and to neighbouring buildings; (v) does not exceed 3 storeys, if no podium or parapet line is established in the immediate streetscape.		
	AO30.2 Development ensures that podium walls: (a) are built to the side or rear boundary of an allotment; (b) are blank; (c) have no windows or openings.		☒ Compliant ☐ N/A ☐ Performance Solution
PO31 Development ensures that built to boundary walls do not negatively impact on the amenity of adjoining residents or building occupants.	AO31 Development ensures that its built to boundary walls are: (a) not located on a boundary adjoining land located within the Low density residential zone or Character residential zone; (b) not located on a boundary where a building height transition is required; (c) not located in front or rear setbacks;	AO31 The built to boundary podium form is consistent with the intended character of the area, where podium style development built to side boundaries is a common and anticipated urban design outcome. The proposal incorporates a well-articulated podium design with active frontages, landscaping and façade recesses which reduce perceptions of bulk and contribute positively to the streetscape.	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	(d) constructed with pre-finished and low-maintenance materials.	The built to boundary elements do not result in unreasonable amenity impacts to adjoining residents or building occupants. The podium level primarily comprise car parking and office space use, whilst the tower component is recessed above the podium to provide separation from adjoining development. The proposal has been designed having regard to neighbouring buildings and achieves an appropriate balance between urban consolidation and residential amenity within a high density inner-city context.	
PO32 Development for a building in a centre or mixed use area provides for adaptable use over time, in particular on the ground storey and lower levels with: (a) a mix of adaptable floor plates at ground storey and podium levels; (b) higher floor-to-ceiling heights, capable of accommodating commercial, retail or other non-residential uses at different stages of the building's life cycle.	AO32 Development includes a minimum floor-to-ceiling height of 4.2m on the ground storey if: (a) identified as an active frontage in a neighbourhood plan; or (b) in the Principal centre zone, Major centre zone, District centre zone or Mixed use zone; or (c) within 200m walking distance of a dedicated public pedestrian access point of a railway or bus station.	AO32 The proposal achieves the minimum floor to ceiling height on the ground level.	☒ Compliant ☐ N/A ☐ Performance Solution
PO33 Development ensures that building bulk and scale: (a) is consistent with the form and character intent for the local area and street;	AO33.1 Development ensures that the length of a uniform treatment of an elevation above ground level without variation, substantial articulation or openings is no more than 30m.	AO33.1 The building incorporates substantial façade articulation through recessed balconies, expressed vertical columns, glazing, landscaping and screening elements, which break the elevations into a series of distinct architectural components. Accordingly, no	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(b) is reduced by design elements to provide: (i) visual interest and contribution to the character of the centre or mixed use area; (ii) reflection of valued local form elements such as podium or parapet heights in traditional strip shopping centres; (iii) adequate amenity for building occupants and residents in terms of access to natural light and ventilation; (iv) a comfortable and attractive pedestrian environment; (v) a building base which exhibits a human-scale and fine-grain building rhythm; (vi) variations in horizontal and vertical profile.	<i>Note—Substantial articulation is a full break of 6m or a change in building line of 2m plus or minus for a length not less than 5m.</i>	elevation presents as a continuous or uniform treatment exceeding 30m in length without variation, articulation or openings.	
	AO33.2 Development reduces building bulk by a combination of: (a) balconies orientated towards the street; (b) variation in materials, colours, or textures including between levels; (c) recessions and projections in the roof and wall plane; (d) variations in the building form.	AO33.2 The proposal achieves a high level of articulation to all building facades as seen in the enclosed Architectural Plans.	☒ Compliant ☐ N/A ☐ Performance Solution
	AO33.3 Development maximises recessed forms and openings around the building perimeter to allow external space to merge with the interior of the building, except where they would compromise safety and security.	AO33.3 The proposal incorporates recessed forms and openings on the building as illustrated in the enclosed Architectural Plans.	☒ Compliant ☐ N/A ☐ Performance Solution
	AO33.4 Development of the lower 3 storeys of the building includes: (a) awnings and sun-protection devices; (b) operable elements within the facade; (c) elements of a finer scale than the main structural framing; (d) display windows, showcases or public art where identified as an active frontage.	AO33.4 The lower levels incorporate awnings, sun-shading devices, operable façade elements, extensive glazing, fine-grain architectural detailing and active frontage treatments including retail tenancies and display windows. Collectively, these elements contribute to a highly activated and pedestrian-oriented streetscape consistent with the intent of the provision.	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	Refer to Figure j.		
PO34 Development of buildings is finished with high-quality materials, selected for their durability and the contribution they make to the character of the centre or mixed use area.	AO34.1 Development: (a) respects and reflects the architectural theme in the area; (b) respects the traditional frontages, facades, architectural qualities and traditional materials of buildings within the area; (c) does not necessarily imitate historical architectural styles. Refer to Figure j.	AO34.1 The development will adopt a high-quality façade that respects and reflects the architectural nature of the area.	☒ Compliant ☐ N/A ☐ Performance Solution
	AO34.2 Development provides materials and finishes which are all easily maintained and do not readily stain, discolour or deteriorate.	AO34.2 The proposal provides for the use of materials that are easily maintained.	☒ Compliant ☐ N/A ☐ Performance Solution
PO35 Development for a building exhibits subtropical design elements to support a building's occupant, resident and user comfort and outdoor activities and living.	AO35.1 Development includes ventilation in and around a building through strong sectional and facade articulation, breezeways, open courtyards and landscaped areas.	AO35.1 The proposed design adopts the use of a highly articulated building façade, breezeways and landscaped areas that allow for ventilation in and around the building.	☒ Compliant ☐ N/A ☐ Performance Solution
	AO35.2 Development includes weather protection and sun shading to: (a) all pedestrian entries; (b) shopfronts; (c) publicly accessible pedestrian connections;	AO35.2 The development provides weather protection through awnings / above podium level to all pedestrian entries.	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	(d) external doors and windows to habitable rooms; (e) outdoor spaces intended for cafe or restaurant use.		
	AO35.3 Development: (a) incorporates deep recesses, eaves and sun-shading devices on the north-facing building facades; (b) is shaded and incorporates elements such as adjustable screens, awnings or pergolas, innovative landscaping including green walls and green roofs, or planting on the west-facing building facades.	AO35.3 The proposal incorporates a combination of built form articulation and landscape treatments to respond to solar orientation and improve occupant amenity. The tower and podium include recessed balconies, façade articulation and building overhangs which provide shading to exposed elevations, while landscaped podium edges, deep planters, feature trees, shrubs and groundcovers provide additional shading and visual softening.	☒ Compliant ☐ N/A ☐ Performance Solution
PO36 Development for rooftops and building caps: (a) is interesting, subtropical and contextually and climatically appropriate in form; (b) is responsive to orientation and solar access; (c) is attractive and not marred by a cluttered display of plant and equipment. (d) may incorporate a rooftop garden where integrated as part of the overall building design and enhancing the presentation and	AO36.1 Development provides rooftops and building caps which: (a) contribute to the architectural distinction of the building and roofs; (b) include combinations and variations of forms created through pitches, gables, skillions or other features.	AO36.1 The building incorporates a distinctive rooftop form and architectural crown that contributes to the overall identity and visual interest of the tower.	☒ Compliant ☐ N/A ☐ Performance Solution
	AO36.2 Development for rooftops and building caps are designed to: (a) incorporate and screen service structures, lift motor rooms, mechanical plant and equipment as architectural features;	AO36.2 Services to the rooftop are visually concealed and enable future inclusion of services in an unobstructive manner.	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
visual amenity of the rooftop and skyline when viewed from external public vantage points. <i>Note—The building height is determined by the number of storeys and excludes roofs, except where varied by a neighbourhood plan, to encourage interesting, subtropical and contextually appropriate roof forms.</i> <i>Note—External public vantage points means from at least two mostly unobstructed views of the development from a public area.</i>	(b) enable the future inclusion of service structures, lift motor rooms and mechanical plant and equipment, such as satellite dishes and telecommunications facilities, in an unobtrusive manner.		
	AO36.3 Development where rooftops are used for open space, ensures plant and equipment is visually and acoustically screened from the communal open space.	AO36.3 The rooftop of the proposal is not used for open space. Therefore, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO36.4 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>	AO36.4 The proposal does not involve a rooftop garden. Therefore, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
PO37 Development provides shelter for pedestrian movement: (a) on a street frontage; (b) through a site with a cross block link;	AO37.1 Development for a pedestrian shelter is provided by an awning which: (a) is consistent with the character of the centre; (b) abuts footpaths;	AO37.1 Pedestrian shelter is provided through awnings and weather protection integrated with the ground floor building design along the active street frontages.	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(c) to key building entrances or publicly accessible parts of the site.	(c) is provided and maintained by the building owner on their premises; (d) protects the normal flow of pedestrians; (e) is continuous across the frontage of a site; (f) aligns to provide continuity with shelter on an adjoining premises; (g) is a minimum of 3.2m and is generally not more than 4.2m above pavement height; (h) extends from the face of the building or the premises line; (i) does not extend past a vertical plane 1.5m inside the kerb line to enable street trees to be planted and grow; (j) has a 0.5m clearance to any tree trunk and main branches; (k) aligns with existing awnings if the verge has been widened; (l) is cantilevered from the main building with any posts within the verge being non load bearing; (m) uses materials that provide appropriate shade. Refer to Figure k.	The awning treatment is consistent with the character of the locality and is designed to protect pedestrian movement, support street-level activation and maintain a comfortable pedestrian environment. The awnings are incorporated within the building frontage, avoid unreasonable obstruction to street trees or verge functions, and use materials that provide appropriate shade and weather protection.	
	AO37.2 Development for an awning over a footpath is lit with a lighting system which: (a) is in compliance with AS/NZS 1158.3.1:2005 Lighting for roads and public spaces, Category P3 and AS	AO37.2 Can comply. This can be conditioned accordingly.	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	4282-1997 Control of the obtrusive effects of outdoor lighting (b) provides a minimum of 20lux at ground level.		
PO38 Development provides site entrances which: (a) define the threshold between public and private space; (b) provide safe, secure and convenient access to the site for building occupants and visitors; (c) provide a sufficiently scaled and sheltered entry and meeting space; (d) provide clear building signage and numbering for emergency access; (e) provide lighting; (f) provide conveniently located mailboxes.	AO38.1 Development entrances are clearly visible from the street, and are not obscured by fencing, walls, advertising or dense landscaping.	AO38.1 Building entrances to the street will be clearly visible and are not obscured by fencing, walls, advertising or dense landscaping.	☒ Compliant ☐ N/A ☐ Performance Solution
	AO38.2 Development provides for: (a) a clear path of travel from the public footpath to building entry; (b) activity generators adjacent to the entrance; (c) seating or other facilities such as short-term bicycle parking near the entry.	AO38.2 There is a clear and direct path of travel from the public footpath and building entry.	☒ Compliant ☐ N/A ☐ Performance Solution
	AO38.3 Development provides: (a) signage and cues to distinguish between public areas, publicly accessible private areas and private areas; (b) street numbers and building names which are clearly identifiable from the street for pedestrians and emergency access. <i>Note—Cues to differentiate territory may include fences, vegetation, lighting, footpath detailing and changes in level.</i>	AO38.3 Appropriate signage and cues will be used to distinguish between public areas, publicly accessible private areas and private areas. Furthermore, street numbers and building names will ensure that the building is clearly identifiable.	☒ Compliant ☐ N/A ☐ Performance Solution
PO39	AO39.1	AO39.1	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
Development of buildings defines the street edge and reinforces the desired character of the centre or corridor through: (a) orientation to the street; (b) minimal front boundary setback; (c) providing overlooking and casual surveillance from upper level balconies and windows; (d) clearly defined building entrances; (e) high-quality finishes at the ground-storey pedestrian level.	Development provides a front building elevation that is parallel or nearly parallel to the street frontage.	The building is sited parallel to the street frontage.	☒ Compliant ☐ N/A ☐ Performance Solution
	AO39.2 Development is orientated to overlook streets and other public spaces with windows and balconies located on upper levels, designed to provide casual surveillance opportunities. Refer to Figure j.	AO39.2 The proposed design achieves strong orientation to the streetscape through activated ground level spaces and residential apartment balconies facing towards the street.	☒ Compliant ☐ N/A ☐ Performance Solution
	AO39.3 Development for a building which is not located on the front boundary, ensures the setback: (a) is open and accessible for pedestrians along its entire length and width; (b) is clear of columns and other obstructions; (c) has a pavement matching the gradient of the adjoining pavement and connecting pedestrian areas on neighbouring sites; (d) connects without any lip or step to adjoining pavements or abutting pedestrian areas on neighbouring sites. Refer to Figure k.	AO39.3 The building is proposed on the front boundary.	☒ Compliant ☐ N/A ☐ Performance Solution
	AO39.4 Development for steps, escalators, ramps or lifts is set back 1.2m from the main building line to maximise pedestrian flow	AO39.4 There are no steps, escalators, ramps or lifts within the front setback that would impede pedestrian movement.	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	and safety and allow for adequate waiting space.		
PO40 Development for a building 8 storeys and over ensures that the design mitigates the impacts of ground-level wind acceleration on pedestrians and building occupants, considering the site context and neighbouring structures.	AO40 Development provides wind mitigation for a building which is 8 storeys to 15 storeys that: (a) is in accordance with a neighbourhood plan; or (b) if a neighbourhood plan does not specify any criteria, uses at least 2 of the following strategies: (i) building orientation, plan shape, massing and facade articulation to avoid tall and wide facades that face prevailing winds; (ii) a podium and tower building form with a tower set back at least 10m from all streets above the podium level to deflect wind downdrafts from penetrating to street level (but a podium is not suitable for communal or private open space); (iii) canopies and awnings to protect pedestrians; (iv) trellis structures and a dense network of trees at ground or podium level. <i>Note—This is demonstrated by submission of a wind impacts report from a suitably qualified professional.</i>	AO40 The proposed building has been designed to mitigate the impacts of ground-level wind acceleration on pedestrians and building occupants.	☒ Compliant ☐ N/A ☐ Performance Solution
PO41	AO41.1	AO41.1	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
Development provides car parking which: (a) minimises the impact on the quality of adjoining streetscapes or public spaces or the amenity of adjoining residents in terms of location, bulk, form and amenity impacts including noise, light or odours; (b) takes account of the following: (i) the location of active frontages and public spaces; (ii) setback distances to mitigate impacts; (iii) the proximity of dwelling houses or existing multiple dwellings on adjoining sites; (iv) the scale and detail of any parking structure walls when viewed from the street and adjoining properties; (v) the visual impact of open car parking and vehicle movement areas on the street and adjoining properties; (vi) convenient, safe and legible vehicle access and car parking for users.	Development provides car parking which is: (a) not visible from the street, other public spaces or adjoining properties; or (b) located below ground or behind dwellings or active uses for the full street frontage; (c) set back from front, rear and side boundaries in compliance with a neighbourhood plan or if no neighbourhood plan applies or no requirements are specified in a neighbourhood plan, the requirements in Table 9.3.3.3.D. <i>Note—Car parking which extends 1m above ground level will be counted in the maximum height and will be subject to the relevant boundary setback requirements.</i>	The car park is fully concealed in the podium footprint.	☒ Compliant ☐ N/A ☐ Performance Solution
	AO41.2 Development does not provide a basement parking structure which: (a) extends above ground level forward of the main building line; (b) impacts on connections between the public footpath or space and the development.	AO41.2 No basement is proposed.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO41.3 Development only provides car parking located above ground if: (a) it is fully integrated within the building design and is sleeved by development to required active frontages; or	AO41.3 The car park is fully concealed in the podium footprint.	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	(b) it offers short-term car parking for customer, visitors or service providers, that is a portion of the total required car parking, and does not impact on active frontage requirements; or (c) it is located to the side or rear of the site away from the primary street or active frontage. Refer to Figure e.		
	AO41.4 Development for a multistorey or podium car park: (a) is not located on the street frontage and is behind smaller uses to create an active frontage and avoid long blank walls particularly adjacent to a primary entrance from a key pedestrian connection; or (b) includes building facade details that extend to disguise the car parking floors; or (c) is screened to become a visually interesting structure. Refer to Figure f.	AO41.4 The development does not propose a multi-storey car park. The car park is located behind the office space located on the ground floor and is appropriately screened.	☒ Compliant ☐ N/A ☐ Performance Solution
	AO41.5 Development ensures that visitor or customer car parking is: (a) clearly signposted; (b) lit at night; (c) not located behind a security barrier.	AO41.5 Visitor and resident car parking will be clearly identified and differentiated from each other.	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	<i>Note—The detailed design is in accordance with the Transport, access, parking and servicing code and planning scheme policy.</i>		
PO42 Development for a publicly accessible plaza, arcade and pathway provided as part of development is easily accessed, attractive and supports personal safety. Refer to Figure i.	AO42.1 Development provides for pedestrian and cyclist movement adjoining and through a site at street level or at-grade. <i>Note—Grade-separated pedestrian movement systems, such as an overhead bridge or underpass, are avoided because they are less attractive and safe for users.</i>	AO42.1 The proposal does not involve a publicly accessible plaza, arcade or pathway.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO42.2 Development for a plaza, arcade, pathway and other external area in the site which is intended for public access at night complies with: (a) AS/NZS 1158.3.1:2005 Lighting for roads and public spaces Category P3; (b) AS 4282-1997 Control of the obtrusive effects of outdoor lighting.	AO42.2 The proposal does not involve a publicly accessible plaza, arcade or pathway.	☐ Compliant ☒ N/A ☐ Performance Solution
PO43 Development for a plaza: (a) promotes pedestrian and cyclist movement; (b) links with transport interchanges; (c) provides opportunities for the flexible use of the space by the community; (d) provides an edge which contributes to the plaza's character and activation.	AO43.1 Development for a plaza identified in a neighbourhood plan, approved centre concept plan, structure plan or where proposed as a part of development: (a) is provided in the location identified; (b) is of a regular shape and has a minimum frontage to a road of 10m; (c) has a minimum size of 400m ² ; (d) is integrated with surrounding development;	AO43.1 The proposal does not involve a publicly accessible plaza, arcade or pathway.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	(e) has a minimum dimension of 20m; (f) is located at the level of the ground storey of adjoining buildings; (g) is suitable for pedestrian and cyclist access; (h) includes a minimum of 50% hard-paved area; (i) includes a minimum of 20% deep-planting area to accommodate subtropical shade trees; (j) is a minimum 75% open to the sky.		
	AO43.2 Development ensures that a minimum of 50% of the adjacent building frontages to a plaza contain active frontages and building entries.	AO43.2 The proposal does not involve a publicly accessible plaza, arcade or pathway.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO43.3 Development does not provide for a vehicle entry, driveway, car parking, bin storage or servicing in a plaza.	AO43.3 The proposal does not involve a publicly accessible plaza, arcade or pathway.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO43.4 Development does not provide for a mechanical ventilation outlet or vent on a frontage adjoining a plaza.	AO43.4 The proposal does not involve a publicly accessible plaza, arcade or pathway.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO43.5 Development for a plaza: (a) is publicly accessible during the hours of operation of the use;	AO43.5 The proposal does not involve a publicly accessible plaza, arcade or pathway.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	(b) provides equitable access to and movement in the plaza in accordance with AS 1428.1-2009 Design for access and mobility; (c) has a dominant ground level that is less than 1m above or below the dominant adjacent street level; (d) is designed such that the majority of the plaza space, that is an area which is more than 50%, is visible from the dominant adjacent public street.		
PO44 Development for an arcade: (a) provides public access and connection to facilitate direct, convenient, comfortable and safe access with centre or mixed use areas or developments to key destinations; (b) has a strong street presence and clear entry; (c) has an active frontage and use; (d) has high-quality finishes and materials; (e) addresses public safety. <i>Note—An arcade is a publicly accessible privately owned connection.</i>	AO44 Development for an arcade identified in a neighbourhood plan, approved centre concept plan, structure plan or where proposed as a part of development: (a) provides pedestrian access during hours of operation of the use; (b) integrates with adjoining buildings; (c) links established pedestrian networks, parking and public transport facilities; (d) has a minimum corridor width of 6m, including a minimum unobstructed pavement width of 3m; (e) has an active use edge; (f) is finished with high-quality materials considering public safety; (g) is provided at-grade with an adjoining public area and connects safely without any lip or step; (h) incorporates crime prevention through environmental design principles to maximise safety;	AO44 The proposal does not involve a publicly accessible plaza, arcade or pathway.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	(i) has signage at each end identifying the connection provided; (j) is straight and allows for visual connection to the other end. <i>Note—Crime prevention principles can be found in the Crime prevention through environmental design planning scheme policy.</i> <i>Note—Development for cross block links is addressed in the Streetscape hierarchy overlay code.</i>		
PO45 Development provides and maintains a continuous, accessible, attractive, direct, convenient and legible connection and pathway for pedestrians and cyclists.	AO45 Development for a pedestrian connection within the site which is publicly accessible (privately owned): (a) is clearly delineated and separated from parking bays; (b) provides direct convenient connection to entries; (c) is suitable for all users; (d) is properly illuminated at all times; (e) is covered or shaded where open; (f) is finished in different materials or colour to parking bays; (g) has a width which complies with a neighbourhood plan, approved centre concept plan or structure plan or is otherwise a minimum of 3m wide; (h) includes a separate bikeway if appropriate;	AO45 The proposal does not involve a publicly accessible plaza, arcade or pathway.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	(i) is designed in compliance with the Infrastructure design planning scheme policy.		
PO46 Development for public toilets is located sensitively so that: (a) the use is supported; (b) public surveillance is provided; (c) the development is not visually intrusive.	AO46 Development for a publicly accessible toilet: (a) is located near spaces or pathways with high pedestrian activity and use; (b) has amenity that is visible from the spaces or pathways with high pedestrian activity and use; (c) is not visually intrusive; (d) is accessed via a direct legible pathway that is consistently lit in compliance with AS/NZS 1158.3.1:2005 Lighting for roads and public spaces Category P3; (e) has high mounted vandal-resistant luminaires for external lighting, and lighting in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting, Table 2.1, Illuminance in the vertical plane, Curfewed hours.	AO46 The proposal does not involve a publicly accessible plaza, arcade or pathway.	☐ Compliant ☒ N/A ☐ Performance Solution
PO47 Development for pedestrian access and movement is defined and controlled to ensure privacy and security.	AO47 Development for mixed use restricts access from the street or publicly accessible areas of the site to private residential dwellings or communal open space.	AO47 The proposal incorporates secure and separate access arrangements for residential dwellings and communal open space, ensuring private residential areas are appropriately separated from public and commercial components of the development.	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
PO48 Development supports pedestrian movement and pedestrian access which is barrier free to a building entry and a publicly accessible space.	AO48.1 Development for fencing is not located between the front boundary and main building line. <i>Note—If residential development is located on the ground storey and includes fencing, it is provided in accordance with the Multiple dwelling code.</i>	AO48.1 Fencing is not proposed between the front boundary and main building line.	☒ Compliant ☐ N/A ☐ Performance Solution
	AO48.2 Development for fencing on common side or rear boundaries to a public space is a maximum of: (a) 1.2m, where fence construction is solid or less than 50% transparent; (b) 1.5m, where fence construction is at least 50% transparent.	AO48.2 No fencing is proposed on common side or rear boundaries to a public space. Therefore, this criterion is not applicable	☒ Compliant ☐ N/A ☐ Performance Solution
	AO48.3 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 verge and footpath.	AO48.3 No retaining walls are proposed.	☐ Compliant ☒ N/A ☐ Performance Solution
PO49 Development for an ATM or vending machine is located to avoid obstructing the footway with loitering queues, through their siting away from drinking fountains, seating or public telephones.	AO49 Development for an ATM or vending machine: (a) is set back a minimum of 1.5m from street furniture, street trees and garden beds; (b) includes a visually permeable barrier located in the development site to	AO49 The proposal does not involve an ATM or vending machine.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	prevent queues forming across a footpath or pedestrian way.		
PO50 Development for a stand-alone shopping centre or a shop positively contributes to a neighbourhood structure with built form and active frontage to the street providing direct connection for pedestrians into the centre or shop without the need to navigate any surrounding car parking.	AO50.1 Development involving a new premises or an extension of a stand-alone shopping centre or shop: (a) is in compliance with a neighbourhood plan; or (b) if no neighbourhood plan applies, or a neighbourhood plan does not specify, provides an active frontage – primary for a minimum of 1 street frontage. Refer to Figure g.	AO50 The proposal does not involve a stand-alone shopping centre or shop.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO50.2 Development for a stand-alone shopping centre or shop with more than 1 street frontage ensures that: (a) a primary frontage is treated as active frontage – primary; (b) the extent of active frontage treatment on the other frontages is a minimum of 25%.	AO50.2 The proposal does not involve a stand-alone shopping centre or shop.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO50.3 Development for a stand-alone shopping centre or shop located on an arterial road, provides for: (a) a minimum of 25% active frontage connection to this street front; (b) a strong internal pedestrian oriented 'street' with an active frontage.	AO50.3 The proposal does not involve a stand-alone shopping centre or shop.	☐ Compliant ☒ N/A ☐ Performance Solution
PO51	AO51	AO51	☐ Compliant

