



TOWN PLANNING REPORT IMPACT ASSESSABLE DEVELOPMENT APPLICATION

MATERIAL CHANGE OF USE FOR CHILDCARE CENTRE AND
MULTIPLE DWELLING
UPON LAND AT
141 FURSDEN RD, CARINA QLD 4152

ON BEHALF OF
ROYCORP PTY LTD

OUR REFERENCE: 251124



PROJECT DETAILS

Applicant: Roycorp Pty Ltd
Project Address: 141 Fursden Rd, Carina QLD 4152
TPA Project Number: 251124
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1 EXECUTIVE SUMMARY

This report is submitted on behalf of Roycorp Pty Ltd in support of the proposed Material Change of Use (Development Permit) for a Childcare centre (88 places) and Multiple dwelling (72 townhouses) upon land at 141 Fursden Road, Carina QLD 4152, more particularly described as Lot 2 on SP305062.

The proposal seeks Council approval to accommodate a new Childcare centre with provision for up to 88 children and ancillary outdoor play areas. Additionally, the proposal offers an opportunity to provide housing strategically positioned within a well-established area with close proximity to the CBD and major transport links.

The report addresses the merits of the proposal against the relevant provisions of the Brisbane City Plan 2014 v36, the Planning Act 2016 and other applicable legislation. The subject site presents a rectangular shaped allotment with a site area of approximately 13,570m² and currently sits vacant. The proposal is considered a contextually appropriate infill type of development, which positively contributes to the available housing stock within the surrounding locality.

Under the Brisbane City Plan 2014 ('City Plan'), the subject site is identified as being contained within the CF7 Community facilities (Health care purposes) zone category as well as the River gateway neighbourhood plan. The overall intent for this neighbourhood plan is –

- *The River gateway area is developed as a distinct, mixed use area, supporting additional housing opportunities, improved connectivity and additional local shops, cafes, services and facilities, as well as small- to medium-scale commercial and industrial development.*
- *Development is of scale and form that protects nearby residents and respects the interface of adjoining areas by carefully managing transitions.*
- *Development does not constrain the ability of existing development to operate.*
- *Development protects and enhances the long-term viability of environmentally significant areas, regional ecosystems, fauna habitat and movement corridors. The Seven Hills Bushland Reserve and Minnippi Parklands continue to provide a range of sustainable open space and recreational opportunities.*
- *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.*

In view of the above, the proposal is identified as being consistent with the overall outcomes. Specifically –

- The proposed development provides a distinct mixed use area with the inclusion of both community facilities and housing opportunities. Additionally, the development is strategically located, presenting only as a Childcare centre to the street frontage to retain the character and scale of the surrounding area and to carefully transition the townhouse portion of the site.
- The proposal will not impact on any existing development's ability to operate. Further, there are no identified environmentally significant areas upon the subject site.
- The proposed Childcare centre and townhouse development will reflect the surrounding low-density residential character with consideration to height, scale, and form. The townhouses are proposed at a maximum of 3 storeys and the Childcare centre will present as a 2 storey facility.

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

2 PROJECT OVERVIEW

Applicant Name	Roycorp Pty Ltd			
Site Address	141 Fursden Road, Carina QLD 4152			
Real Property Description	Lot 2 on SP305062			
Area of Site	13,570m ²			
Development Scheme	Brisbane City Plan 2014			
Zone	CF7 Community facilities (Health care purposes)			
Proposed Development	Multiple dwellings (72 townhouses) & Childcare centre (88 children)			
Details of Proposal	Material Change of Use			
	Yield	Childcare centre – 88 places	Parking	Childcare centre – 18 spaces
		Multiple dwelling – 72 units		Multiple dwelling – 188 spaces
	Building Height	Childcare centre - 2 storeys	Density	59.41 townhouse / ha
		Multiple dwelling - 2-3 storeys		
	Site Area and Site Cover	Childcare centre	Landscaping	POS Total – 23.3% COS Total – 5% Deep Planting Total – 10% Total Open Space – 38.8%
Site Area – 1,450m ² Site Cover – 74.6%				
Multiple dwelling	Site Area – 12,120m ² Site Cover – 37.3%			
Application Type	Aspects of Development		Type of Approval Required	
			Preliminary Approval	Development Permit
	Material Change of Use			✓
	Reconfiguration of a Lot			
	Building Work			
	Operational Work			
Level of Assessment	Impact			
Pre-lodgement / Consultation History	Yes			
Public Notification	Yes			
Referral Agencies	Referral Agency	Trigger		

	No	N/A
Specialist Report	▪ Noise Impact Assessment Report prepared by <i>MWA Environmental</i> ▪ Architectural Plans prepared by <i>Roycorp</i> ▪ Civil Engineering & Stormwater Report prepared by <i>Bornhorst + Ward</i> ▪ Landscape Concept Plan prepared by <i>Saunders Havill</i> ▪ Needs Assessment prepared by <i>Colliers</i> ▪ Traffic Impact Assessment report prepared by <i>Pekol Traffic</i> ▪ Waste Management Plan prepared by <i>Roycorp</i>	
Applicant Contact	Vu Nguyen / Brendan Ferris	
Applicant Email	eda@tpalliance.com.au	

3 BACKGROUND & SITE CHARACTERISTICS

3.1 Site Details

Site Address	141 Fursden Road, Carina QLD 4152
Real property description	Lot 2 on SP305062
Area of site	13,570m ²
Zone	Community facilities (Health care purposes)



Figure 1: Aerial Image Subject Site

3.2 Location

The subject site is located on land at 141 Fursden Road, Carina and more particularly described as Lot 2 on SP305062.

Under the Brisbane City Plan, the subject site is identified as being contained within the Community facilities (Health care purposes) zone and the River gateway neighbourhood plan. As illustrated below in Figure 2, the surrounding locality is comprised generally of additional Low density residential zoning designations, with pockets of Open space, Emerging community and Sport and recreation (District) zoning designations.

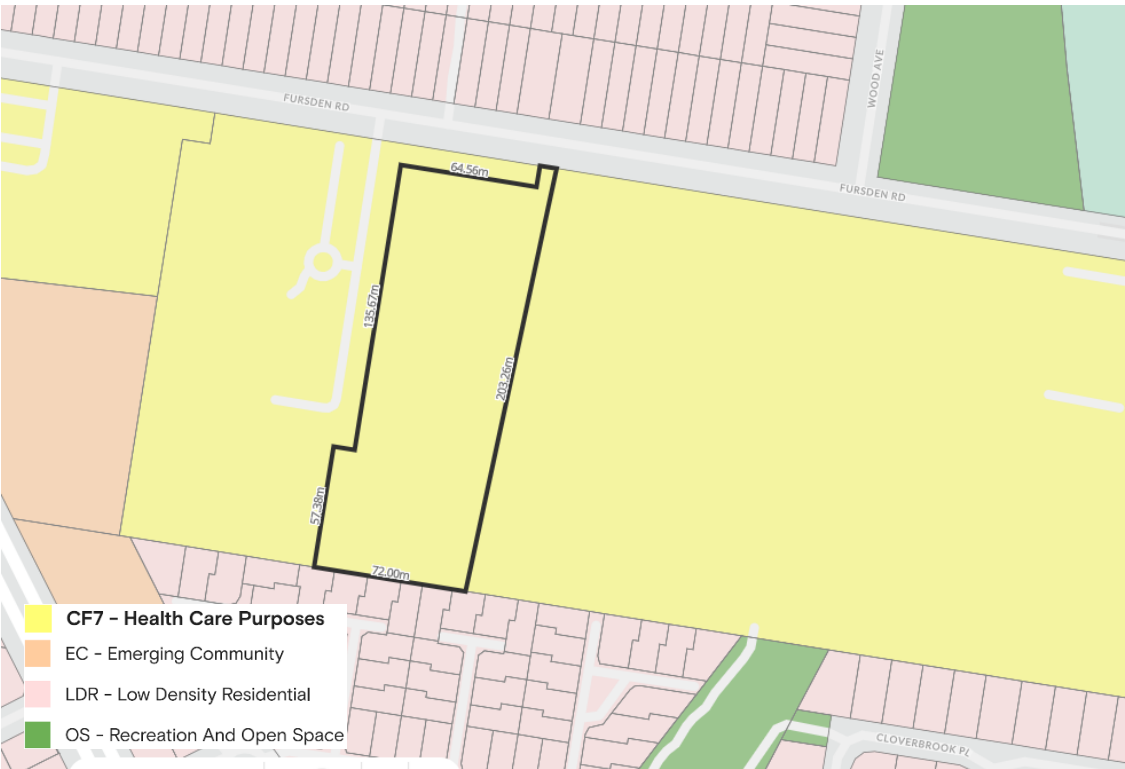


Figure 2: Zoning Map

3.3 Site Characteristics

The subject site comprises a single, large allotment encompassing a total area of 13,570m². The subject site benefits from a primary frontage of approximately 64.56m to Fursden Road to the north. The site is currently accessed via one vehicle crossover classified as an arterial road under the Road hierarchy overlay.

3.3.1 Vegetation

The subject site is devoid and clear of any significant vegetation.

3.3.2 Flooding

The eastern portion of the subject site is located within the Flood overlay. See below Figure 3 and refer to the attached Civil engineering report, prepared by Bornhorst + Ward for further details.

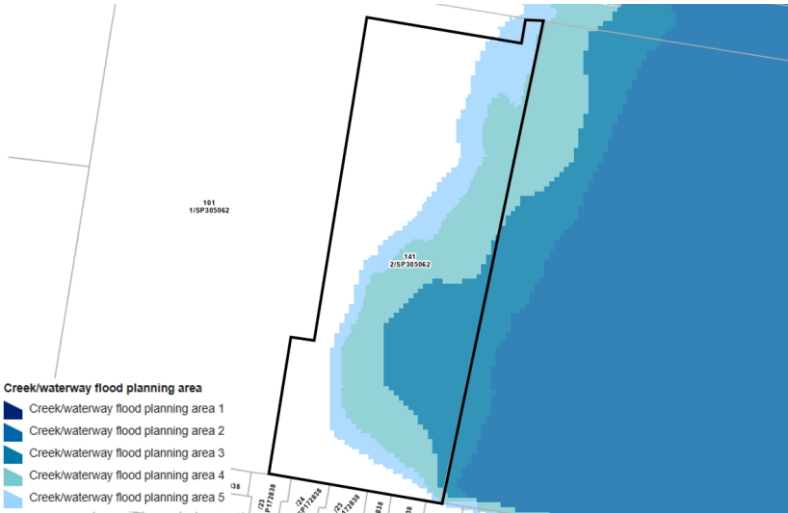


Figure 3: Brisbane City Plan - Creek/Waterway Flood Planning Area Mapping

3.3.3 Topography

The subject site is relatively flat, presenting a level of approximately 5m AHD.

3.3.4 Infrastructure

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

3.3.5 Easements

The site is not burdened by any known easements on site. We note the site adjoins an existing easement along the street frontage and another along the western boundary. Please see below Figure 4.



Figure 4: Development Assessment Mapping System - Easements

3.3.6 Surrounding Context

The subject site is well serviced by surrounding adequate infrastructure and community amenities and services, with the Carina Netball SportUP Centre and Brisbane State High School Sporting Centre directly adjoining the site's eastern boundary and St Vincent's Aged Care Carina Home directly adjoining the western boundary. Further, subject site is located near the Carina Living Church, Carina Medical & Specialist Centre, Carina Bus Depot and several shopping centres and a range of local parks in Carina and neighbouring suburbs such as Cannon Hill, Tingalpa and Belmont.

3.4 Site History

The subject site is currently vacant. An overview of the relevant application history for the site to date is provided below:

A006807017 – *Development Permit for Carry Out Building Work and Material Change of Use*

- On 5 March 2025 an application upon the subject site for an Impact Multiple dwelling development was refused by Brisbane City Council.

The applicant sought to appeal Council's decision in the Planning and Environment Court. The Court acknowledged the broader demand for housing in the locality and accepted that no unacceptable "hard" impacts would arise from the proposed development and that the built form, design and landscaping outcomes, access and carparking arrangement, and the height, scale and intensity, of the proposed development were acceptable, subject to the imposition of reasonable and relevant conditions.

Nonetheless, Court concluded that this need could be met on appropriately zoned land and did not justify the permanent loss of community-zoned land. The appeal was therefore dismissed.

A006807017 – *Development Permit for Carry Out Building Work and Material Change of Use*

- On 22 January 2026 an application upon the subject site for an Impact assessable Multiple dwelling development was withdrawn.

4 PROPOSAL

This report is submitted on behalf of Roycorp Pty Ltd in support of the proposed Material Change of Use (Development Permit) for a Childcare centre (88 places) and Multiple dwelling (72 townhouses) upon land at 141 Fursden Road, Carina QLD 4152, more particularly described as Lot 2 on SP305062.

The proposal seeks Council approval to accommodate a new Childcare centre with provision for up to 88 children and ancillary outdoor play areas. Additionally, the proposal offers an opportunity to provide housing strategically positioned within a well-established area with close proximity to the CBD and major transport links.

The proposal is supported by economic needs report which has indicated a demonstrated need for further childcare places within the catchment area, in addition to the benefit of providing increased choice in centres and creation of local jobs. The economic needs report also highlights a strong need for further housing choice, particularly via a build to rent (BTR) model. As such, the proposal for 72 townhouses in conjunction with the Childcare centre is believed to create a well-balanced and responsive form of development that both delivers an essential community service and activates underutilised land.

The Childcare centre directly addresses the overall requirements outlined within the Community facilities zone by providing early learning facilities within the area, while the proposed Multiple dwellings provides diverse, medium-density housing close to employment, services and public transport.

Importantly, the integration of residential development with the Childcare centre means the site will continue to serve the local community instead of sitting vacant and unused. The proposal makes good use of existing roads, services and infrastructure, and provides new homes within an already established suburb rather than pushing development further outward. It helps increase housing supply in a location that is well connected and suitable for growth.

4.1 Development Overview

The proposed development incorporates a Childcare centre and Multiple dwelling (72 townhouses) development. The overall development will include substantial deep planting, carparking, private and communal open space areas and will form a safe and accessible site.

Childcare Centre

The proposed facility has been designed with an internal gross floor area (GFA) of approximately 921m² suitable for up to 88 places, with 24 children aged under 2 located on the ground floor and 66 children over 2 years old located on the upper floor. The ground floor will include 4 x 12 cot rooms to accommodate the children under 2 years.

The proposed development will provide for a total of approximately 767m² of outdoor play space, inclusive of a variety of experiences and opportunities for children of all ages. Moreover, the proposed car parking arrangement has been designed to accommodate eighteen (18) car parking spaces inclusive of one (1) PWD bay and a suitably sized, screened and located refuse storage area adjacent to the driveway crossover along the proposed internal road frontage.

Further to the above, key proposal characteristics are detailed in the table below as follows:

KEY PROPOSAL CHARACTERISTICS	
Number of Places	88 children
Number of Staff	14 full time staff
Total GFA	953m ²

External Playscape	767m ²
Building Height	2 storeys, <9.5m above the NGL
Site Cover (Childcare site area: 1,450m ²)	74.6%
Vehicle Access	6m wide crossover from internal road
Car Parking	18x car parking spaces inclusive of 1x PWD bay

Multiple Dwellings

The ultimate Multiple dwelling layout will consist of a diverse mix of housing types including:

- Both two storey and three storey typologies;
- Three and four bedroom options as dictated by market feedback;
- Generous private and communal open space areas; and
- Single garages with visitor car parking available on some driveways.