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
Development within an existing traditional strip centre or corridor: (a) contributes to the existing character and structure; (b) provides a continuous pedestrian environment at street level.	Development within an existing traditional strip centre or corridor provides a streetscape which: (a) is in compliance with a neighbourhood plan; or (b) if no neighbourhood plan applies or a neighbourhood plan does not specify requirements for a streetscape, ensures that the development: (i) has a minimum of 1 active frontage – primary; (ii) is set back in keeping with existing adjoining uses; (iii) locates large-format retail or employment uses at ground floor behind smaller uses and tenancies to the street; (iv) is consistent in height with existing development; (v) maintains a consistent street edge with parapet height and awnings at the base of the building with upper levels set back from the front alignment. Refer to Figure h.	The site is not within an existing traditional strip centre or corridor. Therefore, this criterion is not applicable.	☒ N/A ☐ Performance Solution
PO52 Development contributes to the role of the street or public space as the focus for vibrant commercial activity and community life and provides active frontages through: (a) intensive activation of the ground storey with highly active non-	AO52.1 Development which requires an active frontage – primary, identified in a neighbourhood plan, approved centre concept plan, structure plan, or as a part of the development provides: (a) a continuous built form to the street at the nominated setback;	AO52.1 The neighbourhood plan does not identify the site to include an active frontage however; the proposal places an emphasis on the streetscape presentation of the building and provides a continuous built form and nominated setback. The proposed office space is located at the front of the ground	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
residential uses which encourage the greatest degree of pedestrian activity and interaction; (b) strong physical and visual integration between the ground storey and the adjoining verge or public space to seamlessly integrate indoor and outdoor spaces; (c) building design which provides a visually interesting, interactive and continuous built form and rhythm to the street; (d) richly detailed, human-scaled and fine-grained building frontages; (e) a safe, enjoyable and continuous pedestrian environment without obstruction or interruption from vehicular crossovers and manoeuvring; (f) a subtropical urban design and built form which encourages outdoor lifestyles and engagement with the public realm. <i>Note—Highly active non-residential uses create the greatest degree of pedestrian activity and interaction and are mostly accommodated in small individual tenancies with narrow building frontages, such as shops, restaurants and cafes.</i>	(b) a ground storey fully occupied by highly active non-residential uses; (c) a 1st and 2nd storey featuring windows or balconies promoting interaction with and surveillance of the street; (d) awnings for the full building frontage; (e) lighting of publicly accessible areas including the underside of awnings; (f) at least 1 pedestrian entry and exit for every 10m of building frontage; (g) a minimum of 50% transparent external wall materials up to a height of 2.5m above pavement level; (h) a minimum ground-storey height of 4.2m. <i>Note—Non-residential uses must be continuous along the active frontage — primary.</i> <i>Note—If a neighbourhood plan identifies an active frontage, but not whether it is primary or secondary, active frontage — primary criteria apply.</i>	floor to activate the area, and the building promotes interaction and surveillance of the street within the first and second storeys via front orientated terraces and windows. Furthermore, awnings are proposed for the full building frontage, lighting is provided and pedestrian entries are clearly defined.	
	AO52.2 Development which requires an active frontage — secondary, identified in a neighbourhood plan, approved centre concept plan, structure plan, or as part of the development provides: (a) a continuous built form to the street at the nominated setback;	AO52.2 The site does not have a secondary frontage.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	(b) a ground storey substantially occupied by active non-residential uses; (c) a 1st and 2nd storey featuring windows and balconies promoting interaction with and surveillance of the street; (d) provides at least 1 pedestrian entry/exit for every 20m of building frontage; (e) a minimum 30% transparent external wall materials up to a height of 2.5m above pavement level; (f) a minimum ground-storey height of 4.2m. <i>Note—Non-residential uses need not be continuous along an active frontage — secondary but should be located to activate critical locations such as intersections and pedestrian entries to buildings.</i> <i>Note—If a neighbourhood plan identifies an active frontage, but not whether it is primary or secondary, active frontage — primary criteria apply.</i>		
PO53 Development of vehicle access and parking does not impact on an active frontage in a centres and mixed use area.	AO53.1 Development which requires an active frontage – primary, identified in a neighbourhood plan, approved centre concept plan, structure plan, or as part of the development, ensures that vehicle and service access is:	AO53.1 The site can only be accessed via Fox Street and thus the frontage must include vehicle access. Parking is located at the rear to avoid impacts to the active frontage.	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	(a) not located on this active frontage – primary; (b) from a secondary frontage or from an adjoining premises if a shared driveway and access arrangement is established.		
	AO53.2 Development which requires an active frontage – primary or active frontage – secondary identified in a neighbourhood plan, approved centre concept plan, structure plan or as part of the development, ensures that parking is not located adjacent to the frontage or is not visible from the street.	AO53.2 The site can only be accessed via Fox Street and thus the frontage must include vehicle access. Parking is located at the rear to avoid impacts to the active frontage.	☒ Compliant ☐ N/A ☐ Performance Solution
PO54 Development provides building entries that support active frontage outcomes.	AO54 Development of foyer space on an active frontage: (a) occupies a minimal proportion and subordinate part of the building frontage; (b) is publicly accessible during normal business hours and visible from adjoining verges or public space; (c) contains activities and spaces such as reception desks, seating areas, cafes, shopfront galleries and display spaces that attract people.	AO54 The proposal ensures to include a minimal foyer area that is subordinate to the building frontage. It will be publicly accessible during normal business hours and is visible from public space.	☒ Compliant ☐ N/A ☐ Performance Solution
PO55 Development provides landscaping on site to:	AO55 Development provides landscaping that:	AO55 The proposed landscaping is integrated throughout the development at ground, podium, balcony and rooftop levels, allowing	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(a) contribute positively to the subtropical character, amenity and microclimate of the site and the centre or mixed use area; (b) support the retention of existing significant vegetation and large subtropical shade trees; (c) support the establishment of subtropical streets and planting; (d) contribute to site amenity for building occupants, users, residents and adjoining residents; (e) balance the bulk and scale of the building and minimise impact to adjoining residents, uses and streetscape; (f) reduce the area of impervious surfaces and support stormwater quality; (g) reduce glare and manage heat; (h) contribute to the mitigation of noise, air and visual impacts of major transport infrastructure; (i) contribute to a safe and useable pedestrian environment.	(a) integrates with site layout and building design at ground, podium, balcony and rooftop levels; (b) is sited to retain and protect existing significant vegetation; (c) buffers adjoining residential uses or areas, with advanced trees and a minimum of 2 tiers to achieve screening and visual softening; (d) supports building height transitions, where required; (e) is accessible for watering and maintenance; (f) screens or buffers driveways, service and loading areas, plant rooms or other utilities; (g) allows for the overlooking of the street and pedestrian entry areas from the building; (h) emphasises clear pedestrian entry points. <i>Note—No overall percentage of open space and landscaping is prescribed for non-residential development.</i> <i>Note—This is demonstrated in a landscape concept plan.</i> <i>Note—Landscape design incorporates planting in accordance with the Planting species planning scheme policy.</i>	planting to form part of the overall built form rather than being limited to residual areas. The landscape treatment assists in softening the building edges, providing screening and separation to adjoining residential interfaces, supporting the transition in building scale and reducing the visual prominence of service and utility areas. The landscape design also maintains clear sightlines to the street and pedestrian entry areas, while using planting to reinforce legible access points and improve the presentation of the development from the public realm. Planting areas are accessible for ongoing watering and maintenance.	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	<i>Note—The location, design and provision of communal and private open space for residential uses must be in compliance with the Multiple dwelling code.</i>		
PO56 Development incorporates deep planting which: (a) supports the retention and protection of existing significant vegetation and large subtropical shade trees; (b) provides for the establishment of vegetation to contribute to the landscape character of the centre or mixed use area; (c) is grouped with deep-planting areas on adjacent sites to maximise contiguous areas of deep planting; (d) is open to the sky with access to light and rainfall and into the natural ground with no underground development; (e) is planted with large subtropical tree species that at maturity are complementary in scale and height to the building form; (f) is capable and supported to grow and at maturity provide effective shade or screening to buildings, outdoor spaces or adjoining uses; (g) balances hard-stand areas and provides shade and informal	AO56.1 Development locates deep-planting areas: (a) to retain and protect existing significant vegetation and large subtropical shade trees; (b) to buffer adjacent residential areas; (c) to support building height transitions, where required; (d) to provide an entry statement; (e) to shade publicly accessible areas, private outdoor and communal open space.	AO56.1 Deep planting is provided at the rear of the site and at the north-eastern corner along the frontage, where it assists in softening the building form and strengthening the landscaped presentation of the development. These areas also provide additional separation to adjoining residential land, support the transition in building scale and reinforce the site entry. The location of the deep planting also allows for larger shade trees and more established vegetation to be accommodated, contributing to improved amenity for publicly accessible and outdoor areas while supporting the overall landscape character of the site.	☒ Compliant ☐ N/A ☐ Performance Solution
	AO56.2 Development: (a) provides for a minimum 10% of the site area for deep planting; (b) ensures that each deep-planting area has a minimum area of 25m² and a minimum dimension of 4m in any direction.	AO56.2 Please see section 6.4 of the Town Planning Report for response to AO56.2 landscape outcomes.	☐ Compliant ☐ N/A ☒ Performance Solution
	AO56.3	AO56.3	☒ Compliant

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
recreation spaces that are directly accessible from residences, building tenancies or the street frontage.	Development provides deep-planting areas that are: (a) exclusively for landscaping; (b) not containing vehicle manoeuvring areas, pedestrian paths, surface structures or infrastructure, sub-surface structures or infrastructure; (c) able to accommodate trees planted in natural ground with no development underneath; (d) 100% open to the sky; (e) able to be accessed for maintenance purposes.	The proposed deep planting areas are dedicated exclusively to landscaping and are free of vehicle manoeuvring areas, pedestrian paths, structures and infrastructure. These areas are located within natural ground, with no development beneath, and are fully open to the sky to allow direct access to light and rainfall. The areas are also suitably accessible for ongoing maintenance and are capable of supporting substantial tree planting in accordance with the landscape design.	☐ N/A ☐ Performance Solution
	AO56.4 Development provides trees in deep-planting areas which: (a) are capable of growing to a minimum canopy diameter of 5m and/or 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.</i> <i>Note—Tree height and canopy spread will be dependent on species.</i>	AO56.4 The proposed deep-planting areas will accommodate subtropical tree species capable of achieving a minimum canopy spread and/or height of 5m within 5 years. Species selection will be undertaken in accordance with the Planting species planning scheme policy to ensure appropriate long-term growth, shade and landscape contribution.	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	AO56.5 Development provides a minimum of 25% of all trees as advanced stock.	AO56.5 A minimum of 25% of all proposed trees will be provided as advanced stock, ensuring established planting is incorporated from the outset and contributes to the immediate landscape character and amenity of the development.	☒ Compliant ☐ N/A ☐ Performance Solution
PO57 Development for an open air car park is landscaped to: (a) contribute positively to the landscape character of the centre or mixed use area; (b) reinforce and support pedestrian movement; (c) provide a comfortable environment for pedestrians; (d) reduce glare and heat; (e) reduce impervious areas; (f) establish shade cover within a period of 5 years.	AO57.1 Development for an open air car park at or above ground level provides that setbacks are densely planted with a minimum of 1.5m wide landscaping.	AO57.1 No open air carpark is proposed.	☒ Compliant ☐ N/A ☐ Performance Solution
	AO57.2 Development for a ground-level open-air car park is designed with trees planted: (a) in a minimum 5.2m x 2.4m landscaped area between every 6 car parking spaces with a permeable surface treatment either side of the landscape area; or (b) at 6m intervals in a minimum 2.5m-wide landscaped bed, swale or other water sensitive urban design device adjacent to parallel car parking spaces; (c) at a minimum rate of 1 shade tree for every 6 car parking spaces.	AO57.2 No open air carpark is proposed.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO57.3 Development ensures that trees planted in an open air car park area achieve a minimum 50% shade cover along internal	AO57.3 No open air carpark is proposed.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	pedestrian paths within 5 years of certification. <i>Note—Further requirements are contained in the Landscape works code and the Planting species planning scheme policy.</i>		
	AO57.4 Development uses landscaping to delineate safe pedestrian movement through open-air car parks.	AO57.4 No open air carpark is proposed.	☐ Compliant ☒ N/A ☐ Performance Solution
PO58 Development which is not located on an active frontage provides landscaping on the street frontage to: (a) contribute to the centre or mixed use area or development's landscape character and the development of Brisbane's subtropical streetscapes and public spaces; (b) provide shade and pedestrian comfort and visual amenity; (c) contribute to the subtropical character of the streetscape and public realm; (d) not impede the establishment of active frontages where required; (e) maintain views from the street to the building and frontage and consider personal safety.	AO58 Development setback from the road, where not including an active frontage treatment or the part of the frontage not treated as an active frontage, is provided with: (a) a minimum of 2m wide landscaping with advanced trees and low-level planting along the full street or public space frontage or balance part, excluding any driveway crossover and pedestrian access; or (b) a minimum of 3m wide landscaping with advanced trees and low-level planting, to establish a positive landscaped street edge where a service station or outdoor sales use. <i>Note—It is envisaged that landscaping will be primarily located on frontages to arterial roads that are not suitable for active frontages.</i>	AO58 Please see section 6.4 of the Town Planning Report for response to AO58 performance outcome.	☐ Compliant ☐ N/A ☒ Performance Solution
PO59	AO59	AO59	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
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.	Development ensures that any reflective glass material has: (a) a level of light reflectivity not greater than 20%; (b) a level of heat transmission not less than 20%.	Can comply. This can be conditioned accordingly.	☒ Compliant ☐ N/A ☐ Performance Solution
PO60 Development minimises direct overlooking between buildings and to adjoining residential uses not located within the centre or mixed use area through site planning, building design, screening and landscaping.	AO60 No acceptable outcome is prescribed. <i>Note—Screening and fencing for a residential use is designed in accordance with the Multiple dwelling code.</i>	AO60 The proposal incorporates a range of design measures to minimise overlooking and maintain privacy between the development and adjoining residential uses. Building layout, separation, screening and landscaping work together to limit direct views and provide an appropriate residential interface.	☒ Compliant ☐ N/A ☐ Performance Solution
PO61 Development for residential uses in a zone in the centre zones category or the Mixed use zone maximises privacy and amenity for residents, taking into consideration the mix of uses within the area. <i>Note—Residential development in a zone in the centre zones category or the Mixed use zone is not afforded the same level of visual privacy or amenity as within a residential area.</i>	AO61 No acceptable outcome is prescribed. <i>Note—Screening and fencing for a residential use is designed in accordance with the Multiple dwelling code.</i>	AO61 The proposal provides for a Multiple dwelling tower within the Neighbourhood centre zone and incorporates design measures that support an appropriate level of privacy and residential amenity. The building layout, separation, screening, landscaping and orientation of private areas assist in managing potential impacts from surrounding uses and provide a suitable living environment for future residents.	☒ Compliant ☐ N/A ☐ Performance Solution
PO62	AO62.1 Development for a car park:	AO62.1 The proposed car park is appropriately treated at the interface with the adjoining	☒ Compliant ☐ N/A