The proposed Multiple dwelling development (72 townhouses) includes a mix of dwelling sizes and configurations that represents ‘gentle density’ within the locale. This is to enable various price points for aspiring homeowners and to overall provide for greater housing affordability in an area currently associated with a low-rise detached housing product.

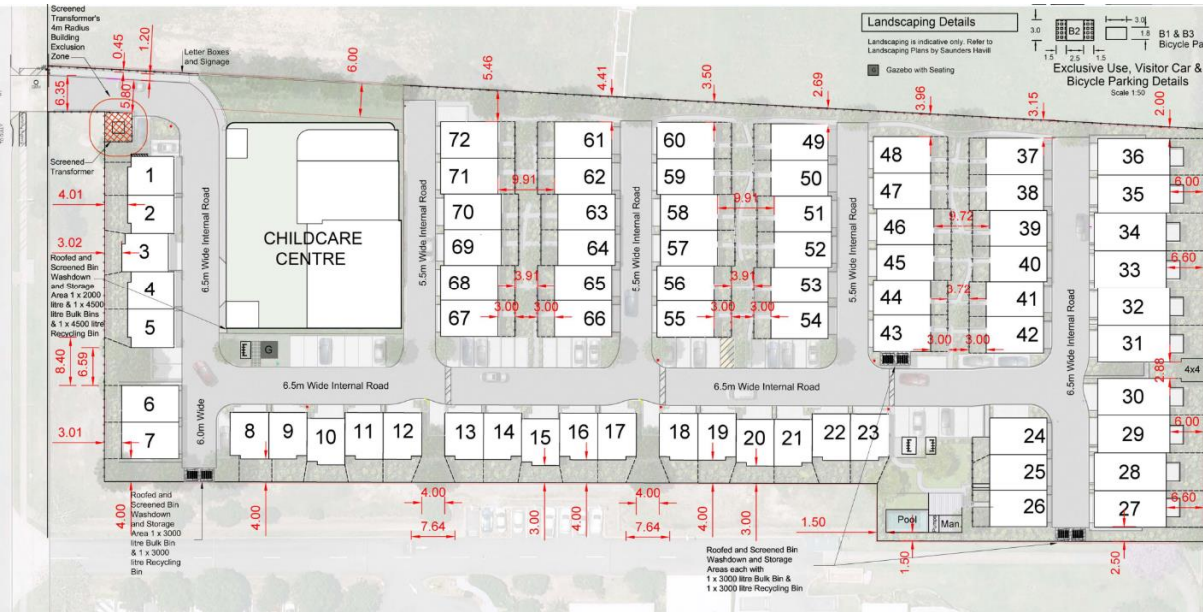


Figure 5: Proposed Site Plan

4.2 Economic Assessment Need

Importantly, a Needs Assessment has been prepared by *Colliers* so as to determine the demand for a long day care service and housing opportunities within the Carina catchment area. The report provides a review of the existing childcare facilities (supply) within the local area and seeks to ascertain whether there is sufficient economic need for the proposed development on the subject site. The report also assesses the existing and future housing demand within the area and if the proposed Build to Rent dwellings are an appropriate inclusion to diversify and expand the housing supply.

Childcare Need

Following a detailed evaluation, it is established that:

- *The analysis demonstrates that sufficient demand exists for the proposal, based on the available market and the future supply of childcare places in the area. The occupancy rate for the Catchment Area, inclusive of the subject proposal, is estimated to be at the upper end of the acceptable range.*

Long day care centres achieve profitability across a range, with the targeted occupancy rate of between 70% and 80% representing a reasonable balance between providing choice and competition in the catchment area while also allowing centres to operate viably, meet quality standards and operate successfully.

Overall, comparing the estimated need with the existing/future supply of centre-based childcare places in Catchment Area demonstrates that sufficient demand exists for the proposed childcare centre with 88 places at the Subject Site (Colliers, page 22).

With this consideration, the proposed Childcare centre is believed to be an appropriate use of the site to service the undersupply of the catchment whilst meeting the relevant requirements of the planning scheme.

Multiple Dwelling Need

Further to the assessment undertaken, it is confirmed that the proposed delivery of 72 BTR dwellings will provide:

- *Strong policy guidance seeking the delivery of additional housing supply*
- *Historic and forecast population growth in the area which will require delivery of additional housing choice*
- *Rapid house price growth, increasing rents and extremely low rental vacancy rates are factors indicating the immediate need for additional housing choice which can be met by the proposal.*

In this regard, the proposal delivers additional housing choice through the BTR model in an area where a strong need for additional dwellings is apparent.

4.3 Built Form and Scale

Childcare Centre

The subject site is located within the Community facilities zone, and is identified as a nominated zone under the Acceptable Outcome (AO2.1) of the Childcare centre code. The proposed built form is further considered to comply with the performance outcomes for the following reasons:

- The proposed childcare centre will reflect a bulk and scale that is 1-2 storeys and fully maintained below 9.5m in height. As such, the overall built form will reflect the nature, scale and design compatible with the existing character of the area;
- The proposal incorporates compliant boundary setbacks to resemble the intensity of adjoining residential developments;
- The proposal will utilise generous landscaping and acoustic fencing along the boundaries where adjoining residential uses to protect the amenity of nearby sensitive uses; and
- The proposal seeks to establish a use that will directly benefit the local community by providing a service where a demand is evident. The proposal has been designed to ensure it is of a scale and built form that is not overbearing in nature and is sympathetic to the surrounding residential context. The development incorporates acoustic fencing, landscaping and appropriate setbacks to prevent any adverse impacts on the amenity of nearby sensitive uses.

On the above basis, the proposed development is considered to appropriately address and achieve compliance with the Acceptable Outcome (AO2.1) and Performance Outcome (PO2).

Multiple Dwellings

The proposed townhouses consist of 14 design types to create subtle differences throughout the development and to create different housing choices to suit a variety of budgets. A mix of 2 -3 storey options are available, all of which are either three or four bedrooms. The design types are detailed below:





Lots 24, 25 & 26



Lots 27, 28, 29 & 3



Lots 31, 32, 33, 34, 35 & 36



Lots 37, 38, 39, 40, 41 & 42



Lots 43, 44, 45, 46, 47 & 48



Lots 49, 50, 51, 52, 53 & 54



It is acknowledged that although the development is assessed against the Multiple dwelling code, there is no exact provision for site cover or density due to the site's zoning designation. As such, the proposed site cover of 37.3% and density of 59.41 townhouses per hectare is considered appropriate for the surrounding area. Specifically, the proposal achieved PO8 of the Multiple dwelling code as it:

- Maintains a balanced built form to landscape ratio, with over 38.3% of the site retained for landscaping, communal and private open space, access and deep planting areas, ensuring the development does not present as overbuilt or visually dominant.
- Responds to the intended intensity of the area, introducing a modest and well-integrated increase in density within a well-served area while maintaining generous setbacks and landscaped buffers to adjoining properties.
- Incorporates articulated building forms, including varied rooflines, façade modulation and separation between building clusters, reducing bulk and reinforcing a residential scale outcome.
- Protects residential amenity, through appropriate building separation, access to natural light and ventilation, and landscaped interface treatments that mitigate overlooking and overshadowing.
- Supports private outdoor living, with each townhouse provided with functional private open space areas designed to maximise usability, solar access and cross-ventilation.
- Provides multiple well-located communal open space, centrally positioned to encourage passive surveillance, accessibility and social interaction among residents.

- Delivers meaningful deep planting zones, particularly along site boundaries.

Accordingly, the proposed overall site cover and density represent a well-considered and contextually appropriate outcome that balances built form with open space, landscaping and residential amenity in full accordance with PO8.

4.4 Building Height

Although the subject site is located within the River gateway neighbourhood plan, it is not allocated a specific precinct and thus does not include a specific building height maximum. The development proposes a two storey high Childcare centre that remain under 9.5m from the natural ground level (NGL), and the Multiple dwellings proposed vary from two and three storey townhouses that also remain under 9.5m from the NGL.

4.5 Setbacks

Street Frontage Setbacks – Fursden Road

The City Plan does not prescribe front setbacks for the Community facility zone. As such, the proposed setbacks are designed to be sympathetic to the adjoining developments and in keeping with the intended bulk and scale of the local area. As illustrated in the proposal plans, the development achieved the following:

The proposed setbacks of the development outermost projections (OMP) are as follows:

- **Fursden Road**
The design achieves a setback of approximately 12.8m from the Fursden road frontage, in line with the existing setback pattern of the street.

Side and Rear Boundary Setbacks

As illustrated in the proposal plans, the development achieves a side boundary setback ranging from 1.5m (pool) in excess of 50m (townhouse OMP) for the eastern property boundary. Further, the dwellings positioned along the western boundary include a minimum setback of 2m. We note the Childcare centre to the west also includes a substantial deep planting area along the shared side boundary and is setback from the ground floor veranda by 6m and from the two storey building by 8m. Extensive shade sails are additionally provided to screen the development.

Lastly, the proposal includes a 6m setback from the townhouses proposed along the rear of the site to the southern lot boundary. Within this setback area, there will be substantial deep planting provided to soften the built form. In view of the above, the proposed setbacks are considered appropriate and continue to align with PO6 of the Multiple dwelling code by:

- Defining and reinforcing the street edge, which reflects the established setback pattern of the street, creating a clear transition from the road to the development, and incorporates landscaped entry treatments that provide a strong buffering.
- Allowing for articulation and passive surveillance, with setbacks that provide space for balconies, awnings and varied building elements, adding visual interest to the street while still maintaining good separation and privacy for the proposed townhouses.
- Ensuring a cohesive internal streetscape outcome, with minimum 0.9m front setbacks to internal roads creating a consistent townhouse presentation reflective of contemporary residential character.
- Providing meaningful landscape buffering and amenity protection, through 2 - 2.5m side setbacks and a substantial 6m rear boundary setback incorporating deep planting and POS to soften built form and protect adjoining amenity.

4.6 Landscaping

The proposed Childcare centre will provide acoustic fencing and landscaping along all side boundaries of the site. Furthermore, the proposal achieves a deep planting area of 132.10m², or 9.11% of the Childcare site area. Please refer to the Landscape Concept Plan prepared by *Saunders Havill* for further details.



Figure 6: Proposed Childcare Landscape Concept Plan

Furthermore, the proposed Multiple dwellings achieve a high-quality landscaping outcome throughout the site that will soften the built form of the development as a whole and at a pedestrian perspective from most public vantage points.

The proposed development has also strategically positioned shade trees and deep planting areas along the internal and public street frontages to ensure the streetscape is highly vegetated to mitigate heat island impacts. The Multiple dwelling development results in 1,224.9m² of deep planting. Collectively, the development proposal provides 1,357m² of deep planting, representing 10% of the developable portion of the site (13,570m²). This outcome exceeds the minimum requirements specified under the Multiple dwelling code (AO28 & AO29).



Figure 7: Proposed Multiple Dwelling Landscape Concept Plan

4.7 Private and Communal Open Space

Private Open Space

In accordance with the Multiple dwelling code, a minimum 12m² of private open space (POS) with dimensions of 3m is prescribed under AO31. The proposed design provides POS areas in excess of the requirements with each townhouse containing a minimum 35.1m² of POS. Specifically:

- The POS areas for each unit are directly accessible generally from the main living areas and will be functional while maintaining a high degree of amenity for future residents; and
- Each townhouse is afforded generously sized POS, exceeding the minimum size requirements under the planning scheme (12m²). Each townhouse provides between 35.1m² and 51.4m² of quality POS, with dimensions and configurations suitable for outdoor dining and passive recreation.

Cumulatively, the Multiple dwelling development includes 2,794.60m² of POS onsite, which equates to 23.3% of the total site. As such, the proposed POS is deemed suitable and compliant with AO30 of the Multiple dwelling code.

Communal Open Space

In accordance with the Multiple dwelling code, a minimum 5% of communal open space (COS) is prescribed under AO30. The proposed design provides COS of 605.6m², or 5% of the total site. Specifically:

- COS area 1 is located along the western portion of the site and includes substantial visitor parking and open space areas, including a pool. It totals at 339.2m².
- COS area 2 is located along the eastern boundary of the site and provides substantial open space for the Childcare centre and residents behind and allows for adequate visual buffering facing the east. It totals at 69.7m².
- COS area 3 is located adjoining the Childcare centre to allow for additional open space usage. It totals at 196.6m².

As such, the proposed COS is deemed suitable and compliant with AO30 of the Multiple dwelling code.

4.8 Childcare Operations

The proposed hours of operation for the Childcare Centre are between 6:00am and 6:00pm Monday to Friday, with outdoor play areas only to be used between 7am and 6pm.

This outcome is considered consistent with a number of approved childcare centre operators located throughout Brisbane. It is acknowledged that these hours of operation proposed are slightly outside of the preferred operating hours as per AO2.2 & AO10.3 of the Childcare centre code.

Compliance with both PO2.2 & PO10.3 is achieved in this instance for the following reasons:

- It is proposed to extend the hours of operation in the morning and evening to allow for additional drop-off and pick-up times for parents before and after work. The additional operational time in the morning and evening is not seen to result in impacts to the surrounding sensitive land uses.
- The proposed bulk, scale and day-to-day operations of the facility are not expected to result in adverse amenity impacts to nearby sensitive land uses. Importantly, the proposed development is inclusive of acoustic barriers and provides appropriate landscaping along the side and rear boundaries to ensure the noise emissions do not exceed the prescribed criteria;
- The proposal achieves a deep planting area of 132.10m² (9.11% of the site area) which provides additional buffering between sensitive land uses and assists in providing both visual and acoustic privacy;

- The overall built form of the proposal will reflect a nature and scale which is compatible with the Community facility zone given it provides a two (2) storey built form from the street and is fully maintained under 9.5m above natural ground level;
- A full assessment of the proposal against the Noise Planning Criteria has been undertaken within the Noise Impact Assessment prepared by *MWA Environmental* and concludes that the assessment criteria can be achieved by the development.

4.9 Access, Servicing and Manoeuvring

4.9.1 Access

The proposed development proposes to access the external road network via Fursden. Access from Fursden Road will be facilitated through a 6.3m crossover. All internal roads proposed range from 5.5m – 6.5m widths and ensure adequate turnaround areas.

4.9.2 Parking

The prescribed car parking rate for a childcare centre, as per Table 14 of Transport, Access, Parking and Servicing Planning Scheme Policy (TAPS PSPS), is as follows:

- *1 space per 5 children - 60% of these spaces are for staff and can be provided in tandem.*

The proposal thus requires 17.6 car parks. The Childcare centre seeks to establish a carpark with 18 parking spaces, including 1 disabled bay for drop-off. Additionally, the proposed car parking layout is in accordance with the prescribed requirements of the Transport, Access, Parking and Servicing PSP.

Additionally, the prescribed car parking rate for the Multiple dwelling portion of the development, as per Table 14 of Transport, Access, Parking and Servicing Planning Scheme Policy (TAPS PSPS), is as follows:

- *2 spaces per 3 bedroom dwelling*
- *2.5 spaces per 4 or above bedroom dwelling*
- *0.25 spaces per dwelling for visitor parking*
- *Parking may be provided in tandem spaces where 2 spaces are provided for 1 dwelling*
- *At least 50% of visitor parking is provided in communal areas, and not in tandem with resident parking*

The development provides a total of 206 car parks onsite, with 144 resident and 18 visitor car parks. Additionally, 26 spaces are located throughout the proposed internal streets and 2 PWD spaces are included with one space allocated to the Childcare centre and one space allocated to residential visitors. This outcome achieves the requirements specified under the TAPS PSPS. The proposed car parking and access arrangement is considered to comply with the relevant design standards to ensure the safe and efficient movement of vehicles within the site. It is noted that the bicycle parking facilities are to be provided at a minimum 1 space per dwelling within dedicated bicycle racks in each garage, resulting in 72 garage bicycle spaces and 22 visitor bicycle spaces within the site.