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
Development of garages, driveways and parking structures minimise impacts on the amenity of neighbouring dwellings.	(a) provides a 2m-high acoustic fence and a landscaped area 1.5m wide where located adjacent to a neighbouring dwelling; (b) is acoustically screened where the car park is used at night and where located adjacent to a neighbouring dwelling.	dwelling through a 2m high acoustic fence and a 3m wide landscaped buffer, exceeding the minimum 1.5m landscape width sought These measures provide both acoustic separation and visual screening, assisting in reducing potential amenity impacts associated with vehicle movements and use of the car park, including during evening periods.	☐ Performance Solution
	AO62.2 Development for a driveway or vehicle movement area is screened by a 2m-high acoustic fence along the side or rear boundary if located adjacent to a residential dwelling.	AO62.2 The proposed driveway and vehicle movement areas adjoining the residential interface will be screened by a 2m high acoustic fence along the relevant side and rear boundaries. This treatment provides an appropriate acoustic and visual buffer between vehicle activity and the neighbouring dwelling and assists in protecting residential amenity.	☒ Compliant ☐ N/A ☐ Performance Solution
PO63 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;	AO63.1 Development is designed and constructed to ensure refuse and recycling collection and storage facilities comply with the Refuse planning scheme policy.	AO63.1 Refuse and recycling collection and storage facilities complies with the Refuse planning scheme policy.	☒ Compliant ☐ N/A ☐ Performance Solution
	AO63.2 Development is designed and constructed to ensure refuse and recycling collection and storage facilities do not have any odour, noise or visual impacts which are	AO63.2 Refuse and recycling collection and storage facilities will not result any odour, noise or visual impacts which are detectable and disturbing at the site or adjoining sites.	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(c) provide for refuse and recycling including source separation; (d) are of a design which allows low-frequency service collection; (e) minimise ongoing building management cost for occupants.	detectable and disturbing at the site or adjoining sites. <i>Note—Refer to the Refuse planning scheme policy for further guidance.</i>		
PO64 Development creates a safe environment by incorporating the key elements of crime prevention through environmental design that are tailored to the land use and specific vulnerable elements and settings.	AO64 Development incorporates the key elements of crime prevention through environmental design in its layout, building or structure design and landscaping by: (a) facilitating casual surveillance opportunities and including good sightlines to publicly accessible areas such as car parks, pathways, public toilets and communal areas; (b) defining different uses and ownerships through design and restricting access from non-residential uses into private residential dwellings; (c) promoting safety and minimising opportunities for graffiti and vandalism through exterior building design and orientation of buildings and use of active frontages; (d) ensuring publicly accessible areas such as car parks, pathways, public toilets, 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.	AO64 The proposal incorporates the key elements of crime prevention through environmental design in its layout, building or structure design and landscaping.	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	<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>		
PO65 Development minimises the potential for graffiti and vandalism through appropriate design and landscaping which controls access, reduces canvas and allows for easy maintenance selection.	AO65 Development design and landscaping incorporates graffiti and vandalism prevention techniques which: (a) deny access to potential canvas using access control techniques; (b) reduce potential canvases using canvas-reduction techniques; (c) ensure 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>	AO65 The proposed design and landscaping incorporates graffiti and vandalism prevention techniques.	☒ Compliant ☐ N/A ☐ Performance Solution
PO66 Development does not adversely impact the structural integrity or ongoing operation and maintenance of sub-surface transport infrastructure which is an existing or endorsed proposed tunnel.	AO66 Development demonstrates that it will not result in any impact on existing or planned sub-surface transport infrastructure through the submission of an engineering and geological report and certification or consent provided by the relevant infrastructure owner.	AO66 The site does not relate to any existing or planned sub-surface transport infrastructure.	☐ Compliant ☒ N/A ☐ Performance Solution
If identified in a neighbourhood plan			
PO67 Development minimises visual impacts to view corridors of local significance and	AO67.1 Development ensures building placement and design does not impact on a view	AO67.1 The site is not identified in a view corridor in the Neighbourhood Plan.	☐ Compliant ☒ N/A

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
enhances opportunities for observation of key vistas and views from identified view points.	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>		☐ Performance Solution
	AO67.2 Development creates 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>	AO67.2 The site is not identified in a view corridor in the Neighbourhood Plan.	☐ Compliant ☒ N/A ☐ Performance Solution
PO68 Development on a significant corner site provides a prominent visual reference and contribution to the neighbourhood's public realm by: (a) accommodating high levels of pedestrian movement at the corner and enhancing the pedestrian experience; (b) emphasising the corner setting through building form, expression, silhouette, scale, materials and landscaping; (c) reinforcing a sense of arrival to the neighbourhood plan area, precinct or sub-precinct through marking a	AO68.1 Development is designed to emphasise the corner setting of a significant corner site identified in a neighbourhood plan and provides: (a) building entries on both street frontages; (b) a single main entry at the corner.	AO68.1 The site is not identified as a significant corner site in the neighbourhood plan	☐ Compliant ☒ N/A ☐ Performance Solution
	AO68.2 Development provides a corner land dedication on a significant corner site identified in a neighbourhood plan, adjacent to the existing verge area which: (a) complies with any dimensions identified in the neighbourhood plan; (b) accommodates a deep-planted large feature tree in compliance with the	AO68.2 The site is not identified as a significant corner site / corner land dedication in the neighbourhood plan	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
node, an intersection or connection point in the neighbourhood; (d) respecting the prominence of any adjoining or nearby heritage places, traditional character buildings or local landmarks; (e) if a corner land dedication is required: (i) accommodating a deep-planted feature tree within the dedication area; (ii) providing a building envelope which acknowledges and respects the presence of the large feature tree canopy. <i>Note—A neighbourhood plan will indicate whether or not a land dedication is required.</i>	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 storeys or fewer. Where an inverted corner land dedication is provided, the building design accommodates the feature tree canopy at maturity.</i>		
	AO68.3 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>	AO67.3 The site is not identified as a significant corner site / corner land dedication in the neighbourhood plan	☐ Compliant ☒ N/A ☐ Performance Solution
PO69 Development on a landmark site provides a prominent visual reference and contribution to the city's public realm by:	AO69.1 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	AO69.1 The site is not identified as a landmark site in the Neighbourhood Plan.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(a) exhibiting subtropical architectural excellence through design, treatment and articulation; (b) defining the site and its setting through building form, expression, silhouette, scale, materials and landscaping; (c) reinforcing a sense of arrival to the neighbourhood plan area, precinct or sub-precinct through marking a node, an intersection or major connection point in the city; (d) respecting the prominence of any adjoining or nearby heritage place or local landmark; (e) if a corner land dedication is required: (i) accommodating a deep-planted large feature tree within the dedication area; (ii) providing a building envelope that acknowledges and respects the presence of the large feature tree canopy; (iii) accommodating high levels of pedestrian movement and enhancing the pedestrian experience. <i>Note—A neighbourhood plan may indicate whether or not a land dedication is required.</i>	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>		
	AO69.2 Development provides a corner land dedication adjacent to the existing verge area which: (a) complies with any dimensions identified in a neighbourhood plan; (b) accommodates a deep-planted feature tree in compliance with the Infrastructure design planning scheme policy; (c) is embellished in compliance with the Infrastructure design planning scheme policy.	AO69.2 The site is not identified as a significant corner site / corner land dedication in the Neighbourhood Plan	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	<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 storeys or fewer. Where an inverted corner land dedication is provided, the building design accommodates the feature tree canopy at maturity.</i>		
PO70 Development of a landscape buffer is provided in particular locations to facilitate: (a) visual privacy to and between sites; (b) visual amenity; (c) shading and occupant amenity; (d) local habitat.	AO70 Development provides a landscape buffer along the boundaries of the site identified in a neighbourhood plan, which consists of: (a) 3 tiers of planting; (b) a combination of rounded canopy and columnar trees; (c) a maximum spacing of 1 tree for every 6m; (d) trees capable of growing to a minimum height of 8m; (e) shrubs and ground covers. <i>Note—A neighbourhood plan will indicate the boundaries where the landscape buffer is to be provided and the dimensions of the area.</i>	AO70 The site is not identified to require landscape buffer along the site boundaries in the Neighbourhood Plan.	☐ Compliant ☒ N/A ☐ Performance Solution

3.2 Multiple Dwelling Code

Effective V36 12 June 2026

3.2.1 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 neighbors. (b) Development is orientated and designed to contribute to a safe, attractive and walkable neighbourhood. (c) Development that is in proximity of a railway or bus station, is public transit supportive and designed to facilitate high levels of activity and surveillance of the station and the interface to the street. (d) Development does not isolate or negatively impact on the development potential or future residential amenity of adjoining sites. (e) Development has a bulk, scale, form and intensity that is consistent with the existing and intended neighbourhood structure for the area as expressed by zone, zone precinct and neighbourhood plan outcomes, having regard to: (i) the location and street context of the site; (ii) its proximity to an activity centre, higher capacity public transport services, or other community facilities; (iii) the capacity of infrastructure. (f) Development is designed to facilitate future intensification of uses at ground level, where in proximity to high-frequency public transport. (g) Development in the Infill housing zone precinct of the Character residential zone includes a range of detached and	(a) The site is suitably sized to accommodate the multiple dwelling. (b) The development is appropriately orientated within the neighbourhood. (c) The proposal will facilitate high levels of activity, passive surveillance and pedestrian movement throughout the day, strengthening the interface between the public realm and surrounding transport infrastructure. (d) The proposal will not isolate or negatively impact on the development potential or future residential amenity of adjoining sites. (e) The bulk, scale, form and intensity of the proposed development is generally consistent with the intent of the Wynnum-Manly neighbourhood plan / Neighbourhood centre zone. (f) The development can facilitate future intensification of uses at ground level. (g) The site is not in the Infill housing zone precinct of the Character residential zone. Therefore, this criterion is not applicable. (h) The site is in the Neighbourhood centre. Therefore, this criterion is not applicable. (i) The development provides adequate setbacks and separation to adjoining buildings. (j) The development is not in or adjoining density residential areas. Therefore, this criterion is not applicable.	☐ Compliant ☐ N/A ☒ Performance Solution

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
attached building forms and is of an intensity that reflects the lower density form and character of these zones. (h) Development is of a height that is appropriate to the strategic and local context and meets community expectations consistent with the following: (i) 15 storeys in the Up to 15 storeys zone precinct of the High density residential zone; (ii) 8 storeys in the Up to 8 storeys zone precinct of the High density residential zone; (iii) 5 storeys in the Medium density residential zone; (iv) 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. (i) Development provides setbacks and separation of buildings that contribute to the amenity of residents within and adjoining the site and to Brisbane's high-quality subtropical streetscapes and public spaces. (j) Development in or adjoining lower density residential areas uses side boundary setbacks and built form height transitions to manage the interface with those areas and reflect the amenity, form and character and subtropical landscape of those areas. (k) Development positively contributes to the amenity of the immediate streetscape and pedestrian environment with highly articulated building facades, varied roof form elements, high quality landscaping at the front of the site and direct pedestrian access from the development to the street.	(k) The proposal involves an articulated façade, high quality landscaping and enables direct pedestrian access from the street to the building. (l) The development achieves an appropriate balance between built form, landscaping and communal open space, creating an attractive subtropical streetscape and reducing the visual dominance of the building at street level. The provision of landscaped areas, deep planting, communal recreation spaces and articulated building design also provides a high level of amenity through access to open space, natural light, sunlight and breezes. (m) The proposal does not involve 'adaptable housing'. Therefore, this criterion is not applicable. (n) Private open space is provided to each residential apartment in the form of balconies and terraces integrated around the tower perimeter. These spaces are designed to provide residents with functional outdoor areas, access to natural light and ventilation, and outlook to the surrounding Wynnum Creek and area. The balcony design also contributes to the architectural expression of the tower by providing depth, articulation and visual interest across the building elevations. The proposal provides compliant provisions of communal open space upon the fifth storey, with a total communal recreation area of 111.3m². The overall provision of communal open space significantly exceeds the minimum acceptable outcome requirement of the Multiple Dwelling Code	

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(l) Development ensures that the proportion of built and natural features, including buildings, design features, services and infrastructure, on-site open spaces and landscaping, provide: (i) an attractive streetscape interface and reduction in the dominance of built form at a street level that contributes to Brisbane's character and identity, high-quality subtropical streetscapes and public space network; (ii) a high level of amenity for occupants and adjoining residents including access to open and landscaped spaces, natural light, sunlight and breeze to support outdoor subtropical living. (m) Development of adaptable housing meets the needs of the community now and into the future. (n) Development provides open space consistent with the following: (i) communal open space and covered outdoor private open spaces provided for each multiple dwelling capitalise on Brisbane's subtropical climate, maximise outdoor living opportunities and enhance amenity for residents; (ii) large-scale multiple dwelling development provides useable high-quality communal open space for residents that is accessible and attractive; (iii) small-scale multiple dwellings provide increased areas for private open space for each dwelling as a substitute for communal open space. (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.	(o) The proposal provides on-site landscaping that supports Brisbane's subtropical landscape character through integrated planting, deep planting areas and landscape treatments that contribute to site amenity and the surrounding streetscape. The landscape design incorporates subtropical planting to assist in shading, softening the built form and improving the microclimate of the site. Deep planting areas are provided where practical. (p) Vehicle parking is accommodated upon the ground floor, which is integrated into the overall building design, minimising impacts on the streetscape, pedestrian environment and adjoining development. The parking layout maintains safe and efficient vehicle circulation, preserves opportunities for landscaping and deep planting, and does not adversely impact the amenity, safety or functionality of the site or surrounding road network. (q) The development has been designed to appropriately manage interfaces with adjoining residential buildings through façade articulation, landscaping and screening treatments. These measures mitigate potential overlooking and privacy impacts and ensure an appropriate level of residential amenity is maintained for adjoining occupants. (r) Appropriate building design measures, including building orientation, façade articulation and recessed balconies, minimise residents' exposure to air and noise impacts whilst providing a suitable residential environment. (s) The development is compatible with the surrounding neighbourhood centre zone environment and has been designed to provide a suitable residential living	

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(p) Development provides vehicle parking and manoeuvring areas which are located and designed to integrate into the site and building and do not negatively impact on: (i) the amenity and safety of residents or visitors to the site and adjoining premises; (ii) the quality and amenity of the streetscape; (iii) the provision of quality onsite landscaping and deep planting areas; (iv) the safety and efficiency of both the internal layout and the external road network. (q) Development manages its interface with adjoining residential uses to mitigate amenity impacts including protecting visual privacy through appropriate separation of buildings and screening. (r) Development ensures that building location and design minimises residents' exposure to air and noise pollution. (s) Development is compatible with nearby existing uses that have the potential for off-site air emissions, considers the health and wellbeing of occupants and does not adversely impact on the continued operation of those existing uses. (t) Development provides design elements that retain and support local character identity and strengthens site features, such as views, heritage, significant vegetation or significant corner sites, particularly where a landmark site. (u) Development is designed, orientated, located and constructed to incorporate subtropical design and built form principles that make a positive contribution to Brisbane's built form and public realm, whilst facilitating and encouraging sustainable energy and waste reduction practices.	environment without adversely affecting the ongoing operation of nearby commercial and non-residential uses. (t) The development responds to its location through a high-quality architectural design, active frontages and a distinctive podium and tower form that contributes positively to the local character of Wynnum. (u) The development incorporates subtropical design principles through deep planting, extensive landscaping, shaded outdoor areas, recessed balconies, communal open space and a highly articulated built form that promotes natural light and ventilation. (v) These design measures contribute positively to the public realm whilst supporting sustainable living outcomes within Brisbane's subtropical climate.	

3.2.2 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 Not applicable, as the subject site is located within the Neighbourhood centre zone there is no applicable built form provisions for the proposed development within the Multiple Dwelling Code. As such, assessment has been undertaken against the Centre and Mixed Use code.	☐ Compliant ☒ N/A ☐ Performance Solution
PO2	AO2	AO2	☐ Compliant

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.	The site is located within the Neighbourhood centre zone, thus not applicable.	☒ N/A ☐ Performance Solution
Building design and appearance			
PO3 Development height, bulk and scale, siting and layout ensures that: (a) building height is consistent with the intended form and character of the local area including the predominant height of existing or approved buildings in the street; (b) where building height is greater than the acceptable outcome for building height on sites adjoining or opposite the subject site, the development sensitively reduces height towards site boundaries to a compatible scale; (c) impacts on residential amenity and privacy from overlooking, visual dominance and overshadowing are	AO3 Development is contained within the building envelope for the site created by applying: (a) the maximum building height in Table 9.3.14.3.B; (b) front, rear and side boundary setback requirements in Table 9.3.14.3.C; (c) car parking boundary setback requirements in Table 9.3.14.3.E; (d) building separation requirements in Table 9.3.14.3.F; (e) building height transitions specified in Table 9.3.14.3.I where applicable; (f) the acceptable outcomes for deep planting and landscaping areas. Refer to Figure b and Figure c.	AO3 Not applicable, as the subject site is located within the Neighbourhood centre zone there is no applicable built form provisions for the proposed development within the Multiple Dwelling Code. As such, assessment has been undertaken against the Centre and Mixed Use code.	☐ 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 Not applicable, as the subject site is located within the Neighbourhood centre zone there is no applicable built form provisions for the proposed development within the Multiple Dwelling Code. As such, assessment has been undertaken against the Centre and Mixed Use code.	☐ Compliant ☐ N/A ☐ Performance Solution
	AO4.1 Development incorporates the building height transition requirements set out in Table 9.3.14.3.I.	AO4.2 Built form provisions are addressed in the Centre and Mixed Use code.	☐ 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.			
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 Some booster / services infrastructure is located within 4m setback of the street frontage. They are integrated and adequately screened as to not dominate 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 Built form provisions are addressed in the Centre and Mixed Use code.	☐ Compliant ☒ N/A ☐ Performance Solution
PO7 Development provides side and rear boundary setbacks that: (a) consider future development;	AO7.1 Unless greater setbacks are required to achieve adequate building separation, development provides a rear boundary and side boundary setback that complies with:	AO7.1 Built form provisions are addressed in the Centre and Mixed Use code.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(b) minimise the impacts of development on the amenity and privacy of future and existing neighbourhood residents; (c) support the separation of buildings to provide visual and acoustic privacy without reliance on screening, and ensure access to natural light, sunlight and breezes; (d) contribute to the rhythm and pattern of the streetscape in keeping with the intended neighbourhood character; (e) maximise the opportunity to retain significant vegetation and protect or establish large subtropical shade trees in deep-planting areas.	(a) a neighbourhood plan; or (b) if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements set out in Table 9.3.14.3.C. Refer to Figure d.		
	AO7.2 Development ensures that any built to boundary walls located in a zone in the residential zones category are: (a) not located along both side boundaries unless in the Low-medium density residential zone, Medium density residential zone or High density residential zone; (b) not located along a common boundary with a lot located in the Low density residential zone or Character residential zone; (c) for non-habitable rooms or spaces only; (d) not located within 1.5m of a habitable room in an adjoining dwelling house where not located in the Medium density residential zone or High density residential zone; (e) not located within the front or rear setback; (f) where on the side boundaries of a corner lot, located towards the front of the development and separated; (g) a maximum height of 3m; (h) low maintenance or constructed of prefinished materials.	AO7.2 Not applicable, the subject site is within the Neighbourhood centre zone.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	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 Not applicable, the subject site is within the Neighbourhood centre zone.	☐ Compliant ☒ N/A ☐ Performance Solution
PO8 Development ensures that the proportion of buildings to open space and landscaping on a site: (a) is consistent with the intended form, character and intensity of the local area and immediate streetscape; (b) facilitates modulation and articulation of the building form; (c) supports residential amenity for occupants and adjoining properties; (d) supports private outdoor subtropical living;	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 (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	AO8 Built form provisions are addressed in the Centre and Mixed Use code.	☐ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(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.	where in the High density residential zone, is 40%.		
PO9 Development balances the height and footprint of the building, providing modulation and variation in the façade's horizontal and vertical profiles that: (a) reduces the appearances of bulk through changes in building depth, length and articulated form; (b) maintains a human scale and is consistent with the form and character intent of the neighbourhood and street; (c) supports residential amenity to occupants and adjoining properties, including access to natural light and breezes; (d) provides opportunities for dual aspect dwellings; (e) incorporates changes in material, finish or texture at regular intervals; (f) provides expressive shadow casting elements;	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 Not applicable, the subject site is within the Neighbourhood centre zone.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO9.2 Development where in the High density residential zone, the maximum length of a wall in any direction is 50m with substantial articulation provided every 15m. <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, the subject site is within the Neighbourhood centre zone.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO9.3	AO9.3	☒ Compliant