For further details relating to car parking, access and servicing, please refer to the Traffic Report prepared by *Pekol Traffic* attached as part of this application.

4.9.3 Servicing

The proposal includes a functional internal road layout, compliant with the provisions of the applicable planning scheme policy and allowing the site to be serviced by a suitable refuse collection vehicle. The

proposal includes bulk waste and recycling bins for the townhouse development, with storage appropriately screened to reduce amenity impacts.

4.9.4 Waste

Childcare Centre

Based on a five day operating week and the waste generation rates prescribed by Brisbane City Council's Refuse Planning Policy, the proposed childcare centre is anticipated to generate approximately 12,660 litres of general waste and 6,077 litres of recycling per week.

Assuming a maximum collection frequency of two services per week, the childcare centre would require 1 x 2,000 litre bin and 1 x 4,500 litre bin for general waste, together with 1 x 4,500 litre bin for recycling. This configuration provides the required capacity while minimising the amount of bin storage space required.

To accommodate the three bins and allow sufficient space for manoeuvring and servicing, the existing bin storage area is measured at approximately 26m² and aligns with the rear of the adjoining car parking spaces. Two sets of outward-opening gates are to be installed to provide the maximum practical opening width and enable the bins to be safely and efficiently manoeuvred into and out of the storage area for collection.

Townhouse Development

Several refuse collection points are proposed from the internal driveways and public roads with 1 x 3,000 litre bulk bin and 1 x 3,000 litre recycling bins. It is noted that refuse collection locations via bin pads are nominated on the Architectural plans prepared by *Roycorp*.

Please refer to the attached Waste Management Plan prepared by *Roycorp* for further information.

4.10 Infrastructure and Stormwater Management

All urban services including reticulated water, reticulated sewer, electricity and telecommunication services are available to the site. Stormwater quality and quantity will be managed onsite in accordance with Council's Stormwater code and any private infrastructure will be managed and maintained by the body corporate. Please refer to the Civil Report prepared by *Bornhorst + Ward* and the Flood and Stormwater Management Plan for further details and assessment against the applicable codes.

4.11 Flooding

As the subject site is identified within Creek/waterway flood planning area sub-categories 3 & 4, and according to *Table 8.2.11.3.C - Land Use Compatibility With Flood Hazard*, both Childcare centre and Multiple dwelling land uses must demonstrate as compatible and resilient to its relevant flood planning areas. Please refer to the Civil Report prepared by *Bornhorst + Ward* and the Flood and Stormwater Management Plan for further details and assessment against the applicable codes.

5 TOWN PLANNING FRAMEWORK

5.1 State Government

5.1.1 Planning Act 2016 - Framework

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

The proposal will be assessed in accordance with the Development Assessment Rules under section 68(1) of the *Planning Act 2016*.

5.1.2 State Planning Policies

The *State Planning Policy* (SPP) came into effect on 3 July 2017 and expresses the State's interests in land use planning and development.

Part E of the SPP outlines the State interest policies and assessment benchmarks. The assessment benchmarks are applicable to the assessment of development applications to the extent that the SPP has not been identified in a Planning Scheme as being appropriately integrated.

Section 2.1 of the City Plan identifies that the SPP has been appropriately integrated into the City Plan with the exception of Natural hazards, risk and resilience (coastal hazards), Biodiversity policy (2) and Water quality policies (4) and (5). The subject site is not identified within the Natural hazards, Biodiversity or Water quality policies and as such, further consideration of this State Interest under the SPP is not required.

STATE INTEREST	RESPONSE	COMPLIANCE
LIVEABLE COMMUNITIES AND HOUSING		
Housing supply and diversity	The proposed development is for a residential use which will contribute to the supply and diversity of the local area	✓
Liveable communities	This proposal supports a liveable, well-designed and serviced community.	✓
ECONOMIC GROWTH		
Agriculture	The site does not contain agricultural land or fisheries resources	N/A
Development and construction	The proposal will facilitate employment and economic growth within the development and construction centre.	✓
Mining and extractive resources	This site is not located within an area identified for mining or extractive resources.	N/A
Tourism	The proposal involves a residential use and does not impact on tourism planning and delivery.	N/A
ENVIRONMENT AND HERITAGE		
Biodiversity	This site is not identified as containing Matters of State Environment Significance.	N/A
Coastal environment	This site is not identified as containing Matters of State Environment Significance.	N/A
Cultural heritage	The subject site is not identified as a heritage place or area.	N/A

STATE INTEREST	RESPONSE	COMPLIANCE
Water Quality	The proposal involves multiple dwellings on an existing lot and thus does not impact on water catchments	N/A
SAFETY AND RESILIENCE TO HAZARDS		
Emissions and hazardous activities	The proposal will not result in or be impacted on by emissions and hazardous activities.	N/A
Natural hazards, risk and resilience	The proposal is not subject to risks from natural hazard	N/A
INFRASTRUCTURE		
Energy and water supply	This proposal does not relate to existing or future major electricity or bulk water supply infrastructure.	N/A
Infrastructure integration	The proposal achieves integration with existing and planned infrastructure.	✓
Transport infrastructure	The proposal will maintain the safety and efficiency of state and local transport infrastructure.	✓
Strategic airports and aviation facilities	This state interest is appropriately integrated into the current version of the City Plan.	N/A
Strategic ports	The site is not located in proximity to a strategic port.	N/A

5.1.3 Referral Agency

As of 3 July 2017, the Department of State Development, Infrastructure and Planning launched the State Assessment and Referral Agency (SARA). In accordance with the *Planning Regulation 2017*, the application does not require any referrals.

5.1.4 State Development Assessment Provisions

The State Development Assessment Provisions came into effect on 03 July 2017 and set out matters of interest to the State for development assessment where the State has justification as an assessment manager or referral agency. As such, the State Development Assessment Provisions are not applicable to the proposal.

5.1.5 Shaping SEQ – South East Queensland Regional Plan 2023

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

The proposed development reflects a Childcare centre and Multiple dwellings and is in keeping with the intent of the Urban Footprint.

5.2 Local Government

5.2.1 Definition

In accordance the *Brisbane City Plan*, a Childcare centre is defined as follows:

- *Childcare centre* means the use of premises for the care, education and minding, but not residence, of children.

Examples include: A childcare centre before or after school care, crèche, early childhood centre, kindergarten, vacation care

Furthermore, the *Brisbane City Plan* defines a Multiple dwelling as follows:

- **Multiple dwelling** means a means a residential use of premises involving 3 or more dwellings, whether attached or detached.

Examples include: Apartments, flats, units, townhouses, row housing, triplex.

Based on the above, the proposal involves a Material Change of Use to establish a Childcare centre and Multiple dwelling on the subject site.

5.2.2 Level of Assessment

Under the *Brisbane City Plan*, the site is located within the Community facilities (Health care purposes). In accordance with Table 5.5.19 - Community facilities zone, Childcare centre is subject to Code Assessment. Furthermore, Multiple dwelling is subject to Impact Assessment.

Notwithstanding, upon review of the applicable assessment benchmarks, the proposed development is subject to the following level of assessment:

LEVEL OF ASSESSMENT	
ZONE	
Other zones category - Community facilities zone	
Impact Assessable	In accordance with Table 5.5.19 – Community facilities zone, the category of assessment for a Material change of use for a Childcare centre is subject to Code assessment if involving a new premises with an increase in gross floor area. Notwithstanding, the proposal also includes a Multiple dwelling component. As such, in accordance with Table 5.5.19 – Community facilities zone, the category of assessment for a Material change of use for a Multiple dwelling development is subject to Impact assessment. An assessment against the Community facilities zone code has been undertaken as part of this application.
NEIGHBOURHOOD PLAN	
River gateway neighbourhood plan	
No change	In accordance with Table 5.9.58.A—River gateway neighbourhood plan: Material change of use, there is no change to the level of assessment for a Material change of use when not located within a sub-precinct of the River gateway neighbourhood plan. An assessment against the River gateway neighbourhood plan code has been undertaken as part of this application.
OVERLAYS	
Airport environs overlay	
Code Assessable	In accordance with Table 5.10.2 – Airport environs overlay, a Material change of use for a Childcare centre and Multiple dwelling in the Obstacle Limitation Surfaces sub-category if assessable development in the zone, is subject to Code Assessment. As such, assessment has been undertaken against the Airport environs overlay code.

LEVEL OF ASSESSMENT	
Bicycle network overlay	
Code Assessable	In accordance with Table 5.10.3 –Bicycle network overlay, a Material change of use for a Childcare centre and Multiple dwelling involving a new or an existing premise with an increase in gross floor area, if assessable development in the zone is subject to Code Assessment. As such, assessment has been undertaken against the Community purposes network overlay code.
Biodiversity overlay	
Code Assessable	In accordance with Table 5.10.4 – Biodiversity areas overlay, a Material change of use for a Childcare centre and Multiple dwelling involving a new or an existing premise with an increase in gross floor area is subject to Code Assessment. As such, assessment has been undertaken against the Biodiversity areas overlay code – section C.
Community purposes network overlay	
Code Assessable	In accordance with Table 5.10.7A – Community purposes network overlay, a Material change of use for a Childcare centre and Multiple dwelling involving a new or an existing premise with an increase in gross floor area, if assessable development in the zone is subject to Code Assessment. As such, assessment has been undertaken against the Community purposes network overlay code.
Critical infrastructure and movement network overlay	
Not applicable	In accordance with Table 5.10.8 – Critical infrastructure and movement network overlay, there is no level of assessment nominated for a Material change of use for a Childcare centre and Multiple dwelling. As such, there is no change to the level of assessment and no assessment required against the Critical infrastructure and movement network overlay code.
Flood overlay	
Code Assessable	In accordance with Table 5.10.11 – Flood overlay, a Material change of use for a Childcare centre states the following: <i>MCU in the Brisbane River flood planning area 1, Brisbane River flood planning area 2a, Brisbane River flood planning area 2b, Brisbane River flood planning area 3, Brisbane River flood planning area 4 or Brisbane River flood planning area 5 sub-category or the Creek/waterway flood planning area 1, Creek/waterway flood planning area 2, Creek/waterway flood planning area 3, Creek/waterway flood planning area 4 or Creek/waterway flood planning area 5 sub-category, if:</i> <i>for vulnerable uses (activity group) or difficult to evacuate uses (activity group); or</i> <i>for essential community infrastructure (activity group)</i> As a Childcare centre is considered a vulnerable use and the site is located within the Creek/waterway flood planning areas 3 – 5, the proposal is subject to Code Assessment and an assessment has been undertaken against the Flood overlay code.
Industrial amenity overlay	
Code Assessable	In accordance with Table 5.10.11 – Community purposes network overlay, a Material change of use for a Childcare centre states the following: <i>MCU in the Industrial amenity investigation area sub-category, if involving an increase in the number of persons on site, where for:</i> <i>childcare centre; or</i>

LEVEL OF ASSESSMENT	
	b. <i>detention facility; or</i> c. <i>dual occupancy; or</i> d. <i>educational establishment; or</i> e. <i>hospital; or</i> f. <i>hotel, to the extent the hotel provides accommodation for tourists or travellers; or</i> g. <i>multiple dwelling; or</i> h. <i>relocatable home park; or</i> i. <i>residential care facility; or</i> j. <i>resort complex; or</i> k. <i>retirement facility; or</i> l. <i>rooming accommodation; or</i> m. <i>rural workers' accommodation; or</i> n. <i>short-term accommodation; or</i> o. <i>tourist park</i> As such, the proposal is subject to code assessment and assessment has been undertaken against the Industrial amenity overlay code.
Potential and actual acid sulfate soils overlay	
Code Assessable	In accordance with Table 5.10.15 – Potential and actual acid sulfate soils overlay, a Material change of use for Childcare centre and Multiple dwelling involving a new premise is subject to code assessment, if the natural ground level is less than 20m AHD, where the disturbance of land is equal to or less than 5m AHD, involving: a. <i>filling equal to or greater than 500m³; or</i> b. <i>filling equal to or greater than 0.5m average depth; or</i> c. <i>excavation equal to or greater than 100m³</i> As such, assessment has been undertaken against the Potential and actual acid sulfate soils overlay code.
Road hierarchy overlay	
Code assessable	In accordance with Table 5.10.18 – Road hierarchy overlay, a Material change of use for Childcare centre and Multiple dwelling involving a new premise is subject to Code Assessment, if assessable development in the zone or neighbourhood plan. As such, assessment has been undertaken against the Road hierarchy overlay code.
Streetscape hierarchy overlay	
Code Assessable	In accordance with Table 5.10.20 – Streetscape hierarchy overlay, a Material change of use for Childcare centre and Multiple dwelling involving a new premise is subject to Code Assessment, if assessable development in the zone or neighbourhood plan. As such, assessment has been undertaken against the Streetscape hierarchy overlay code.

In view of the above, the proposed development is subject to Impact Assessment.

5.2.3 Applicable Codes

In accordance with Part 5 of the City Plan, the following codes are identified as being applicable to the proposal and have been addressed in Appendix 1 of this report and the supporting consultant documentation:

APPLICABLE CODES	
Zone Codes	Community facilities zone code
Neighbourhood Plan Code	River gateway neighbourhood plan code
Development Codes	- Community facilities code - Childcare centre code - Multiple dwelling code - Filling and excavation code - Infrastructure design code - Landscape work code - Stormwater code - Transport, access, parking and servicing code
Overlay Codes	- Airport environs overlay code - Bicycle network overlay code - Biodiversity areas overlay code - Community purposes network overlay code - Flood overlay code - Industrial amenity overlay code - Potential and actual acid sulfate soils overlay code - Road hierarchy overlay code - Streetscape hierarchy overlay code

As this application is to be assessed using the **Impact assessment** procedures of the Development Assessment Rules (DA Rules), public notification of 15 business days is required.

5.2.4 Strategic Framework

The subject site is identified within the Community facilities zone. In accordance with the intent of the City Plan, the proposal is to advance the key policy direction set in the Strategic Framework, in particular:

- Theme 2: Brisbane's outstanding lifestyle
 - Element 2.4 – Brisbane's community facilities, services, open space and recreation infrastructure;
- Theme 4: Brisbane's highly effective transport and infrastructure networks
 - Element 4.2 – Brisbane's other infrastructure networks;
- Theme 5: Brisbane's City Shape,
 - Element 5.3 – Brisbane's Major Centres,
 - Element 5.4 – Brisbane's Special Centres and
 - Element 5.5 – Brisbane's Suburban Living Areas.