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(g) provides opportunities for useable and functional open space. Refer to Figure i.	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.	The development incorporates balconies on each residential level, varied window treatments, high-quality materials and architectural detailing, together with recesses, projections and articulated building forms that create visual interest and shadowing across all elevations.	☐ N/A ☐ Performance Solution
	AO9.4 Development of the first 3 storeys of the building includes: (a) balconies and outdoor living areas orientated to the street or public realm; (b) expression and promotion of pedestrian entries; (c) elements of a finer scale than the building's main structure framing such as party walls and slab edges; (d) recesses in built form to allow natural light to access habitable rooms within the building. Refer to Figure j, Figure k and Figure l.	AO9.4 The proposal incorporates balconies and private open spaces oriented towards Fox Street, where possible. Where balconies and private open space areas are proposed to the side boundaries or rear, the proposal incorporates architectural voids and recesses per floor plate to allow for penetration of light to habitable rooms within the building.	☐ Compliant ☐ N/A ☒ Performance Solution
PO10 Development for rooftops and building caps:	AO10.1 Development provides building caps and rooftops which:	AO10.1	☒ Compliant

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(a) is contextually and climatically appropriate in form; (b) reduces the bulk and scale of development when viewed from the street; (c) is responsive to orientation and solar access; (d) is not marred by plant and equipment. (e) may incorporate a rooftop garden where integrated as part of the overall building design and enhancing the presentation and visual amenity of the rooftop and skyline when viewed from external public vantage points. <i>Note—External public vantage points means from at least two mostly unobstructed views of the development from a public area.</i>	(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.	The proposed building cap / rooftop of the development is architecturally distinct and provides opportunity for solar energy.	☐ N/A ☐ Performance Solution
	AO10.2 Development for rooftop service structures, lift motor rooms and mechanical plant and equipment is: (a) designed as an architectural feature of the building; (b) incorporated into the roof form; (c) designed to enable future inclusion of plant and equipment such as telecommunications facilities in an unobtrusive manner; (d) visually and acoustically screened from any communal open space on the rooftop.	AO10.2 Proposed rooftop services structures, lift motor rooms and mechanical plant and equipment will be adequately screened and integrated with the development built form.	☒ 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.	AO10.3 The proposal does not provide a rooftop garden as defined in Section 1.7.7 (3). However, the rooftop communal amenity space provides substantial soft landscaping, including canopy trees, layered planting and perimeter planters. The landscaping softens the upper building form and creates a cohesive subtropical rooftop environment.	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	<i>Note—External public vantage points means from at least two mostly unobstructed views of the development from a public area.</i>	It also enhances the visual presentation of the building when viewed from surrounding streets and other public vantage points. Integrated planting along the building edges allows greenery to contribute to the skyline.	
PO11 Development provides a building that must define the street edge and reinforce the desired character of the neighbourhood through: (a) orientation to the street; (b) front boundary setback; (c) balconies and windows to provide overlooking and casual surveillance; (d) building entrances; (e) the treatment of retaining walls or basement car parking edges. Refer to Figure r and Figure u.	AO11.1 Development provides a building front elevation that is parallel or nearly parallel to the street frontage.	AO11.1 The building frontage is generally aligned parallel to Fox Street.	☒ Compliant ☐ N/A ☐ Performance Solution
	AO11.2 Unless required to achieve landscaping and streetscape outcomes, development provides a building that is not set back further than 2m beyond the minimum required street front setback.	AO11.2 The building is not set back further than 2m beyond the minimum required front setback.	☒ Compliant ☐ N/A ☐ Performance Solution
	AO11.3 Development provides balconies and windows from the primary living area that face and overlook the street or public space.	AO11.3 The development provides balconies and windows from unit living area that overlook the street or a public space.	☒ 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;	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 The proposal is not for a small-scale multiple dwelling of 5 or fewer dwellings. Therefore, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO12.2	AO12.2	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(c) clear building signage and numbering for emergency access; (d) lighting to ensure the safety of residents and visitors whilst not causing undue nuisance to adjoining premises; (e) conveniently located mailboxes; (f) individual entrances to ground storey dwellings provide for a varied streetscape.	Development where not a small-scale multiple dwelling of 5 or less dwellings, provides at least one prominent pedestrian entry that connects a foyer or building entry directly with the public verge, is separated from the vehicle entry and includes: (a) entry and waiting space off the footpath; (b) shelter; (c) lighting in accordance with Category P3 of the AS/NZS 1158.3.1:2005 Lighting for roads and public spaces and complying with Table 2.1 - Illuminance in the vertical plane of AS 4282-1997 Control of the obtrusive effects of outdoor lighting; (d) mailboxes. Refer to Figure s.	A prominent pedestrian entrance is provided directly from the public realm and is clearly separated from vehicle access, incorporating a generous entry space, weather protection, lighting and mail facilities. This creates a safe, convenient and legible arrival experience for residents and visitors.	☒ Compliant ☐ N/A ☐ Performance Solution
	AO12.3 Development provides direct entry from the street for any ground storey dwellings that are adjacent to the street front and ensures that: (a) any steps are set back a minimum of 1m and are perpendicular to the front boundary; (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	AO12.3 No ground storey dwelling is proposed; thus, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	AS 4282-1997 Control of the obtrusive effects of outdoor lighting; (d) street numbering is provided to support visitor and emergency access. Refer to Figure t.		
Safety, privacy and amenity			
PO13 If: (a) identified in a neighbourhood plan as a building height transition; or (b) in the High density residential zone or the Medium density residential zone and sharing a common boundary with, or located fronting a minor road that is opposite, premises in the Low-medium density residential zone, Low density residential zone or Character residential zone. (c) Development provides a transitional built form which protects the amenity of lower density residential areas by: (d) stepping down in height and scale; (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;	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 Building height provisions are addressed in the Centre and Mixed Use code as the subject site is not located within a precinct of the Wynnum-Manly Neighbourhood Plan code.	☐ 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 Building height provisions are addressed in the Centre and Mixed Use code as the subject site is not located within a precinct of the Wynnum-Manly Neighbourhood Plan code.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(h) avoiding large blank walls on steeply sloping sites.			
PO14 Development separates buildings from existing or future buildings within a site or on an adjoining site to: (a) be consistent with the form and character intent for the local area; (b) protect residential amenity including access to natural light, sunlight and breeze; (c) provide visual privacy to reduce the need for fixed screening.	AO14.1 Development provides building placement and design that: (a) complies with Table 9.3.14.3.F; or (b) positions the primary balcony or private open space to face the street frontage or rear boundary or adjoining public open space; (c) offsets balconies or habitable rooms so that they are positioned outside the cone of vision of existing or approved habitable rooms or outdoor spaces. Refer to Figure g and Figure h. <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 building placement has been considered having regard to the existing and future built form surrounding the site, with the placement of the buildings designed to maintain residential amenity, access to natural light, sunlight and breezes, and an appropriate level of visual privacy. The building placement requirements outlined in Table 9.3.14.3.F are materially the same to the Centre or mixed use code's AO27 – building separation requirements in Table 9.3.3.3.E. As such, please see assessment and performance solution response to PO27 of the Centre or mixed use code in section 6.4 of the Town Planning Report.	☐ 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 The proposed Level 01 southern side units include a secondary balcony and will incorporate fixed screens in compliance with AO14.	☒ Compliant ☐ N/A ☐ Performance Solution
PO15	AO15	AO15	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
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>	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>	The proposed 5 storey building has been designed to mitigate potential ground level wind impacts through its articulated podium and tower form, street awnings and landscaping. These elements assist in disrupting and deflecting wind flows and reducing potential wind acceleration at pedestrian level.	☒ Compliant ☐ N/A ☐ Performance Solution
PO16 Development provides screening and partial enclosure of balconies to:	AO16.1 Development where providing balconies with solid balustrades on the street frontage or visible from public space, limits solid balustrading to a maximum of:	AO16.1 Balconies visible from the street and public realm ensure the tower maintains a visually open and articulated appearance. Solid or opaque elements are limited to targeted privacy,	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(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>	(a) 50% of the balconies on the first 3 storeys; (b) 25% on the 4th storey and above. Refer to Figure w.	screening and architectural treatments for the podium balcony and do not dominate the street-facing balcony presentation.	
	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 The proposal incorporates predominantly open and lightweight balcony treatments, with solid walls and fixed screening limited to locations required for privacy, services or separation between adjoining private open space areas. Screening is integrated into the architectural expression of the building and does not unnecessarily enclose balcony frontages, maintaining access to daylight, ventilation and outlook while protecting residential amenity	☒ Compliant ☐ N/A ☐ Performance Solution
	AO16.3 Development where providing operable, moveable or adjustable screening of balconies, limits the screening to a maximum of: (a) 60% of the front side or rear boundary balconies to achieve visual privacy to an existing dwelling within 9m; (b) 100% of west-facing primary balconies. Refer to Figure w.	AO16.3 The proposal incorporates operable screening to selected balconies where required to manage privacy and solar exposure. Screening is limited in extent and integrated into the architectural design so as to maintain outlook, daylight and natural ventilation while providing appropriate privacy between dwellings.	☒ Compliant ☐ N/A ☐ Performance Solution
PO17	AO17.1	AO17.1	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
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>	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.	As outlined in the setback responses AO24-26, the proposal has been designed to protect the privacy of adjoining dwellings through the orientation and configuration of habitable room windows and private open spaces. Where interfaces occur within the prescribed separation distances, direct overlooking is limited through a combination of offset openings, solid balustrades, obscure glazing and fixed or operable screening as appropriate.	☒ Compliant ☐ N/A ☐ Performance Solution
	AO17.2 Development where a direct view is available from balconies, terraces, decks or roof decks into windows of habitable rooms, balconies, terraces or decks in an adjacent existing dwelling house, is screened from floor level to a height above 1.5m above floor level.	AO17.2 The proposal has been designed to appropriately manage overlooking between private open spaces and adjoining dwellings. Where a direct view from a balcony, terrace or roof deck to a habitable room window or private open space of an existing dwelling is available, screening is incorporated to a minimum height of 1.5m above finished floor level.	☒ Compliant ☐ N/A ☐ Performance Solution
	AO17.3 Development provides screening devices that are solid translucent screens, perforated or slatted panels or fixed louvres	AO17.3 e proposal incorporates fixed and durable screening devices where required to manage visual privacy. Screening comprises solid,	☒ Compliant ☐ N/A

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	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>	translucent, perforated, slatted or louvred treatments designed to restrict direct views, with openings limited to a maximum of 25% and a maximum opening dimension of 50mm. The screening is integrated into the architectural design and provides an appropriate balance between privacy, ventilation and visual amenity.	☐ Performance Solution
PO18 Development minimises light nuisance to residents and adjoining premises whilst maintaining safety of publicly accessible areas of the development.	AO18 Development of outdoor lighting is in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting. Note—This includes outdoor lighting to communal open spaces on the roof. <i>Note—This includes outdoor lighting to communal open spaces on the roof.</i>	AO18 This can be conditioned accordingly.	☒ Compliant ☐ N/A ☐ Performance Solution
PO19 Development for a building must not incorporate any type of glass or other surface likely to reflect specular rays that could create undue nuisance, discomfort or hazard to the surrounding locality.	AO19 Where development incorporates reflective glass material, it is to have: (a) a level of light reflectivity of not greater than 20%; (b) a level of heat transmission of not less than 20%.	AO19.1 The proposal will ensure that any reflective glazing achieves a light reflectivity of no greater than 20% and a heat transmission of not less than 20%. Glazing will be selected accordingly to minimise glare and adverse visual impacts on surrounding properties and the public realm while maintaining an appropriate level of internal amenity.	☒ Compliant ☐ N/A ☐ Performance Solution
PO20	AO20.1	AO20.1	☒ Compliant

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
Development is located, designed and constructed to achieve the: (a) air quality (planning) criteria in Table 9.3.14.3.G; (b) odour criteria in Table 9.3.14.3.H. <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>	Development in a zone in the centre zones category or the Mixed use zone, including any outdoor air intakes for the development, is separated from: (a) exhaust vent outlets of premises where food or cooking odour is released, by a minimum of 6m; (b) exhaust vent outlets from car parks or bus stations, by a minimum of 15m.	All outdoor air intakes will be appropriately located and designed to maintain adequate separation from nearby exhaust vent outlets, ensuring a suitable level of amenity for future occupants and avoiding adverse impacts associated with odour and vehicle emissions.	☐ N/A ☐ Performance Solution
	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 The development is not within 150m of a spray painting workshop.	☒ Compliant ☐ N/A ☐ Performance Solution
PO21 Development in a zone in the centre zones category or the Mixed use zone must: (a) be located, designed and constructed to protect bedrooms and other habitable rooms from exposure to noise arising from non-residential activities outside the building; (b) be designed and constructed to achieve a minimum reduction in sound pressure level between the exterior of the building and the bedrooms or indoor primary living areas of 30dBA.	AO21 Development in a zone in the centre zones category or the Mixed use zone has a minimum acoustic performance of: (a) Rw 35 for glazing (windows and doors) where total area of glazing is greater than 1.8m²; (b) Rw 32 for glazing (windows and doors) where total area of glazing is less than or equal to 1.8m².	AO21 This can be conditioned accordingly.	☒ 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—</i> <i>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 plants are acoustically screened from nearby sensitive uses.	AO22 This can be conditioned accordingly.	☒ 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 proposal complies with this Performance Outcome. The development incorporates CPTED principles through active ground floor frontages, clear pedestrian entries, passive surveillance of publicly accessible areas, appropriate lighting, legible wayfinding and the separation of public, commercial and private residential areas. The design minimises concealed spaces and promotes a safe and secure environment for residents, visitors and the broader community.	☒ 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>			
PO24 Development incorporates graffiti and vandalism prevention techniques in its layout, building or structure design and landscaping, by:	AO24 No acceptable outcome prescribed.	AO24 The development incorporates durable materials, active frontages, high-quality architectural detailing and landscaping that minimise opportunities for graffiti and vandalism whilst facilitating ongoing maintenance and rapid removal should graffiti	☒ 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>		occur. These measures contribute to a safe, attractive and well-maintained public realm.	
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 Residential components of the development may operate on a 24-hour basis, whilst the proposed non-residential uses will be compliant with the Centre and Mixed use code.	☒ 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 All dwellings are designed with floor-to-ceiling heights exceeding 2.7m and incorporate multiple openings and balcony interfaces that facilitate access to natural light, ventilation and outlook, thereby enhancing residential amenity.	☒ Compliant ☐ N/A ☐ Performance Solution
	AO26.2	AO26.2	

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.	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.	The building incorporates weather protection and sun shading through recessed balconies, articulated façades, awnings, screening devices and landscaped edges. North-facing façades are articulated through balcony recesses and architectural shading elements, while west-facing façades are treated with a combination of recessed outdoor spaces, screening, landscaping and building articulation to reduce solar exposure and improve residential amenity.	☒ 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> <i>Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy.</i>	AO27.1 Proposed car parking areas, driveways, retaining walls will not impact on large shade trees that are proposed.	☒ Compliant ☐ N/A ☐ Performance Solution
	AO27.2 Development provides or retains one tree within the site per 20m of frontage that is	AO27.2 The existing development pattern and built form do not provide for street trees at the prescribed	☐ Compliant

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	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>	rate. The building is intentionally positioned forward toward the street to reinforce activation and provide a strong street edge in line with the adjoining existing developments, with awning coverage contributing shade and pedestrian comfort along the frontage. As no existing street trees are located along the front, a performance solution is sought for AO27.2.	☐ 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 The development provides tree species that are selected and planted to provide a minimum of 50% shade cover to a site's open space within 10 years.	☐ Compliant ☐ N/A ☐ Performance Solution
PO28 Development provides landscaping that must: (a) provide shade to pedestrian pathways; (b) maintained sightlines and support personal safety by allowing for the overlooking of the street and public spaces from the site and balconies; (c) present an integrated landscape, neighbourhood and streetscape character; (d) contribute positively to amenity and the subtropical microclimate of	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.	AO28.1 The proposed development is positioned toward the street to reinforce activation and provide a defined centre frontage. As such, no street trees are proposed. Notwithstanding this variation, the development incorporates landscaping across the site and upper levels to soften the built form, provide shade, maintain sightlines and passive surveillance, and contribute to the subtropical character of the streetscape. Landscaping is also used to improve privacy and amenity between	☐ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
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>	<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> AO28.2 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.	residential areas and reduce the visual prominence of hardstand and built elements. Furthermore, as the Centre and Mixed use code allows for built to boundary podium setbacks at the ground floor, no side landscaping is proposed within the natural ground level. Vertical planters are included on the upper floors. Overall, the landscape response achieves the intent of PO28 by providing an integrated and functional landscape outcome that improves streetscape amenity, supports pedestrian comfort and contributes positively to the subtropical character of the development.	☐ Compliant ☐ N/A ☒ Performance Solution
PO29 Development provides a resident with functional outdoor living space that receives natural light but is shaded to protect from the resident from direct sunlight.	AO29.1 Development locates deep-planting areas: (a) to protect existing significant vegetation including large subtropical shade trees; (b) to provide an opportunity for the co-location of deep soil plants and large subtropical shade trees within the street or on adjoining premises; (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</i>	AO29.1 Please see section 6.4 of the Town Planning Report for response to landscaping outcomes per the Centre and Mixed Use code.	☐ Compliant ☐ N/A ☒ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	<i>front boundary setback of zero metres is required, such as in a zone in the centre zones category or Mixed use zone.</i> 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. AO29.3 Where there are no existing large subtropical shade trees on the site, development provides trees in the deep-planting areas which: (a) are capable of growing to a minimum canopy diameter of 5m and a minimum height of 5m within 5 years of planting; (b) are subtropical tree species consistent with the Planting species planning scheme policy. <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>		☐ Compliant ☐ N/A ☐ Performance Solution ☐ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	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.		☐ Compliant ☐ N/A ☐ Performance Solution
Private and communal open space			
PO30 Development provides communal space that must be designed to provide: (a) residents with passive and active recreation opportunities; (b) a pleasant outlook for residents and maximise opportunities for shared views or access to viewing points; (c) opportunity for a range of uses and flexible use.	AO30.1 Development consisting of 10 or more dwellings provides communal open space, that is clearly distinguished from deep planting areas and private open space, and: (a) is a minimum of 5% or 40m ² of the site area, whichever is greater; (b) is one consolidated useable space, or where exceeding 100m ² , two separate useable areas within the site; (c) is a minimum 50% open to the sky; (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;	AO30.1 The proposal provides a substantial provision of communal open space across the development, with a total communal recreation area of approximately 111.3m ² equivalent to 8.3% of the site area. Specifically, Communal recreational areas are provided on the rooftop.	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	(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, and another on the roof to take advantage of views.</i> <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	AO30.2 The proposal communal open spaces is appropriately separated from vehicle manoeuvring spaces and required infrastructure such as tanks, transformers or water boosters.	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	(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>		
PO31 Development must provide attractive and functional private open space for residents that: (a) is appropriately sized and located to enhance amenity and liveability for residents; (b) is designed to be functional for the use of the possible number of residents in each dwelling; (c) is designed to contribute to the form and detail of the building. <i>Note—Private open space can be provided on ground, on balconies or in a structure over a platform, basement and on rooftops.</i>	AO31.1 Development provides private open space which comprises: (a) for ground storey dwellings, a minimum area of 35m² with a minimum dimension of 3m; (b) for dwellings above ground storey, a balcony with a minimum area of 12m² and a minimum dimension of 3m. <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>	AO31.1 Generous private open space is provided for all above ground storey dwellings that exceed the minimum requirements prescribed in AO31.1.	☒ Compliant ☐ N/A ☐ Performance Solution
	AO31.2 Development provides for private open space areas that are:	AO31.2 All private open spaces are directly accessible from the living area of the dwelling, has a minimum dimension of 2m² and provided with moveable screening where appropriate.	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	(a) for the primary area, directly accessible from the internal primary living areas of the dwelling; (b) provided with a screened area of 2m ² minimum dimension capable of screening air-conditioning plant, private clothes drying, etc; (c) provided with adjustable, moveable or operable privacy screening where appropriate.		
	AO31.3 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 Please see section 6.4 of the Town Planning Report for response to built form outcomes	☐ Compliant ☐ N/A ☒ Performance Solution
	AO31.4 Development ensures that private open space areas do not contain: (a) vehicle driveways, manoeuvring or hardstand areas; or (b) surface structures and infrastructure such as retaining walls, rainwater tanks, electricity transformers and fire hydrants and boosters. <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</i>	AO31.4 Private open space areas do not contain vehicle access, manoeuvring areas or surface infrastructure. Accordingly, these spaces provide functional and usable outdoor areas that contribute positively to residential amenity.	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	structures, such as pergolas, are able to be located within at-grade and in-structure private open space. AO31.5 Development provides a minimum of 75% of a dwelling's outdoor living area positioned to the north or north-east. This is balanced with street interface desired outcomes. <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 Please see section 6.4 of the Town Planning Report for response to built form outcomes	☐ Compliant ☐ N/A ☒ Performance Solution
Refuse storage and collection			
PO32 Development provides refuse and recycling collection and storage facilities that: (a) are located conveniently in an unobtrusive dedicated storage room or separate screened structure; (b) are located and managed so that adverse impacts on building occupants, neighbouring properties and the public realm are minimised; (c) provide for refuse and recycling including source separation; (d) are of a design that allows low-frequency service collection;	AO32 Development provides refuse and recycling collection and storage facilities, including source separation, in accordance with the Refuse planning scheme policy.	AO32 The proposal provides refuse and recycling collection and storage facilities in accordance with the Refuse planning scheme policy. Please refer to the Waste Management Plan by <i>Modus</i>.	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(e) minimise ongoing building management cost for occupants. <i>Note—Refer to the Refuse planning scheme policy for further guidance.</i>			
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 Vehicle access is consolidated to a single crossover on Fox Street and occupies less than 30% of the site's total street frontage. The pedestrian entry adjoins the porte cochere and landscaped to provide a positive streetscape character and legible entry way.	☒ Compliant ☐ N/A ☐ Performance Solution
	AO33.2 Development provides site access, combined with short-term parking, drop-off zones or porte-cocheres, that does not dominate the street frontage or comprise more than 40% of the street frontage width.	AO33.2 The crossover and porte cochere does not comprise more than 40% of the frontage width.	☒ Compliant ☐ N/A ☐ Performance Solution
	AO33.3 Development, where above-ground or partially above-ground car parking, is located so that: (a) the facade design and materials selection is extended to the car park entry and car park areas on all frontages and boundaries; (b) building services, pipes and ducts within the car park are not visible from the street and other public spaces or	AO33.3 The proposed car parking is integrated into the overall building design through consistent façade treatments, materials and landscaping. Car park entries and associated services will be appropriately screened so they are not visually prominent from the street, public spaces or adjoining properties.	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	adjoining properties and are screened and landscaped. Refer to Figure v.		
PO34 Development where not in a zone in the centre zones category or the Mixed use zone, provides car parking that is sited and of a bulk and form that: (a) does not dominate the street frontage of the development; (b) does not impact on the safety and efficiency of the road networks; (c) does not detract from the quality of adjoining streetscape or public spaces; (d) is safe and convenient for residents, visitors and service providers; (e) does not negatively impact on the amenity of adjoining residents by way of noise, odour or light having regard to: (i) the proximity of dwelling houses or existing multiple dwellings on adjoining sites; (ii) the scale and detail of any parking structure walls when viewed from the street and adjoining properties; (iii) setback distances to mitigate impacts; (iv) the location of active frontages and 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 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>	AO34.1 Not applicable. The proposal is in the Mixed use zone.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO34.2 Development, where not in a zone in the centre zones category or the Mixed use zone,	AO34.2	☐ Compliant

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
<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>	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.	Not applicable. The proposal is in the Mixed use zone.	☒ N/A ☐ Performance Solution
	AO34.3 Development, where not in a zone in the centre zones category or the Mixed use zone, for a basement car parking structure that is 1m or less above ground and located on the side or rear boundary ensures that where retaining walls and fencing are proposed: (a) the maximum combined height of basement structure, retaining walls and fencing is 2m; (b) structures and fences are finished with low-maintenance and pre-finished materials. <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>	AO34.3 Not applicable. The proposal is in the Mixed use zone.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO34.4 Development where not in a zone in the centre zones category or the Mixed use zone, ensures that the location of visitor parking is: (a) clearly signposted; (b) not located behind a security barrier; (c) not located on both sides of the driveway;	AO34.4 Not applicable. The proposal is in the Mixed use zone.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	(d) separated from the street frontage boundary by a 4m wide deep planting area.		
	AO34.5 Development, where not in a zone in the centre zones category or Mixed use zone, for a small-scale multiple dwelling, such as attached or townhouse dwellings, provides a tandem car parking space for those units which provide direct vehicle access from the street, that is designed in accordance with Figure q. <i>Note—Direct vehicle access for individual units is subject to availability of on-street parking, street trees and general amenity impacts assessment and is generally not acceptable for development on major roads.</i>	AO34.5 Not applicable. The proposal is in the Mixed use zone.	☐ Compliant ☒ N/A ☐ Performance Solution
PO35 Development where not in a zone in the centre zones category or the Mixed use zone, ensures that car parking, hardstand or manoeuvring areas are: (a) located to minimise noise and fumes disturbance on residents within and adjoining the site; (b) acoustically and visually screened to: (i) minimise the reflection of headlights into dwelling windows; (ii) attenuate noise impacts;	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.	AO35.1 Not applicable. The proposal is in the Mixed use zone.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO35.2	AO35.2	☐ Compliant

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(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>	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.	Not applicable. The proposal is in the Mixed use zone.	☒ N/A ☐ Performance Solution
	AO35.3 Development, where not in a zone in the centre zones category or the Mixed use zone, and where car parking is above ground and uncovered, provides: (a) a minimum of 1 shade tree for every 6 car spaces; (b) trees which are planted to achieve a minimum 50% shade cover along internal pedestrian paths and driveways within 5 years of certification in accordance with the Landscape work code and the Planting species planning scheme policy.	AO35.3 Not applicable. The proposal is in the Mixed use zone.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO35.4	AO35.4	☐ Compliant

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	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.	Not applicable. The proposal is in the Mixed use zone.	☒ 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 performance outcomes and acceptable outcomes.</i>	AO35.5 Not applicable. The proposal is in the Mixed use zone.	☐ Compliant ☒ N/A ☐ Performance Solution
Transit oriented development			
PO36 Development adjoining or in the immediate vicinity of a railway or busway station or in a location identified in a neighbourhood plan, supports a high level of personal and community safety, and promotes activity at the street front, in public spaces and at the interface with railway and busway stations through:	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	AO36 Not applicable, the development is not located 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.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(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.	for conversion to and between non-residential and residential uses; (b) provides safe, logical and direct pedestrian access to and from the development to the street front or adjoining public areas; (c) provides or maintains safe, logical and direct pedestrian access to the railway or busway station entry points in accordance with the Infrastructure design planning scheme policy; (d) ensures that any screening and landscaping provided within the development creates vibrant and attractive street environments whilst not preventing casual surveillance of streets, public spaces and the immediate station environment, entries and platform.		
Fencing and retaining walls			
PO37 Development provides fencing and retaining walls that must: (a) facilitate casual surveillance of the street and public space; (b) enable use of private open space; (c) assist in highlighting entrances to the property; (d) provide a positive interface to the streetscape;	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;	AO37.1 The proposal does not involve fencing along the boundaries.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(e) protect the privacy and amenity for residents and dwellings adjoining the site.	(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.		
	AO37.2 Development incorporating solid front fences or walls that front the street or other public spaces 1.2m or more high and longer than 10m, indentations, material variation and landscaping is provided to add visual interest and soften the visual impact.	AO37.2 The proposal does not involve solid front fences. Therefore, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO37.3 Development for a retaining wall is: (a) stepped to minimise impact on the streetscape and pedestrian environment; (b) a maximum of 0.6m in height if directly abutting the edge of the adjoining road reserve verge.	AO37.3 The proposal for retaining walls will not impact on pedestrian environment and not exceeding 0.6m height if adjoining road / verge.	☒ Compliant ☐ N/A ☒ Performance Solution
Adaptable housing			
PO38	AO38	AO38	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
Development meets a diverse range of community needs by providing adaptable housing that is responsive to changing community life-cycle needs.	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.	The proposal does not involve adaptable housing. Therefore, this criterion is not applicable.	☐ 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: (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;	AO39 Development is designed and sited in compliance with a structure plan prepared in accordance with the Structure planning scheme policy.	AO39 The proposal is not on a site with an area 7,000m ² or greater and is not in the Emerging community zone. Therefore, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(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			
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;	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;	AO40.1 The neighbourhood plan does not identify the site as a landmark site. Therefore, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(c) reinforcing a sense of arrival to the neighbourhood plan area, precinct or sub-precinct through marking a node, an intersection or major connection point in the city; (d) respecting the prominence of any adjoining or nearby heritage place or local landmark; (e) providing a corner land dedication, if required, that: (i) accommodates a deep-planted large feature tree within the dedication area; (ii) provides a building envelope that acknowledges and integrates the presence of the large feature tree canopy; (iii) accommodates high levels of pedestrian movement and a high quality pedestrian setting. (f) Note—A neighbourhood plan may indicate whether or not a land dedication is required. Note—A neighbourhood plan may indicate whether or not a land dedication is required.	(e) uses high-quality and durable materials and finishes; (f) integrates landscaping, building entries and the public realm at the ground plane. Note—The Council's Independent Design Advisory Panel may be invited to provide advice on developments in accordance with the provisions of the Independent design advisory panel planning scheme policy. AO40.2 Development provides a corner land dedication adjacent to the existing verge area which: (a) complies with any dimensions identified in a neighbourhood plan; (b) accommodates a deep-planted feature tree in compliance with the Infrastructure design planning scheme policy; (c) is embellished in compliance with the Infrastructure design planning scheme policy. Note—A neighbourhood plan may indicate if a corner land dedication is to be truncated or inverted. If the configuration is not specified, a truncated land dedication is to be provided where the building or podium is 2 or less storeys height. Where an inverted corner land dedication is provided, the building design accommodates the feature tree canopy at maturity.	AO40.2 The neighbourhood plan does not identify the site as requiring a corner land dedication. Therefore, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
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 site is not identified as a view corridor in the neighbourhood plan. Therefore, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO41.2 Development enhances opportunities for views and vistas from a view point identified in a neighbourhood plan. <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 The site is not identified as a view point in the neighbourhood plan. Therefore, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
PO42 Development on a significant corner site identified in a neighbourhood plan provides a prominent visual reference and contribution to the neighbourhood's public realm by: • accommodating high levels of pedestrian movement at the corner and enhancing the pedestrian experience; • emphasising the corner setting through building form, expression, silhouette, scale, materials and landscaping;	AO42.1 Development is designed to emphasise the corner setting of a significant corner site identified in a neighbourhood plan and provides: (a) building entries on both street frontages; or (b) a single main entry at the corner.	AO42.1 The site is not identified as requiring a significant corner land dedication in the neighbourhood plan. Therefore, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ 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;	AO42.2 The site is not identified as requiring a significant corner land dedication in the neighbourhood plan. Therefore, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
- 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. <i>Note—A neighbourhood plan will indicate whether or not a land dedication is required.</i>	(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>		
	AO42.3 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 The site is not identified as requiring a corner land dedication area in the neighbourhood plan. Therefore, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
If in the Infill housing zone precinct of the Character residential zone			
PO43 Development in the Infill housing zone precinct of the Character residential	AO43 Development in the Infill housing zone precinct of the Character residential zone	AO43	☐ Compliant ☒ N/A

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
zone respects the intensity and form of the neighbourhood and demonstrates an appropriate site density.	does not exceed 1 dwelling per 300m ² of site area.	The site is not in the Infill housing zone precinct of the Character residential zone. Therefore, this criterion is not applicable.	☐ Performance Solution
PO44 Development provides a side boundary setback that reflects the character and form intent of the area, generally characterised by the separation of buildings.	AO44 Development in the Character residential zone: (a) does not incorporate a built to boundary wall; or (b) matching the extent of an existing built to boundary wall on the adjoining property; or (c) incorporates a maximum of 1 built to the boundary wall on a side boundary where the owner of the adjoining premises does not object. <i>Editor's note—Confirmation in writing in the form of a statutory declaration from the registered owner of the adjoining premises is required to be submitted to demonstrate compliance.</i>	AO44 The site is not in the Infill housing zone precinct of the Character residential zone. Therefore, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution

4. SECONDARY CODES

4.1 Stormwater Code

Effective V36 12 June 2026

Please refer to the attached Civil Engineering Report by Michael Bale & Associates for assessment against the Stormwater code.

4.2 Transport, Access, Parking and Servicing Code

Effective V36 12 June 2026

Please refer to the attached Traffic Engineering Report by Modus for assessment against the Transport, Access, Parking and Servicing code. Additionally, please refer to Section 6.4 of the Town Planning Report for assessment against the Performance Solutions sought.

4.3 Landscape Work Code

Effective V36 12 June 2026

4.3.1 Purpose

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(1) The purpose of the Landscape work code is to assess the suitability of the landscape work aspect of development.		
(2) The purpose of the code will be achieved through the following overall outcomes:		
(a) Landscape work retains, protects and integrates significant on-site vegetation into development design. (b) Landscape work ensures acoustic barriers and landscaping create effective buffers to adjacent sites. (c) Landscape work is sustainable, effective, functional and safe through appropriate maintenance, design for climate, structural considerations and growing media. (d) Landscape work ensures planting species selection is appropriate to the planting environment, climate and development setting, long-term performance, and balances the intended form and scale of the development. (e) Landscape work is artificial growing environments is designed, installed and maintained to ensure the intended functional and aesthetic outcomes required for the development are achieved and sustained over the long term.	The proposal provides a coordinated and sustainable landscape response that integrates planting throughout the ground, podium and rooftop levels. Planting species and growing environments are selected to suit Brisbane's subtropical climate, the building form and the intended long-term landscape character, with appropriate consideration given to irrigation, maintenance, structural support and growing media. Landscaping is also used to soften built form and provide visual buffering to adjoining sites and service areas. Where planting is provided in artificial growing environments, including podium and rooftop planters, these areas are designed to support the long-term health, functionality and aesthetic performance of the landscape treatment.	☒ Compliant ☐ N/A ☐ Performance Solution