STRATEGIC FRAMEWORK	COMMENT
THEME 2: BRISBANE'S OUTSTANDING LIFESTYLE	
ELEMENT 2.4 – BRISBANE'S COMMUNITY FACILITIES, SERVICES, OPEN SPACE AND RECREATION INFRASTRUCTURE	
SO1 Brisbane has a range of accessible multi-purpose community facilities, services and open spaces	The proposal contributes to the provision of accessible, multi-purpose community facilities through the delivery of a Childcare centre that directly supports the daily needs of local families

STRATEGIC FRAMEWORK	COMMENT
which meet the physical, social and cultural needs of the local and wider community.	and working households. The centre will provide an essential early childhood service within a well-established residential catchment, reducing travel demand and strengthening local social infrastructure. Importantly, the Multiple dwelling component should be viewed as a complementary and strategically appropriate outcome. It introduces greater housing diversity within a well-served locality, enabling a broader mix of residents to remain within the community. The Multiple dwelling development is modest in scale and is integrated behind the Childcare centre to ensure compatibility with the surrounding context. By locating additional housing within walking distance of community facilities, open space and transport networks, the proposal promotes efficient land use, supports local services, and enhances neighbourhood vitality without compromising amenity.
SO2 Brisbane's existing and planned community facilities and services are protected and appropriately located.	The development is located within the Community Facilities Zone and in proximity to established services and infrastructure, ensuring community facilities are appropriately located and not adversely impacted.
SO3 Brisbane's parks and open spaces provide a diversity of experiences.	The development is situated within an established area with access to existing parks and open spaces, providing a range of recreational experiences for residents and childcare users.
SO4 Urban commons form civic nodes and act as local gathering spaces with high patronage levels.	The childcare centre will function as a local community hub, encouraging daily interaction among families and fostering social connectivity within the neighbourhood.
SO5 Brisbane's arts and cultural development is supported.	The proposal does not compromise existing arts or cultural facilities and supports a growing and diverse community that contributes to cultural vitality.
SO6 Brisbane has enhanced sport and recreation facilities.	The development supports the viability of existing sport and recreation facilities through population growth within an established catchment.
SO7 Brisbane has an integrated and high-quality open space network which continues to expand to serve a growing population.	The proposal maintains connectivity to surrounding open space networks and does not fragment the existing open space system.
SO8 Brisbane suffers no net loss of open space values.	The development does not result in the loss of publicly accessible open space or environmental values, with landscaped areas and protected buffers maintained on site.
SO9	The Childcare centre incorporates dedicated outdoor play areas, and the Multiple dwelling component provides private and communal open

STRATEGIC FRAMEWORK	COMMENT
Brisbane has private and accessible communal open spaces serving a diverse range of open space, recreation, sustainability and social needs.	space areas, catering to recreational, social and sustainability outcomes for residents and users. Please see Section 4.6 for further detail.
THEME 4: BRISBANE'S HIGHLY EFFECTIVE TRANSPORT AND INFRASTRUCTURE NETWORKS	
ELEMENT 4.2 – BRISBANE'S OTHER INFRASTRUCTURE NETWORKS	
SO1 Brisbane's high water quality in water storages is protected.	The water quality will be protected during and after construction.
SO2 Brisbane's water supply network is facilitated, protected and augmented to service development.	The water supply network will be protected and augmented to service development.
SO3 Brisbane's dependency on the water supply network is reduced.	Water-efficient fixtures and fittings will be incorporated, and opportunities for rainwater reuse will reduce demand on the potable water supply network.
SO4 Brisbane's existing and planned wastewater infrastructure corridors and facilities are protected.	Existing and planned wastewater infrastructure corridors will be identified and protected from encroachment by development.
SO5 Brisbane's wastewater network is augmented to service development.	The wastewater network will be upgraded and connected in accordance with council requirements to service the development.
SO6 Development provides stormwater infrastructure to: a. protect water quality; b. reduce urban run-off and peak flows; c. improve waterway health and stormwater quality.	Development provides stormwater infrastructure to protect water quality, reduce urban run-off and peak flows, and improve waterway health. Stormwater infrastructure will be designed in accordance with Council standards to manage water quality, reduce peak flows and protect downstream waterways.
SO7 Brisbane's development provides for stormwater retention and harvesting.	Stormwater detention and on-site retention measures will be incorporated to manage runoff and enable opportunities for water reuse where appropriate.
SO8 Brisbane's existing and planned electricity and gas transmissions and distribution infrastructure corridors and facilities are protected.	Existing and planned electricity and gas infrastructure corridors will be protected and not compromised by the development.
SO9 Brisbane's electricity and gas transmission and distribution infrastructure corridors and facilities do not adversely impact on the community and the environment.	The development is designed to ensure energy infrastructure does not adversely impact surrounding properties or environmental values.
SO10 Brisbane's energy infrastructure is complemented by renewable, decentralised supply.	The development will incorporate energy-efficient design principles and allow for the installation of renewable energy systems such as rooftop solar.
SO11 Brisbane's existing and planned telecommunications infrastructure is protected.	Existing and planned telecommunications infrastructure will be identified and protected from damage or disruption.

STRATEGIC FRAMEWORK	COMMENT
SO12 Brisbane's development provides for fibre-ready conduit in new developments.	Fibre-ready conduit can be conditioned in accordance with relevant telecommunications requirements.
SO13 Brisbane's development provides for fibre to the premises in new developments.	Fibre-to-the-premises connections can be conditioned to support high-speed telecommunications services.
SO14 Brisbane's development provides for telecommunications conduit in all suitable infrastructure projects.	Telecommunications conduit will be incorporated into infrastructure works where required.
SO15 Brisbane's telecommunications infrastructure does not adversely impact on the community and the environment.	Telecommunications infrastructure will be integrated into the development to minimise visual and environmental impacts.
SO16 Brisbane's existing and planned waste management infrastructure is protected.	Existing waste management infrastructure will not be adversely impacted by the development.
SO17 Brisbane's waste management infrastructure provides for waste-reduction strategies.	The development will incorporate waste management practices that encourage waste minimisation during construction and operation.
SO18 Brisbane's waste management infrastructure provides for increased capture of recyclable waste.	Dedicated recycling storage and collection areas will be provided to support increased recovery of recyclable materials.
SO19 Brisbane's waste management infrastructure provides for reduced greenhouse gas emissions.	Efficient waste collection and recycling systems will contribute to reduced greenhouse gas emissions associated with waste disposal.
SO20 Brisbane has adequate health infrastructure to service population growth.	The development is located within an established area with access to existing health infrastructure capable of servicing the anticipated demand.
SO21 Brisbane has appropriate access to and from key health precincts.	The site benefits from established road networks providing convenient access to key health precincts.
SO22 Brisbane's health infrastructure is refurbished and monitored.	The proposal does not adversely impact existing health infrastructure and relies on established services within the locality.
SO23 Brisbane's growth areas are provided with educational facilities.	The site is located within proximity to existing educational facilities capable of accommodating growth.
SO24 Brisbane's education infrastructure is refurbished and monitored.	The development does not adversely impact existing education infrastructure and will be serviced by established facilities.
SO25 Brisbane's existing community facilities infrastructure is enhanced.	The proposal enhances community facilities infrastructure through the provision of new a Childcare centre and additional Multiple dwelling townhouses within the zone.
SO26 Brisbane's community facilities infrastructure is provided in Major Centres, Growth Nodes on selected Transport Corridors, Suburban Living Areas and Future Suburban Living Areas.	The development is located within the Community Facilities Zone, an appropriate and intended location for such infrastructure.