4.3.2 Performance Outcomes & Acceptable Outcomes

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
PO1 Development ensures that trees are protected from development impacts.	AO1.1 Development ensures that trees identified in a landscape concept plan or development approval are retained and protected in	AO1.1 Not applicable. There are no trees identified in a landscape concept plan or development approval to be retained and protected.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	accordance with AS 4970-2009 Protection of trees on development sites.		
	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. There are no trees identified in a landscape concept plan or development approval to be retained and protected.	☐ 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. The acoustic barrier or barrier fence is not required.	☐ 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 No planting buffers are required for an acoustic barrier or fence.	☐ Compliant ☒ N/A ☐ Performance Solution
PO3 Development provides species as a screen or buffer which maintain the amenity of adjoining premises.	AO3 Development ensures that a landscape buffer required by a use code incorporates: (a) species in accordance with the Planting species planning scheme policy; (b) a minimum of 2 tier planting.	AO3 The proposal does not require a landscape buffer by the use code, thus not applicable.	☐ 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 Landscaping incorporate appropriate species and layering. Refer to Landscape Concept Plans by <i>LaudInk</i> .	☒ 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 Landscape species will be selected and chosen to support long-term performance.	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	AO4.3 Development provides podium planting in compliance with the Infrastructure design planning scheme policy.	AO4.3 Podium planting is provided in accordance with the infrastructure design planning scheme policy. Refer to Landscape Concept Plans by <i>Laudink</i> .	☒ Compliant ☐ N/A ☐ Performance Solution
PO5 Development provides landscaping in a common area which provides for clear sightlines and good visibility to entrance and exit points.	AO5.1 Development incorporates a plant selection along a pathway which ensures: (a) a clear trunk height of minimum 1.8m at maturity; (b) a shrub height of maximum 1m at maturity. <i>Refer to the Crime prevention through environmental design planning scheme policy.</i>	AO5.1 Plant selections along pathways provide suitable sightlines and good visibility to entrance and exit points.	☒ 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 Landscaping and mounding will not interfere with visibility along a pathway.	☒ 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 landscape design incorporates suitable design cues to assist distinguishing to between public area, semi-public area and private areas.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
PO7 Development provides a plant selection which achieves the functional and aesthetic outcomes to balance the form and scale of the development including: (a) screening and buffering; (b) street presentation; (c) shading; (d) amenity;	AO7 Development provides species in accordance with the Planting species planning scheme policy.	AO7 The landscape design provides species in accordance with the Planting species planning scheme policy. Refer to Landscape Concept Plans by <i>LaudInk</i> .	☒ Compliant ☐ N/A ☐ Performance Solution
PO8 Development provides planting densities and stock sizes which are optimised to: (a) reduce maintenance and erosion; (b) achieve amenity and ecological outcomes; (c) provide the level of 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. <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>	AO8.1 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 Not applicable. No planting in natural ground is proposed.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO8.2 Development achieves the minimum planting coverage for any artificial growing environment as specified in the Landscape design planning scheme policy.	AO8.2 The design complies with the planting coverage required specified in the Landscape design planning scheme policy. Refer to Landscape Concept Plans by <i>LaudInk</i> .	☒ Compliant ☐ N/A ☐ Performance Solution
PO9 Development provides planting areas in open-air car parking areas which are designed and constructed to ensure	AO9.1 Development provides species in a car park that are selected in accordance with the Planting species planning scheme policy.	AO9.1 All car parking is concealed within the built form.	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
that landscaping and shade trees thrive and achieve a minimum 50% shade cover within 5 years of planting.	AO9.2 Development provides planting areas within car parking areas that are protected by wheel stops or bollards.	AO9.2 All car parking is concealed within the built form.	☐ Compliant ☒ N/A ☐ Performance Solution
PO10 Development for a shade structure does not compromise landscape outcomes.	AO10 Development for a shade structure in a car park allows unimpeded access to natural sunlight and rainwater for landscaping and shade trees.	AO10 All car parking is concealed within the built form.	☐ Compliant ☒ N/A ☐ Performance Solution
PO11 Development involving the construction of retaining walls provides for: (a) safety; (b) an attractive appearance appropriate to the surrounding area; (c) easy maintenance; (d) longevity; (e) minimal water seepage impacts.	AO11 Development of a retaining wall: (a) is constructed in compliance with the structures standards in the Infrastructure design planning scheme policy and is certified by a Registered Professional Engineer Queensland; (b) incorporates planting areas.	AO11 Not applicable. No planting retaining walls are proposed.	☐ 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;	AO12.1 Development provides drainage for artificial growing environments which is connected to the stormwater drain.	AO12.1 All containerised planting will be connected to the stormwater system.	☒ 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	AO12.2 The design will provide for suitable capacity for stormwater harvest and reuse. Refer to Landscape Concept Plan by <i>LaudInk</i> .	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(c) stormwater harvesting to be maximised and any adverse impacts of stormwater minimised; (d) 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>	sources are utilised and is in accordance with the standards in the Landscape design planning scheme policy. AO12.3 Development provides areas of pavement, turf, landscaping and mulched garden beds which are adequately drained. <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>	AO12.3 All containerised planting will be connected to the stormwater system.	☒ Compliant ☐ N/A ☐ Performance Solution
	AO12.4 Development provides a reticulated irrigation system to all landscaping areas in accordance with the Landscape design planning scheme policy.	AO12.4 The design will provide for suitable capacity for stormwater harvest and reuse. Refer to Landscape Concept Plan by <i>LaudInk</i> .	☒ 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 Any turfed areas will be accessible by standard lawn maintenance equipment and are able to receive adequate sunlight.	☒ 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 Control devices for tank water will be appropriately located in common property areas for accessible maintenance.	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	AO13.3 Development provides one hose cock within each private landscape and recreation area.	AO13.3 Any private landscape and recreation areas will be appropriately fitted with a hose cock.	☒ 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 Landscaping will not impact on overland flow paths.	☒ 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 All containerised planting will be accessible for safe and practical maintenance from within the site.	☒ Compliant ☐ N/A ☐ Performance Solution
	AO13.6 Development ensures that all artificial growing environments are designed to be durable and to prevent material movement from structures.	AO13.6 Containerised planting is designed to be durable and to prevent material movement from structures.	☒ Compliant ☐ N/A ☐ Performance Solution
	AO13.7 Development ensures that artificial growing environments are designed to allow for flush out.	AO13.7 Containerised planting will be constructed to allow flush out.	☒ Compliant ☐ N/A ☐ Performance Solution
	AO13.8 Irrigation systems are designed to prevent overspray outside of planting areas.	AO13.8 The development will provide for an irrigation system designed to prevent overspray of planting areas. The irrigation system will be determined as part of the detailed design,	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
PO14 Development ensures that the location and type of planting do not compromise the function and accessibility of services and facilities.	AO14 Development provides plant species which are selected and sited, taking into consideration the location and access requirements of overhead and underground services.	AO14 The development provides appropriate plant species ensuring services and facilities are not compromised. Refer to Landscape Concept Plans by <i>LaudInk</i> .	☒ 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 Containerised planting has been integrated into the building and structural design and is provided in compliance with the Landscape design planning scheme policy. Refer to Landscape Concept Plans by <i>Laudnk</i> .	☒ 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 All containerised planting on the building includes appropriate drainage and waterproofing. Refer to Landscape Concept Plans by <i>LaudInk</i> .	☒ Compliant ☐ N/A ☐ Performance Solution
PO16 Development incorporating a rooftop garden provides landscaping that: (a) is integrated into the rooftop garden design (b) ensures that landscaped open spaces dominate the built form elements; (c) contributes to shade of communal open space;	AO16.1 Development incorporating a rooftop garden provides landscaping that includes: (a) planting at the perimeter off the rooftop for a minimum extent of 50% of the rooftop perimeter facing at least two different elevations of the building; (b) a diverse mix of suitable planting species including ground covers, shrubs and trees at different heights in accordance	AO16.1 No rooftop garden is being proposed as part of this application.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(d) enhances the visual amenity and function of different rooftop garden spaces; (e) contributes to greening the building appearance when viewed from external public vantage points. <i>Note—External public vantage points means from at least two mostly unobstructed views of the development from a public area.</i>	with the Planting species planning scheme policy; (c) suitable medium shrubs and small trees in accordance with the Planting species planning scheme policy providing a minimum 25% shade cover of rooftop communal open space within 5 years. AO16.2 Development for a rooftop garden where Section 1.7.7(3) applies, or where exceeding maximum building height, provides soft landscaping features that are: (a) a minimum 75% open to the sky; (b) provided in addition to any artificial soft landscape features		

5. OVERLAYS

5.1 Airport Environs Overlay Code

Effective V36 12 June 2026

5.1.1 Purpose

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(1) The purpose of the Airport environs overlay code is to: (a) Implement the policy direction in the Strategic framework, in particular: (ii) Theme 1: Brisbane's globally competitive economy and Element 1.2 – Brisbane's industrial economy; (iii) 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 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.		

5.1.2 Performance Outcomes & Acceptable Outcomes

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

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 The proposal does not involve an air service. Therefore, this criterion is not applicable.	☐ 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 The proposal is not in the Bird and bat bird strike zone sub-categories.	☐ 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 The proposal is not in the Bird and bat bird strike zone sub-categories.	☐ Compliant ☒ N/A ☐ Performance Solution
Section C—If in the Public safety area sub-categories			
PO5 Development does not expose or increase the risk to public safety.	AO5.1	AO5.1 The proposal is not in the Public safety area sub-categories.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	Development does not increase the number of people living, working or congregating in the Public safety area sub-categories.		
	AO5.2 Development does not materially increase the storage and handling of dangerous goods or combustible liquids within the Public safety area sub-categories.	AO5.2 The proposal is not in the Public safety area sub-categories.	☐ Compliant ☒ N/A ☐ Performance Solution
Section D—If in the Light intensity sub-categories			
PO6 Development ensures that buildings and structures do not adversely impact airport operations or interfere with pilot vision.	AO6.1 Development ensures that outdoor lighting: (a) does not imitate the format of approach or runway lighting by configuring lights in straight parallel lines greater than 500m in length; (b) does not emit light that will exceed the maximum light intensity specified within the light intensity area identified on the Light intensity sub-categories. <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 The proposal is not in the Light intensity sub-categories.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO6.2 Development in the Within 6km-Max intensity of light sources 3 degrees above horizon sub-category does not involve: (a) coloured flashing or sodium lighting; or	AO6.2 The proposal is not in the Light intensity sub-categories.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	(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 The proposal is not in the Aviation facilities sub-categories.	☐ Compliant ☒ N/A ☐ Performance Solution
Section F—If in the Australian Noise Exposure Forecast (ANEF) contour sub-categories			
PO8 Development adequately attenuates for aircraft noise in buildings to protect the health and wellbeing of occupants by complying with the internal noise criteria in Table 8.2.2.3.B. <i>Note—A noise impact assessment report prepared in accordance with the Noise</i>	AO8.1 Development for a caretaker's accommodation, childcare centre, community care centre, community residence, dual occupancy, dwelling house, dwelling unit, educational establishment, health care service, hospital, multiple dwelling, relocatable home park, residential care facility, retirement facility or rooming	AO8.1 The proposal is not in the ANEF contour sub-categories.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
<i>impact assessment planning scheme policy can assist in demonstrating achievement of this performance outcome.</i>	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 The proposal is not in the ANEF contour sub-categories.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO8.3 Development for an office is not located in the ANEF 25-30 sub-category, ANEF 30-35 sub-category, ANEF 35-40 sub-category, or ANEF 40-45 sub-category.	AO8.3 The proposal is not in the ANEF contour sub-categories.	☐ Compliant ☒ N/A ☐ Performance Solution

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

5.2 Coastal Hazard Overlay Code

Effective V36 12 June 2026

5.2.1 Purpose

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(1) The purpose of the Coastal hazard overlay code is to: (a) Implement the policy direction in the Strategic framework, in particular: (i) Theme 2: Brisbane's outstanding lifestyle, and Element 2.3 – Brisbane's healthy and safe communities; (ii) Theme 3: Brisbane's clean and green leading environmental performance, and Element 3.3 – Brisbane's adaptation approaches; (iii) Theme 4: Brisbane's highly effective transport and infrastructure networks, and Element 4.3 – Brisbane's coordinated infrastructure planning and delivery. (b) Provide for the assessment of the suitability of development in the Coastal hazard overlay.		
(2) The purpose of the code will be achieved through the following overall outcomes:		
(a) Development minimises exposure of people and property to unacceptable risks from coastal hazards including storm-tide and permanent tidal inundation.	The proposal does not result in unacceptable risk from coastal hazards, including storm-tide and permanent tidal inundation as further detailed in the attached Flood Impact Assessment Report prepared by <i>Water Technology</i> .	☒ Compliant ☐ N/A ☐ Performance Solution
(b) Development and infrastructure mitigates the risk of impacts from coastal hazard through its location, siting, design, construction and operation whilst maintaining amenity.	The proposed development is sited, designed and will be constructed to mitigate coastal hazard. Please refer to the Flood Impact Assessment Report prepared by <i>Water Technology</i> .	☒ Compliant ☐ N/A ☐ Performance Solution
(c) Development does not compromise the ability of the city's counter-disaster response capacity during a coastal hazard emergency.	The proposal does not compromise the city's ability for counter-disaster response.	☒ Compliant ☐ N/A ☐ Performance Solution
(d) Development provides for efficient evacuation and access for evacuation resources including emergency services during coastal hazard events or otherwise plans for the prospect and impact of isolation or hindered evacuation due to flooding from storm-tide and tidal inundation.	The proposal does not impact upon efficient evacuation and access for evacuation resources including emergency services during a coastal hazard event.	☒ Compliant ☐ N/A ☐ Performance Solution

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(e) Development involving essential community infrastructure remains functional during and immediately after a coastal hazard event.	Not applicable. The proposal does not involve essential community infrastructure.	☐ Compliant ☒ N/A ☐ Performance Solution
(f) Development ensures that essential building services or services essential for the development are designed, located and operated to minimise the coastal hazard risk to people, minimise damage to property, disruption to building function and the re-establishment time after a storm-tide or tidal inundation event.	The proposal will ensure any essential building services are appropriately located and designed to minimise exposure to coastal hazard impacts and maintain building functionality following a storm-tide or tidal inundation event. Where required, services will be positioned or protected to reduce the potential for damage, disruption and recovery time.	☒ Compliant ☐ N/A ☐ Performance Solution
(g) Development ensures that emergency management plans respond to the number and capacity of future users of the development to safely participate in emergency measures such as evacuation.	The proposal ensures any essential building services will be appropriately located to minimise the coastal hazard to risk to people and damage to property.	☒ Compliant ☐ N/A ☐ Performance Solution
(h) Development involving hazardous materials manufactured, handled or stored in bulk does not adversely impact on public safety and the environment as a result of the impacts of storm-tide and tidal inundation.	No hazardous materials are proposed.	☐ Compliant ☒ N/A ☐ Performance Solution
(i) Development does not cause or increase adverse impacts on other premises from coastal hazard.	The development does not involve hazardous materials that will adversely impact on public safety.	☐ Compliant ☒ N/A ☐ Performance Solution
(j) Development does not impact adversely on the ability of adjoining sites to implement future coastal hazard mitigation measures.	The proposal does not impact upon the ability of adjoining sites to implement future coastal hazard mitigation measures.	☒ Compliant ☐ N/A ☐ Performance Solution
(k) Development and infrastructure avoids or mitigates the impacts of predictable future coastal hazard due to increases in sea-level rise and cyclonic intensity.	The proposal avoids or mitigates the impacts of predictable future hazard due to increases in sea-level as further detailed in the attached Flood Impact Assessment Report prepared by <i>Water Technology</i> .	☒ Compliant ☐ N/A ☐ Performance Solution

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(l) Development in areas subject to coastal hazards protects biodiversity, the integrity of environmental networks and coastal resources.	The proposal does not impact upon the biodiversity or integrity of environment networks and coastal resources.	☒ Compliant ☐ N/A ☐ Performance Solution
(m) Development prioritises, in order, the safety of people, protection of public infrastructure and protection of private property, in the management of the economic, social and environmental impacts of coastal hazards.	The proposal does not impact upon the safety of people, protection of public infrastructure and protection of private property.	☒ Compliant ☐ N/A ☐ Performance Solution
(n) Development is designed and operated to withstand coastal hazards in order to avoid or defer the need for emergency assistance.	The proposal has been designed to operate and withstand coastal hazards in order to avoid or defer the need for emergency assistance.	☒ Compliant ☐ N/A ☐ Performance Solution
(o) Development does not rely on Council undertaking specific coastal hazard mitigation actions or uncommitted future provision of services or infrastructure to ensure the protection of people, property or infrastructure, unless identified through an adaption strategy.	The proposal does not rely on Council to undertake specific coastal hazard mitigation actions.	☒ Compliant ☐ N/A ☐ Performance Solution

5.2.2 Performance Outcomes & Acceptable Outcomes

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
Section A—If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development for a dwelling house including a secondary dwelling			
PO1 Development involving any habitable or non-habitable part of the dwelling house, including any secondary dwelling, is: (a) located and designed to minimise the risk to people and structures from coastal hazards;	AO1 Development for a dwelling house including, any secondary dwelling, complies with the flood planning levels in Table 8.2.6.3.B.	AO1 Table 8.2.6.3.B of the Coastal Hazard Overlay Code requires the habitable floor level of the proposed dwelling to be constructed at a minimum of 3.4m AHD. As demonstrated on the attached plans, the proposed dwelling will achieve the required flood planning level of RL 3.4m AHD.	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(b) located to minimise amenity impacts, disruption to residents, recovery time and rebuilding and restoration costs after a coastal hazard event.			
Section B—If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development other than for a dwelling house			
PO2 Development other than for a park is located and designed to: (a) minimise the risk to all persons from coastal hazards; (b) minimise flood damages to the development and contents of buildings; (c) provide suitable amenity; (d) minimise disruption to residents, recovery time, and rebuilding or restoration costs after coastal hazard events.	AO2 Development achieves minimum flood planning levels consistent with Table 8.2.6.3.C. <i>Editor's note—Information about flooding from storm tide is provided in Council's FloodWise Property Report.</i>	AO2 The proposal achieves the minimum flood planning level as per Table 8.2.6.3.C.	☒ Compliant ☐ N/A ☐ Performance Solution
PO3 Development for a park ensures that the design of the park and location of structures and facilities responds to coastal hazards and balances the safety of intended users with: (a) maintaining continuity of operations; (b) impacts of flooding on asset life and ongoing maintenance costs; (c) efficient recovery after flood events;	AO3 Development involving a building or structure in a park: (a) complies with the minimum flood planning levels in Table 8.2.6.3.C; or (b) is not located below the 20% AEP storm-tide level if Table 8.2.6.3.C does not apply to the type of structure.	AO3 The proposed development does not involve delivering a building in a park.	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(d) recreational benefits to the city; (e) availability of suitable land within the park.			
Section C—If assessable development other than for a dwelling house			
General			
PO4 Development has access which provides for safe vehicular and pedestrian movement in the development, including emergency services access during and after a coastal hazard event.	AO4 Development locates access points and driveways in the flood free area (or the area of the lowest flood risk) of the site.	AO4 Please refer to the attached Flood Impact Assessment Report prepared by <i>Water Technology</i> for further information.	☒ Compliant ☐ N/A ☒ Performance Solution
PO5 Development for pedestrian and cyclist paths: (a) provides a suitable level of trafficability; (b) manages the impacts of flooding on asset life and ongoing maintenance costs; (c) balances route availability with recreational and transport connectivity benefits to the city.	AO5.1 Development for off-road pedestrian and cyclist paths: (a) is not located in the Erosion prone area – coastal erosion subcategory; or (b) complies with the minimum flood planning levels in Table 8.2.6.3.H. <i>Note—If the site is subject to more than 1 type of flooding, the requirement that affords the highest flood planning level will apply.</i>	AO5.1 The proposed development does not involve an off-road pedestrian or cycle path.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO5.2 All new on-road cyclist and pedestrian facilities comply with the road flood immunity and trafficability standards for the applicable category of road in Table 8.2.6.3.H or Table 8.2.6.3.I	AO5.2 The proposed development does not involve a pedestrian or cyclist on-road facilities.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
PO6 Development does not: (a) impact adversely on the safety or amenity of an adjoining site; (b) impact adversely on the ability of others to implement future coastal hazard adaptation actions.	AO6 Development does not concentrate, intensify or divert floodwater, erosion impacts or cause nuisance ponding onto other premises.	AO6 As outlined in the attached Flood Impact Assessment Report prepared by <i>Water Technology</i> the proposal does not concentrate, intensify or divert floodwater, erosion impacts or cause ponding.	☒ Compliant ☐ N/A ☐ Performance Solution
PO7 Development involving essential electrical services or a basement storage area is suitably located and designed to ensure public safety and minimise the need for flood recovery and economic consequences of damage during a flood.	AO7.1 Development ensures that: (a) all essential electrical services comply with the flood planning levels in Table 8.2.6.3.C; or (b) if a basement contains essential electrical services or a private basement storage area, the basement is a waterproof structure with walls and floors impermeable to the passage of water and all entry points and services are located at or above the relevant flood immunity level in Table 8.2.6.3.C. <i>Note—A basement storage area is a basement-level area for private storage, other than a bike storage room, change room, building maintenance storage and non-critical electrical services.</i>	AO7.1 Electrical services on the ground floor meet flood planning level requirements prescribed by Table 8.2.6.3.C.	☒ Compliant ☐ N/A ☐ Performance Solution
	AO7.2 Development involving a basement that relies on a pumping solution to manage floodwater ingress or for dewatering after a flood, provides an appropriately flood protected backup power source for those pumps.	AO7.2 The development proposal does not involve a basement carpark.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
PO8 Development involving the storage and handling of hazardous materials avoids or minimises risks to public health and safety and the environment, by: (a) protecting underground tanks for hazardous materials against the forces of buoyancy, velocity flow and debris impacts; (b) securing above-ground tanks against flotation and lateral movement; (c) preventing damage to pipework or entry of floodwater into pipework; (d) preventing damage to or off-site release of packages, drums or containers. <i>Note—A chemical hazards flood risk report prepared in accordance with the Management of hazardous chemicals in flood affected areas planning scheme policy can assist in demonstrating achievement of this performance outcome.</i> <i>Note—A pump drainage system is not an acceptable measure to meet the performance outcome.</i>	AO8.1 Development does not include the storage or handling of hazardous chemicals that exceed the hazardous chemicals flood hazard threshold quantities in Table 8.2.6.3.J.	AO8.1 Development does not involve the storage or handling of hazardous chemicals.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO8.2 Development involving the processes listed in Table 8.2.6.3.F is consistent with the standards contained in the Management of hazardous chemicals in flood affected areas planning scheme policy and can operate without risk of environmental harm during a coastal hazard. <i>Note—The Management of hazardous chemicals in flood affected areas planning scheme policy sets out further information and processes including risk assessment for the management of hazardous chemicals in coastal hazard areas.</i>	AO8.2 Development does not involve the storage or handling of hazardous chemicals.	☐ Compliant ☒ N/A ☐ Performance Solution
Additional performance outcomes and acceptable outcomes for essential community infrastructure			
PO9	AO9	AO9	☐ Compliant

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
Development involving essential community infrastructure: (a) maintains function during and immediately after a coastal hazard event or is part of a network that is able to maintain the function of the essential community infrastructure without parts of the development which are unable to function during a coastal hazard event; (b) is designed and sited to avoid adverse impacts on the community or the environment due to the impacts of coastal hazard on infrastructure, facilities or access and egress routes; (c) retains site access necessary to maintain function of the development during a coastal hazard event; (d) maintains function or is part of a network which is able to remain functional even when other infrastructure may be compromised in a flood event; (e) contains mitigation measures which are not entirely dependent on human activation to respond to a flood event.	Development involving essential community infrastructure: (a) is ancillary and is not relied upon for the provision of the essential service during a coastal hazard event; or (b) is located above the flood immunity levels set out in Table 8.2.6.3.E; (c) has access to, or provides, the necessary backup emergency electricity and communications supply in times of flood; (d) if the essential community infrastructure has a city-wide emergency function, that part of the development is not located in an area that becomes isolated by a flood up to the event listed for that development type in Table 8.2.6.3.E.	The proposed development is not for essential community infrastructure.	☒ N/A ☐ Performance Solution
Additional performance outcomes and acceptable outcomes for vulnerable uses, difficult to evacuate uses or assembly uses			
PO10	AO10	AO10	☐ Compliant

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
Development for vulnerable or difficult to evacuate uses and assembly uses optimises vehicular access and efficient evacuation from the development to parts of the road network unaffected by coastal hazard. <i>Note—A coastal hazard risk assessment may be required to address the performance outcome or acceptable outcome that deals with evacuation and isolation arrangements, and the ability to take refuge in place.</i> <i>Editor's note—Further guidance for risk assessment is contained in the Coastal hazard planning scheme policy and the Flood planning scheme policy.</i>	Development for vulnerable uses, difficult to evacuate uses or assembly uses: (a) is not isolated in any event up to the relevant flood planning level as specified in Table 8.2.6.3.D; or (b) is supported by a critical route or interim critical route identified in the Critical infrastructure and movement network overlay; or (c) can achieve vehicular evacuation to a suitable coastal hazard-free location. <i>Note—A suitable coastal hazard-free location is of a size and nature appropriate to provide for the size and characteristics of the population likely to need evacuation to that area.</i>	The proposed development is not for a vulnerable use.	☒ N/A ☐ Performance Solution
Section D—If for reconfiguring a lot			
General			
PO11 Development locates and designs all lots and roads resulting from reconfiguring a lot to: (a) ensure the safety of people; (b) minimise damage to property and services; (c) facilitate safe and efficient evacuation; (d) avoid isolation during a coastal hazard event;	AO11.1 Development ensures that the road and lot layout does not create new lots isolated by storm-tide flooding at the defined flood event. AO11.2 Development involving reconfiguring a lot ensures flood immunity for all lots is provided in compliance with Table 8.2.6.3.G.	AO11.1 The proposed development is not for Reconfiguring a lot. AO11.2 The proposed development is not for Reconfiguring a lot.	☐ Compliant ☒ N/A ☐ Performance Solution ☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(e) provide suitable amenity in that it is not frequently flooded or subject to tidal inundation, or nuisance ponding. Note: ▪ Consideration of the 0.2% AEP flood is relevant to determining an acceptable level of safety for development. ▪ Flood warning time is available for storm-tide flooding. ▪ Filling for flood immunity cannot be assumed to mitigate the flood hazard for a flood event greater than the defined flood event.			
PO12 Development that results in 6 lots or less and no new road provides: (a) land with sufficient flood immunity to construct a dwelling house; (b) an open space area that is safe and has suitable amenity in that it is not frequently flooded or subject to tidal inundation, nuisance ponding or seepage; (c) a lot that is not substantially burdened by a stormwater easement or flood mitigation infrastructure; (d) appropriate amenity for any adjoining residential area.	AO12 Development for reconfiguring a lot that results in 6 lots or less and no new road in the High storm-tide inundation area sub-category or the Medium storm-tide inundation area sub-category provides at least 80% of each new lot at or above the flood planning levels in Table 8.2.6.3.G. <i>Note—This is to ensure that each new lot will not be affected by tidal influences up to the highest astronomical tide event with an allowance for 800mm of sea level increase through climate change. The development will still need to meet the relevant flood immunity</i>	AO12 The proposed development is not for Reconfiguring a lot.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
PO13 Development provides acceptable flood immunity for its purpose that minimises the risk to people from coastal hazard, creates safe access and evacuation routes, minimises damage to property and services, and provides suitable amenity.	AO13 Development involving reconfiguring a lot that results in more than 6 lots or a new road provides flood immunity for: (a) all lots in compliance with Table 8.2.6.3.G; (b) a new road in compliance with Table 8.2.6.3.H; (c) an existing road fronting the development, or providing primary access within 200m of the development, in compliance with Table 8.2.6.3.I. <i>Note—The Flood planning scheme policy contains supporting information about existing roads and serviceability during floods.</i>	AO13 The proposed development is not for Reconfiguring a lot.	☐ Compliant ☒ N/A ☐ Performance Solution
PO14 Development involving a new road, bridge or culvert is designed to minimise impacts to flood behaviour, minimise disruption to traffic during storm-tide inundation and allow for emergency access and evacuation.	AO14 Development for a new road provides flood immunity in compliance with Table 8.2.6.3.H.	AO14 The proposed development is not for Reconfiguring a lot.	☐ Compliant ☒ N/A ☐ Performance Solution
PO15 Development for pedestrian and cyclist paths: (a) provides a suitable level of trafficability; (b) manages the impacts of flooding on asset life and ongoing maintenance costs;	AO15.1 Development for off-road pedestrian and cyclist paths: (a) are not located in the Erosion prone area – coastal erosion subcategory; or (b) complies with the minimum flood planning levels in Table 8.2.6.3.H.	AO15.1 The proposed development is not for Reconfiguring a lot.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(c) balances route availability with recreational and transport connectivity benefits to the city.	<i>Note—If the site is subject to more than 1 type of flooding, the requirement that affords the highest flood planning level will apply.</i>		
	AO15.2 All new on-road cyclist and pedestrian facilities comply with the road flood immunity and trafficability standards for the applicable category of road in Table 8.2.6.3.H or Table 8.2.6.3.I.	AO15.2 The proposed development is not for Reconfiguring a lot.	☐ Compliant ☒ N/A ☐ Performance Solution
Section E—If for a material change of use, reconfiguration of a lot or operational works on a premises in an erosion prone area in a coastal management district where the chief executive is not identified as a referral agency under the Regulation <i>Editor's note—Examples of development where the chief executive is not identified as a referral agency under the Regulation include operational work for:</i> ▪ interfering with quarry material, as defined under the Coastal Act, on State coastal land above high-water mark; or ▪ disposing of dredge spoil, or other solid waste material, in tidal water; or ▪ constructing an artificial waterway; or ▪ removing or interfering with coastal dunes on land other than State coastal land, where that operational work only involves: ▪ prescribed tidal works in a canal; or ▪ tidal works that is for the installation, maintenance or repair of overhead cables or lines that extend over tidal water; or ▪ for tidal works that is boring or tunnelling under the bed of tidal water, works that do not disturb the bed of the tidal water.			
PO16 Development does not occur in an erosion prone area within a coastal management district unless the development cannot be feasible located elsewhere and is: (a) coastal dependant development; or (b) temporary, readily relocatable or able to be abandoned development; or	AO16 No acceptable outcome is prescribed.	AO16 The site is not identified within a coastal management district.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(c) essential community infrastructure; or (d) minor redevelopment (as defined in the SPP) of an existing permanent building or structure that cannot be relocated or abandoned. (e) The development mitigates the risks to people and property to an acceptable or tolerable level.			

5.3 Community Purposes Network Overlay Code

Effective V36 12 June 2026

5.3.1 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; (ii) Theme 5: Brisbane's CityShape and Element 5.6 – Brisbane's Greenspace System.1	The proposed development achieves the overall outcomes of the Community purposes network overlay as follows: ▪ The subject site is not identified as requiring any community infrastructure items; ▪ The proposed development does not negatively impact or compromise the provision of community infrastructure	☒ Compliant ☐ N/A ☐ Performance Solution

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(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.		

5.3.2 Performance Outcomes & Acceptable Outcomes

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
If on a site in the Existing trunk park sub-category, Existing non-trunk park sub category, LGIP planned park acquisition specific location sub-category, LGIP planned park upgrade specific location sub-category, LGIP planned park embellishment specific location sub-category, LGIP planned corridor park specific location sub-category, Long term park specific location sub-category or Long-term corridor park specific location sub-category			
PO1 Development which is assumed future urban development provides the existing and planned infrastructure for the parks network in the Local government infrastructure plan on the site:	AO1 Development which is assumed future urban development provides land and embellishments for existing and planned infrastructure for the parks network in the Local government infrastructure plan on the site in compliance with the standards for the parks network in the Park planning and	AO1 The subject site is not identified as requiring any parks in the Local government infrastructure plan or overlay mapping. Therefore, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution

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

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(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: (a) the long term infrastructure for the parks network in the Long term	AO3 Development protects a park shown on the Community purposes network overlay map in compliance with the following: (a) for long term infrastructure for the parks network, the Long term infrastructure plans;	AO3 The subject site is not identified as requiring any parks in the Local government infrastructure plan or overlay mapping. Therefore, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
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>	(b) for existing and planned infrastructure for the parks network, the Local government infrastructure plan; the standards for the parks network in the Park planning and design code and the Infrastructure design planning scheme policy.		
If on a site in the Existing community facilities and land for community facilities sub-category, LGIP planned land for community facilities specific location sub-category or Long term land for community facilities specific location sub-category			
PO4 Development which is assumed future urban development provides the existing and planned infrastructure for the land for community facilities network in the Local government infrastructure plan on the site:	AO4 Development which is assumed future urban development provides land for existing and planned infrastructure for the land for community facilities network in the Local government infrastructure plan on the site in compliance with the standards for the land	AO4 The subject site is not identified as requiring any community infrastructure items in the Local government infrastructure plan or overlay mapping. Therefore, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(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.	for the community facilities network in the Community facilities code and the Infrastructure design planning scheme policy.		
PO5 Development provides for the payment of additional trunk infrastructure costs for the following: (a) for development completely or partly outside the priority infrastructure area in the Local government infrastructure plan; (b) for development completely inside the priority infrastructure area in the Local government infrastructure plan involving	AO5 No acceptable outcome is prescribed.	AO5 The subject site is not identified as requiring any community infrastructure items in the Local government infrastructure plan or overlay mapping. Therefore, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(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 extra trunk infrastructure costs) of the Planning Act 2016.</i>			
PO6 Development protects land for community facilities shown on the Community purposes network overlay	AO6 Development protects land for community facilities network shown on the Community	AO6 The subject site is not identified as requiring any community infrastructure items in the Local government infrastructure plan or	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
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. <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>	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.	overlay mapping. Therefore, this criterion is not applicable.	

5.4 Flood Overlay Code

Effective - V36 12 June 2026

Please refer to the attached Flood Impact Assessment Report by Water Technology for assessment against the Flood overlay code.

5.5 Road Hierarchy Overlay Code

Effective - V36 12 June 2026

5.5.1 Purpose

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

5.5.2 Performance Outcomes & Acceptable Outcomes

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
Section A—If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development for a material change of use			
PO1 Development ensures that: (a) vehicle access is provided to each premises, which has no significant impact on the safety, efficiency, function, convenience of use or capacity of: (i) the road hierarchy shown on the Road hierarchy overlay map; (ii) public transport operations; (iii) pedestrian and cyclist movement; (b) the safety and efficiency of primary freight routes are protected and enhanced, supporting major industry areas; (c) site access driveways in the road area accommodate all turns only when such arrangements are safe and can be demonstrated to not inhibit transport system operation.	AO1.1 Development ensures that an access driveway is provided from: (a) a minor road; (b) a district road or suburban road if the development has high traffic-generating potential.	AO1.1 The proposal ensures access is provided from a suitable road hierarchy.	☒ Compliant ☐ N/A ☐ Performance Solution
	AO1.2 Development ensures that an access driveway is not provided to or from a primary freight route identified on the Road hierarchy overlay map.	AO1.2 The proposal does not seek to provide access from a primary freight route.	☒ Compliant ☐ N/A ☐ Performance Solution
	AO1.3 Development ensures that a use other than a use with high traffic-generating potential gains all vehicular access, other than for service vehicles, via the lowest order road in the road hierarchy to which the site has frontage.	AO1.3 The proposal seeks to provide access from the lowest order of road in accordance with the Road Hierarchy Overlay.	☒ Compliant ☐ N/A ☐ Performance Solution
	AO1.4 Development ensures that a turn to and from a major road is restricted to a left turn only.	AO1.4 The proposal does not seek access to a major road.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO1.5 Development ensures that vehicle access is provided to an abutting site that only has	AO1.5 The proposal will seek access from the lowest order road.	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	frontage to an arterial road, to facilitate access to the abutting site via an alternative street.		
Section B—If for assessable development for a material change of use			
PO2 Development does not compromise the safety, efficiency and function of the road hierarchy and addresses all the impacts to the road network.	AO2.1 Development ensures that the traffic generated by the development is consistent with the road hierarchy classification, function and expected traffic flows for the area.	AO2.1 The proposed development achieves an access arrangement which is consistent with the amount of traffic expected of the road hierarchy.	☒ Compliant ☐ N/A ☐ Performance Solution
	AO2.2 Development mitigates an impact on the road hierarchy if the development: (a) is for a major development; or (b) involves an access driveway to a major road; or (c) involves an access driveway within 100m of a signalised intersection. <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.</i>	AO2.2 The proposal does not involve a major development, access to a major road nor within 100m of a signalised intersection.	☒ Compliant ☐ N/A ☐ Performance Solution
Section C—If for assessable development for a material change of use or reconfiguring of a lot			
PO3 Development makes provision for the extension, expansion and widening of	AO3 No acceptable outcome is prescribed.	AO3 There are no road widening requirements relevant to the site.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
the existing and future road network where required.			
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: (vi) trunk infrastructure that is to be provided earlier than planned in the Local government infrastructure plan; (vii) long term infrastructure for the road network which is made necessary by development that is not assumed future urban development; (viii) other infrastructure for the road network associated with development that is not assumed future urban development which is made necessary by the development.	AO3A No acceptable outcome is prescribed.	AO3A The subject site is located within an established urban area. As such, future widening and expansion of the road hierarchy is unlikely to be required.	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
<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 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	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; (c) the standards for the road network in the Infrastructure design planning scheme policy.	AO4 The subject site is located facing Fox Street identified as a District Road however includes a frontage width of 25m and thus is not applicable. Furthermore, the site is not located adjacent to a planned infrastructure corridor.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
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>			
Section D—If reconfiguring a lot or involving an extension or change to the road hierarchy			
PO5 Development ensures that a new road connection provides: (a) safe, efficient and convenient connectivity of the new road to the major road network; (b) a minimum number of intersections to the major road network.	AO5 Development provides access to the road network in a manner that preserves the function of the road hierarchy and addresses all impacts to the road network.	AO5 The proposal is not for Reconfiguring a lot.	☐ Compliant ☒ N/A ☐ Performance Solution
PO6 Development ensures that an extension of or change to the road network: (a) provides internal connectivity and connects to the external road network;	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.	AO6.1 The proposal is not for Reconfiguring a lot.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(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; (i) preserves the function of the road hierarchy and addresses all impacts to the road network.	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 The proposal is not for Reconfiguring a lot.	☐ Compliant ☒ N/A ☐ Performance Solution
PO7 Development ensures that premises and vehicle access are located and controlled so as to have no significant	AO7 Development ensures that residential lots are laid out to ensure a future use does not	AO7 The proposal is not for Reconfiguring a lot.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
impact on the safety, efficiency, function, convenience of use or capacity of the major road network and preserves the function of the road hierarchy.	directly ingress from or egress to a major road.		
PO8 Development ensures that an intersection is designed and constructed in accordance with its hierarchical classification as shown on the Road hierarchy overlay.	AO8 Development ensures that an intersection is designed to the standard of the highest order road at the point of intersection in accordance with the road design standard in the Infrastructure design planning scheme policy.	AO8 The proposal is not for Reconfiguring a lot.	☐ Compliant ☒ N/A ☐ Performance Solution

5.5 Streetscape Hierarchy Overlay Code

Effective - V36 12 June 2026

5.6.1 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:		
(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 Streetscape works will enhance the amenity of the streetscape for pedestrian movement through pavement works and street tree planting.	☒ Compliant ☐ N/A ☐ Performance Solution

5.6.2 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 accommodates a 3.75m verge width aligning with the adjoining developments. Please refer to the Architectural plans for more information.	☒ Compliant ☐ N/A ☐ Performance Solution
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 There are no existing street trees at the subject site.	☐ 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 All kerb treatment / landscaping proposed on the verge are designed compliance with the standards of the Infrastructure design planning scheme policy.	☒ Compliant ☐ N/A ☐ Performance Solution
Section B—If for assessable development			
PO3 Development ensures that the design of a corner land dedication identified on the Streetscape hierarchy overlay map: (a) facilitates a high level of pedestrian movement and activity;	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	AO3.1 Corner land dedication is not required.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(b) enforces the sense of arrival to individual precincts and major connections; (c) provides a landmark definition through its materials and landscaping including deep-planting feature trees, seating and public art that integrates with the public realm.	the Infrastructure design planning scheme policy.		
	AO3.2 Development ensures that landscaping including a large feature tree and seating is provided in a corner land dedication area in compliance with the specifications and standards in the road corridor design and streetscape locality advice standards in the Infrastructure design planning scheme policy.	AO3.2 Corner land dedication is not required.	☐ 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 Corner land dedication is not required.	☐ 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;	AO4 The proposal is not or adjoining a site that is subject to the Wildlife movement solution sub-category.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	(iii) adopt designs and treatments known to be used by native species, including significant fauna species listed in the Biodiversity area overlay code. Note—Refer to the Infrastructure design planning scheme policy for further guidance of the design of wildlife movement solutions.		

5.7 Waterway Corridors Overlay Code

Effective - V36 12 June 2026

5.7.1 Purpose

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(1) The purpose of the Waterway corridors 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 3: Brisbane's clean and green leading environmental performance and Element 3.1– Brisbane's environmental values; (iii) Theme 5: Brisbane's CityShape and Element 5.6 – Brisbane's Greenspace System. (b) Provide for the assessment of the suitability of development in the Waterway corridors overlay.		
(2) The purpose of the code will be achieved through the following overall outcomes:		
(a) Development avoids fragmentation of waterway corridors and maintains waterway health, riparian biodiversity, water quality, wildlife movement and aquatic and terrestrial habitat connectivity. (b) Development avoids or minimises clearing of riparian, native and significant vegetation and enhances these vegetation types. (c) Development protects the flood storage, adjacent floodplains and conveyance function of a waterway corridor to mitigate cumulative impacts of development on flood behaviour. (d) Development supports the aesthetic and natural amenity values of waterway corridors. (e) Development design includes and protects visual and physical connections to the Brisbane River and waterways so that the sense of identity for local communities is reinforced. (f) Development allows for recreation opportunities along waterway corridors where planned in the Local government infrastructure plan, whilst protecting the environmental values of the waterway corridors.	The mapped extent of the Citywide waterway corridor covers the site frontage. However, the subject site has previously been developed, there will be no further fragmentation of the waterway or clearing of vegetation.	☒ Compliant ☐ N/A ☐ Performance Solution

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(g) Development incorporates site measures that protect aquatic habitats, water quality, fish passages and downstream fisheries from water pollution and sedimentation. (h) Development in the Brisbane River corridor sub-category (sections 1 to 5) protects and enhances the corridor's landscape, scenic amenity, ecological, recreational and cultural values, and maintains the corridor's important economic and transport roles. (i) Development is consistent with the character, functions and values along the sections of the Brisbane River corridor sub-category including: (iv) section 1 - Kholo to Pinjarra Hills—Development protects and enhances river flora and fauna, scenic quality and rural characteristics and landscapes and provides for nature-based recreation. (v) section 2 - Centenary suburbs to Toowong—Development enhances community recreational use in a semi-natural setting, the protection of ecological features and processes and maintenance of quiet residential amenity. (vi) section 3 - Toowong to New Farm—Development provides for a mix of community, recreational, business, residential and passenger transport uses; the creation and maintenance of continuous public access along the river's edge; the highlighting of significant cultural features; and avoids or minimises clearing of riparian, native and significant vegetation and enhances these vegetation types. (vii) section 4 -New Farm to Hawthorne—Development maintains attractive riverside communities with a mix of housing, cultural and recreation opportunities; provides for continuous public access along the Brisbane River's northern bank and point access along the southern bank; highlights significant cultural features; contributes to a		

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
high-quality built and landscaped environment which focuses on the Brisbane River; and avoids or minimises clearing of riparian, native and significant vegetation and enhances these vegetation types. (viii)Section 5 - Bulimba to the Bay—Development maintains a high level of amenity and quality urban design of major structures; supports port-related activities; maintains or enhances existing public access points; and avoids or minimises clearing of riparian, native and significant vegetation and enhances these vegetation types. (j) Development within the Citywide waterway corridor sub-category protects and contributes towards the natural functions of the corridors as connections between the catchment headwaters to the Brisbane River or Moreton Bay, as connectors of public open spaces and key destinations throughout the city and as a series of green networks for terrestrial and aquatic biodiversity. (k) Development within the Local waterway corridor sub-category protects and contributes towards the natural functions of the corridor and minimises impervious surfaces.		

5.7.2 Performance Outcomes & Acceptable Outcomes

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
Section A—If accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development.			
PO1 Development avoids or minimises clearing of riparian, native and significant vegetation and limits any clearing and disturbance to only the extent and location reasonably necessary for the use, to promote: (a) bank stabilisation; (b) connectivity between habitat areas; (c) natural cooling of the urban environment; (d) the natural aesthetic values of the corridor. <i>Note—Guidance regarding retaining and enhancing vegetation species can be found in the Vegetation planning scheme policy and the Planting species planning scheme policy.</i>	AO1.1 Development within the Local and Citywide waterway corridor sub-categories, or Brisbane River sub-category – sections 1 - 5 is located within an approved development footprint plan or complies with AO1.2, AO1.3 and AO1.4.	AO1.1 The proposal will not result in vegetation clearing and thereby complies with AO1.2. AO1.3 and AO1.4 do not apply.	☒ Compliant ☐ N/A ☐ Performance Solution
	AO1.2 Development within the Local and Citywide waterway corridor sub-categories, does not result in the removal of vegetation. <i>Note—Removal of identified pest plant species within the waterway corridors may be supported. Vegetation on heritage sites will be assessed on a case by case basis.</i> <i>Editor's note—The Biosecurity Act 2014 lists the pest plant species that must be managed in Queensland. The Biosecurity Plan for the Brisbane Local Government Area outlines those pest plant species that pose a specific risk to Brisbane's biodiversity.</i>	AO1.2 The subject site has already been cleared of significant vegetation; this proposal does not include vegetation clearing.	☒ Compliant ☐ N/A ☐ Performance Solution
	AO1.3 Development within the Brisbane River corridor sub-category – section 1 does not result in the removal of vegetation within 30m of the highest astronomical tide. Refer to Figure a.	AO1.3 The site is not within the Brisbane River corridor sub-category.	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	<i>Note—Removal of identified pest plant species within the waterway corridors may be supported. Vegetation on heritage sites will be assessed on a case by case basis.</i> <i>Editor's note—The Biosecurity Act 2014 lists the pest plant species that must be managed in Queensland. The Biosecurity Plan for the Brisbane Local Government Area outlines those pest plant species that pose a specific risk to Brisbane's biodiversity.</i>		
	AO1.4 Development in the Brisbane River corridor sub-category – section 2, 3, 4 or 5 does not result in the removal of vegetation within 20m of the highest astronomical tide. Refer to Figure a. <i>Note—Removal of identified pest plant species within the waterway corridors may be supported. Vegetation on heritage sites will be assessed on a case by case basis.</i> <i>Editor's note—The Biosecurity Act 2014 lists the pest plant species that must be managed in Queensland. The Biosecurity Plan for the Brisbane Local Government Area outlines those pest plant species that pose a specific risk to Brisbane's biodiversity.</i>	AO1.4 The site is not within the Brisbane River corridor sub-category.	☐ Compliant ☒ N/A ☐ Performance Solution
Additional criteria if in the Rochedale urban community neighbourhood plan area			
PO2	AO2.1	AO2.1	☐ Compliant

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
Development protects and enhances the function of waterway corridors, including: (a) water conveyance; (b) water quality; (c) rehabilitation of ecological health and habitat values; (d) recreation and amenity; (e) preventing development from occurring within the waterway corridor.	Development includes waterway corridors that: (a) are a minimum of: (i) 60m wide; or (ii) the width as mapped within the Waterway corridors overlay whichever is greater; (b) designs the corridors to be clear from development.	The site is not within the Rochedale urban community neighbourhood plan area.	☒ N/A ☐ Performance Solution
	AO2.2 Development rehabilitates the waterway corridor in accordance with an approved rehabilitation plan.	AO2.2 The site is not within the Rochedale urban community neighbourhood plan area.	☐ Compliant ☒ N/A ☐ Performance Solution
Section B—If accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development, for a new dwelling house or an extension to a dwelling house including any ancillary structures (e.g. swimming pool and tennis courts)			
PO3 Development is set back to: (a) encourage natural filtration and infiltration to maintain water quality and flow conditions; (b) contribute to natural cooling of the urban environment, via minimal impervious surfaces, retention of vegetation and continuity of naturally landscaped areas; (c) positively contribute to the scenic landscape values of the Brisbane River by setting development back from the river and its banks; (d) positively contributes to an open, natural setting for the waterway corridor.	AO3.1 Development is located within an approved development footprint plan, or complies with AO3.2, AO3.3 and AO3.4.	AO3.1 The proposal is not for a new Dwelling house or an extension to a Dwelling house.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO3.2 Development within the Local waterway corridor sub-category: (a) is set back a minimum of 15m from the Waterway corridor sub-category centre-line; or (b) where for an extension to an existing dwelling house that is located within 15m of the Waterway corridor sub-category centre-line, the extension does not extend closer to the centre-line than the existing development footprint. Refer to Figure b.	AO3.2 The proposal is not for a new Dwelling house or an extension to a Dwelling house.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	AO3.3 Development within the Citywide waterway corridor sub-category is: (a) not located within the Citywide waterway corridor sub-category; or (b) where for an extension to an existing dwelling house that is located within the Citywide waterway corridor sub-category, the extension does not extend closer to the Waterway corridor sub-category centre-line than the existing development footprint. Refer to Figure b.	AO3.3 The proposal is not for a new Dwelling house or an extension to a Dwelling house.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO3.4 Development in the Brisbane River corridor sub-category – section 1: (a) is set back a minimum of 30m from the highest astronomical tide; or (b) where for an extension to an existing dwelling house that is located within 30m of the highest astronomical tide, the extension does not extend closer to the highest astronomical tide than the existing development footprint. Refer to Figure a.	AO3.4 The proposal is not for a new Dwelling house or an extension to a Dwelling house.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO3.5 Development within the Brisbane River corridor sub-category – sections 2, 3, 4 or 5: (a) is set back a minimum of 20m from the highest astronomical tide; or (b) where for an extension to an existing dwelling house that is located within 20m of the highest astronomical tide,	AO3.5 The proposal is not for a new Dwelling house or an extension to a Dwelling house.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	the extension does not extend closer to the highest astronomical tide than the existing development footprint. Refer to Figure a. <i>Editor's note—the location of the highest astronomical tides should be determined by a licensed surveyor.</i>		
PO4 Development in the Brisbane River corridor sub-category – sections 1-5 involving an ancillary building or structure: a) is of low visual impact, visually recessive and subordinate to the surrounding buildings; b) minimises their visual impact on the Brisbane River's landscape values.	AO4.1 Development involving ancillary buildings or structures and hard-stand areas does not cover more than the following proportion of the corridor within the identified development setback from the highest astronomical tide: (a) 30% in the Brisbane River corridor sub-category – section 1; (b) 50% in the Brisbane River corridor sub-category – section 2 or 4; (c) 70% in the Brisbane River corridor sub-category – section 3 or 5.	AO4.1 The proposal is not for a new Dwelling house or an extension to a Dwelling house.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO4.2 Development of an ancillary building or structure is located and of a size consistent with Table 8.2.26.3.B.	AO4.2 The proposal is not for a new Dwelling house or an extension to a Dwelling house.	☐ Compliant ☒ N/A ☐ Performance Solution
PO5 Development in the Brisbane River corridor sub-category – sections 1 – 5 involving an ancillary building or structure	AO5 Development for an ancillary building or structure does not create a retaining wall over 1m in height and: (a) for the Brisbane River corridor sub-category – section 1 is set back a	AO5 The proposal is not for a new Dwelling house or an extension to a Dwelling house.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(a) protects the character of the relevant Brisbane River corridor sub-category sections (b) minimised the need for retaining walls (c) provides landscaping along the river frontage in accordance with the relevant Brisbane River corridor sub-category - sections.	minimum of 30m horizontal distance from highest astronomical tide; (b) for the Brisbane River corridor sub-category – sections 2, 3, 4 or 5: (i) is set back a minimum of 20m horizontal distance from the highest astronomical tide or; (ii) is screened from view from the Brisbane River by vegetation or topographic features such as high banks; (c) for the Brisbane River corridor sub-category – section 2, 3 or 4 is located landward of a minimum 6m landscaped area which covers the full width of the site and includes: (i) at least 1 tree that will grow to a height of at least 5m for every 20m ² of landscaped area; (ii) a minimum of 50% garden area planted with ground cover and shrubs of various growth forms; (iii) a maximum of 50% grassed/lawn area.		
Section C—If accepted subject to compliance with identified requirements (acceptable outcomes only) or assessable development other than a dwelling house in a Citywide waterway corridor sub-category or the Local waterway corridor sub-category			
PO6 Development protects and enhances the values and functions of a waterway corridor by: (a) avoiding fragmentation of the waterway;	AO6.1 Development is not located within a waterway corridor.	PO6.1 The subject site is not located within a mapped waterway corridor. While a mapped waterway is located adjacent to the site within the adjoining road reserve, the proposed development does not extend into	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(b) providing environmental connectivity along the waterway; (c) maintaining natural flow conditions. (d) protecting water quality, ecological health and habitat values; (e) protecting water conveyance; (f) contributing to the waterway corridor natural amenity; (g) contributing to recreation where planned within the Local government infrastructure plan; (h) contributing to natural cooling of the urban environment via minimal impervious surfaces, retention of vegetation and continuity of naturally vegetated areas; (i) ensuring that any future buildings can be positioned outside the corridor; (j) providing a development footprint plan that is located in accordance with an ecological assessment.		or interfere with the waterway corridor. Accordingly, AO6.1 is not applicable.	
<i>Note—This can be demonstrated by undertaking an ecological assessment, tree survey plan and concept rehabilitation plan where required. Guidance is provided within the Biodiversity areas planning scheme policy, Vegetation planning scheme policy and the Planting species planning scheme policy.</i>	AO6.2 Development: a. does not increase the number of lot boundaries that cross a waterway corridor; b. retains the corridor within a single lot.	AO6.2 The proposed development will not increase lot boundaries.	☒ Compliant ☐ N/A ☐ Performance Solution
PO7	AO7	AO7	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
Development involving filling or excavation within a Citywide waterway corridor sub-category or a Local waterway corridor sub-category does not directly, indirectly or cumulatively cause any material increase in flooding or flood hazard or involve significant redistribution of flood storage from high to lower areas in the floodplain. <i>Note—This can be demonstrated by undertaking earthworks in compliance with the Compensatory earthworks planning scheme policy.</i>	Development involving filling or excavation in the Citywide waterway corridor sub-category or the Local waterway corridor sub-category: (a) does not exceed 100 mm depth; or (b) is in compliance with the Compensatory earthworks planning scheme policy.	No filling or excavation is proposed, thus not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
PO8 Development provides stormwater management solutions which assist in the re-naturalisation of a waterway in the Citywide waterway corridor sub-categories	AO8 Development provides stormwater management solutions in a waterway in the Local or Citywide waterway corridor - categories using natural channel design principles. <i>Editor's note—Advice should be sought from Council as to whether the reinstatement of an open waterway from any stormwater pipe or concrete-lined drain is a suitable solution based on the extent and location of the development.</i> <i>Editor's note—Guidance on natural channel design principles can be found in the Council publication Natural channel design guidelines.</i>	AO8 Not applicable. The proposal does not involve stormwater management works within a mapped Local or Citywide waterway corridor. The adjoining waterway corridor is not proposed to be altered or used for stormwater treatment or conveyance works as part of the development.	☐ Compliant ☒ N/A ☐ Performance Solution
PO9 Development preserves a waterway in the Citywide waterway corridor sub-	AO9 Development provides for the transfer of land to Council in a waterway of the Citywide	AO9	☐ Compliant

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
category for public use if that land is required for ecological, public open space or recreation functions.	waterway corridor sub-category in compliance with a neighbourhood plan or the Local government infrastructure plan.	The Wynnum-Manly neighbourhood plan and LGIP do not prescribe land transfer as a requirement.	☒ N/A ☐ Performance Solution
PO10 Development is designed to use a waterway which is privately owned land in the Local waterway corridor sub-category as an environmental feature in the urban environment.	AO10 Development ensures that a waterway in the Local waterway corridor sub-category is accessible for private open space purposes.	AO10 The development does not have immediate private access to a Local waterway corridor.	☐ Compliant ☒ N/A ☐ Performance Solution
Section D—If accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development, other than for a dwelling house, where in the Brisbane River corridor sub-category			
PO11 Development of a site in the Brisbane River corridor sub-category – sections 1-5 abutting the Brisbane River: (a) maintains and enhances the attractive appearance of the Brisbane River and its banks, when viewed from the Brisbane River, from development near the Brisbane River, and from other public viewing points; (b) uses materials for buildings, structures and landscaping which are durable, complement surrounding buildings, the visual character of the area and the character, functions and values of the corridor section. Refer to Figure c.	AO11 No prescribed acceptable outcome	AO11 The proposed development is not within the Brisbane River corridor sub-category,	☐ Compliant ☒ N/A ☐ Performance Solution
PO12 Development:	AO12.1	AO12.1	☐ Compliant

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(a) maintains and enhances the attractive appearance of the Brisbane River and its banks, when viewed from the Brisbane River, from development near the Brisbane River, or from other public viewing points; (b) does not detract from the Brisbane River's landscape values; (c) is not visually dominant when viewed from the river.	Development involving buildings, parking and servicing areas, and for the storage of materials, goods or solid waste, a retaining wall or fencing: (a) for the Brisbane River corridor sub-category – section 1, is set back a minimum 30m horizontal distance from the highest astronomical tide; (b) for the Brisbane River corridor sub-category – sections 2, 3, 4 or 5, is set back a minimum of 20m horizontal distance from the highest astronomical tide.	The proposed development is not within the Brisbane River corridor sub-category,	☒ N/A ☐ Performance Solution
	AO12.2 Development involving fencing does not exceed 2m height above ground level; (a) for the Brisbane River corridor sub-category – section 1, within 30m horizontal distance from the highest astronomical tide; (b) for the Brisbane River corridor sub-category – sections 2, 3, 4 or 5 within 20m horizontal distance from highest astronomical tide	AO12.2 The proposed development is not within the Brisbane River corridor sub-category,	☐ Compliant ☒ N/A ☐ Performance Solution
	AO12.3 Development involving a river wall: (a) is not constructed in the Brisbane River corridor sub-category – section 1; (b) is only constructed in the Brisbane River corridor sub-category – sections 2, 3, 4 or 5 if: (i) consistent with an adjoining existing river wall;	AO12.3 The proposed development is not within the Brisbane River corridor sub-category,	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	(ii) no higher than the existing ground level of the land		
PO13 Development involving filling or excavation: (a) minimises the extent of earthworks required; (b) avoids the removal or clearing of native and riparian vegetation; (c) is consistent with the desired character of the Brisbane River corridor sub-category section in which the site is located; (d) presents attractively to public viewing areas such as the Brisbane River, Brisbane riverside walkways and paths, or Brisbane River bridge crossings; (e) ensures steps and ramps are designed to be unobtrusive, use natural or natural-toned materials and minimise the need for cut and fill.	AO13 Development involving filling or excavation in the Brisbane River corridor: (a) does not result in a change in ground level greater than 1m; (b) where for steps and ramps not involving a change in ground level greater than 1m, does not occur: (i) for the Brisbane River corridor sub-category – section 1, within 30m horizontal distance from the highest astronomical tide; (ii) for the Brisbane River corridor sub-category – sections 2, 3, 4 or 5, within 20m horizontal distance from the highest astronomical tide. Refer to Figure a and Figure d.	AO13 The proposed development is not within the Brisbane River corridor sub-category,	☐ Compliant ☒ N/A ☐ Performance Solution
PO14 Development preserves riverfront land for public use if that land is required for ecological, public open space or recreation functions in accordance with the Local government infrastructure plan.	AO14 Development provides for the transfer of land in the Brisbane River corridor sub-category to Council, in compliance with the Local government infrastructure plan and the Bicycle network overlay map (Riverwalk sub-categories).	AO14 The proposed development is not within the Brisbane River corridor sub-category,	☐ Compliant ☒ N/A ☐ Performance Solution
Section E—If accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable building work for dry boat storage in the Brisbane River corridor sub-category (sections 1 - 5)			
PO15	AO15	AO15	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
Development involving a dry boat storage facility: (a) is located on the landward side of the highest astronomical tide and constructed and designed to: (i) be compatible with the character and amenity of the Brisbane River corridor sub-category section in which the site is located; (ii) minimise visual intrusiveness; (iii) minimise impacts on the Brisbane River's landscape values; or (b) where for a boat hoist or lift facility in the Brisbane River corridor sub-category section 2, 3 or 4, is located on land which is unobtrusive when viewed from the Brisbane River and are unroofed.	Development involving: (a) dry boat storage facility for 1 boat: (i) is located on land; (ii) involves hoists or lift facilities catering for 1 boat up to a maximum 4m in length in the case of another form of dry boat storage, is designed for 1 boat up to a maximum 6m in length; or (b) a dry boat storage which does not comply with paragraph (a) is only located: (i) within the Port of Brisbane; or (ii) on a site used for marine industry; or (iii) within a marina; or (iv) on a site used by a recreational or sporting club associated with the Brisbane River.	The proposed development is not within the Brisbane River corridor sub-category,	☐ Compliant ☒ N/A ☐ Performance Solution