STRATEGIC FRAMEWORK	COMMENT
SO27 Brisbane's community service infrastructure is delivered by the Council, Queensland Government and the private sector.	The proposal represents private sector delivery of community infrastructure consistent with strategic intent.
SO28 Brisbane has adequate cultural and art facilities to support a diverse community.	The site is located within an established area with access to existing cultural and community facilities.
SO29 Brisbane's cultural and arts facilities are delivered by the public and private sectors.	The development does not prejudice the delivery of cultural or arts facilities and contributes to community activation within the locality.
SO30 Brisbane's Major Centres, Growth Nodes on Selected Transport Corridors, Suburban Living Areas and Future Suburban Living Areas are provided with sports and recreation facilities.	The development is located within proximity to existing sports and recreation facilities servicing the community.
SO31 Brisbane's existing sporting and recreational facilities are enhanced.	The proposal does not adversely impact existing sporting and recreational facilities and supports their continued use through population support.
SO32 Brisbane's sporting and recreation facilities are delivered by the Council and the private sector.	The development does not inhibit the provision of sporting and recreation infrastructure by public or private entities.
SO33 Brisbane has a Greenspace System which is a functional, multipurpose and linked network of greenspaces.	The development maintains connectivity to surrounding greenspace networks and does not fragment the broader greenspace system.
SO34 Brisbane's Greenspace System is subject to sustainable resource management and use.	Landscaping and environmental management measures will ensure sustainable use and protection of surrounding greenspace areas.
SO35 Brisbane's public park infrastructure provides a diversity of recreation experiences.	The development is located within an area serviced by diverse public park infrastructure and does not compromise its function or accessibility.
THEME 5: BRISBANE'S CITYSHAPE	
ELEMENT 5.3—BRISBANE'S MAJOR CENTRES	
SO1 Major Centres accommodate significant population-serving activities and employment.	The subject site is not identified as a Major centre.
SO2 Major Centres are well serviced by the city's public transport and active transport networks which are supported by development.	The subject site is not identified as a Major centre.
SO3 Major Centres support an 18-hour economy.	The subject site is not identified as a Major centre.
SO4 Major Centres comprise integrated residential development.	The subject site is not identified as a Major centre.
SO5 Major Centres are key locations for community hubs, services and facilities.	The subject site is not identified as a Major centre.
SO6 Major Centres are part of a network of centres across the city where the key distinguishing	The subject site is not identified as a Major centre.

STRATEGIC FRAMEWORK	COMMENT
characteristics of the centres is the physical scale, urban design and relationship to the surrounding land uses, not the type or function of business or other centre type activity being undertaken.	
ELEMENT 5.4 – BRISBANE'S SPECIAL CENTRES	
SO1 Special Centres are characterised by a dominant use or activity that is reflected in the zone.	The subject site is not identified as a Special centre.
SO2 Special Centres enhance and contribute to their surrounding area.	The subject site is not identified as a Special centre.
SO3 Special Centres with a precinct which operates as a knowledge hub precinct builds on the city's tertiary education and research infrastructure.	The subject site is not identified as a Special centre.
ELEMENT 5.5 – BRISBANE'S SUBURBAN LIVING AREAS	
SO1 Suburban Living Areas experience growth in response to local context and needs including centres, community facilities, medium and high density residential and industrial uses.	The proposed development incorporates a child care centre to support the local community, values and opportunities of the suburban living area
SO2 Suburban Living Areas experience limited growth, providing predominantly detached housing for residents.	The area is incredibly well-established with several community facilities and amenity areas located nearby. The proposed Multiple dwelling located behind the Childcare centre will provide diverse housing with a mix of typologies that will overall provide a slow increase of growth.
SO3 Suburban Living Areas allow for adaptable small-scale multiple dwellings, retirement facilities and residential care facilities on well-located sites to provide for intergenerational housing options catering to young people, families and supporting ageing in place and ageing in neighbourhood.	This locational context makes the site highly suitable for adaptable smaller scale Multiple dwelling development. The proposed Multiple dwelling component, positioned behind the childcare centre, has been designed to deliver a diverse mix of dwelling typologies that support intergenerational living outcomes. The development will cater to a range of household types, including young professionals, growing families, downsizers and older residents seeking to age in place within their existing community. By providing varied housing options within a well-serviced area, the proposal enables residents to transition between housing types without needing to leave the area. The scale and configuration of the development represent a modest and well-integrated increase in density that responds to the established suburban character. The proposal facilitates incremental growth in a manner that is consistent with the intent of Suburban Living Areas under SO3, while

STRATEGIC FRAMEWORK	COMMENT
	strengthening housing diversity and long-term neighbourhood sustainability.
SO4 The local character which is typically defined by features such as consistent block size and house spacing, an established road pattern, a predominance of detached housing, the presence of mature vegetation and gardens and by local typography is maintained.	The surrounding area is characterised by a defined road network, generous lot spacing, detached dwellings and established vegetation. The proposed development has been designed to respect this context by maintaining appropriate setbacks, landscaped frontages and a built form that reflects the surrounding area. While introducing a Multiple dwelling component, the overall density and site layout have been carefully considered to ensure the development does not disrupt the existing block pattern or built form. Please see Section 4.6 outlining the proposed landscaping and deep planting.
SO5 District centres serve local and district catchments and accommodate slightly higher densities than surrounding neighbourhoods.	The proposed development does not involve a district centre.
SO6 Neighbourhood centres offer small-scale, low-impact local convenience services.	The proposed development does not involve a neighbourhood centre.
SO7 Non-residential uses support local character and amenity.	The proposed development incorporates a non-residential use (Childcare centre) which supports the needs of the local area located within close proximity to community facilities. Furthermore, the design incorporates a pedestrian friendly environment and ample locations for deep planting and landscaping provisions.
SO8 Development of Emerging community zoned land reinforces intended local character and amenity, positively contributes to the creation of sustainable and functional communities that are fully integrated within the Suburban Living Area and is serviced by appropriate supporting infrastructure and services.	The site is not located in the Emerging community zone.

6 CONCLUSIONS

This report is submitted on behalf of Roycorp Pty Ltd in support of the proposed Material Change of Use (Development Permit) for a Childcare centre (88 places) and Multiple dwelling (72 townhouses) upon land at 141 Fursden Road, Carina QLD 4152, more particularly described as Lot 2 on SP305062.

The proposal seeks Council approval to accommodate a new Childcare centre with provision for up to 88 children and ancillary outdoor play areas. Additionally, the proposal offers an opportunity to provide housing strategically positioned within a well-established area with close proximity to the CBD and major transport links.

The report addresses the merits of the proposal against the relevant provisions of the Brisbane City Plan 2014 v35, the Planning Act 2016 and other applicable legislation. The subject site presents a rectangular shaped allotment with a site area of approximately 13,570m² and currently sits vacant. The proposal is considered a contextually appropriate infill type of development, which positively contributes to the available housing stock within the surrounding locality.

In view of the above, the proposal is identified as being consistent with the overall outcomes of the CF7 Community facilities (Health care purposes) zone AND the River gateway neighbourhood plan. Specifically:

- The proposed development provides a distinct mixed use area with the inclusion of both community facilities and housing opportunities. Additionally, the development is strategically located, presenting only as a Childcare centre to the street frontage to retain the character and scale of the surrounding area and to carefully transition the townhouse portion of the site.
- The proposal will not impact on any existing development's ability to operate. Further, there are no identified environmentally significant areas upon the subject site.
- The proposed Childcare centre and townhouse development will reflect the surrounding low-density residential character with consideration to height, scale, and form. The townhouses are proposed at a maximum of 3 storeys and the Childcare centre will present as a 2 storey facility.

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

7 APPENDIX 1 – CODE ASSESSMENT

APPENDIX 1 – CODE ASSESSMENT

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1. ZONE CODE

1.1 Community Facilities Zone Code

Effective V35 – 05 December 2025

1.1.1 Purpose

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(1) The purpose of the community facilities zone is to provide for community-related uses, activities and facilities, whether publicly or privately owned, including, for example: (a) educational establishments; and (b) hospitals; and (c) transport and telecommunication networks; and (d) utility installations.		
(2) The purpose of the zone will be achieved through overall outcomes for: (a) zone role; (b) development location and uses; (c) development form; (d) the following zone precincts: (i) Cemetery zone precinct; (ii) Community purposes zone precinct; (iii) Education purposes zone precinct; (iv) Emergency services zone precinct; (v) Health care purposes zone precinct; (vi) Major health care zone precinct;		
(3) Zone role overall outcomes are: (a) Development in the zone supports the implementation of the policy direction set in the Strategic framework, in particular: (i) Theme 2: Brisbane’s outstanding lifestyle and Element 2.4 – Brisbane’s community facilities, services, open space and recreation infrastructure; (ii) Theme 4: Brisbane’s highly effective transport and infrastructure networks and Element 4.2 – Brisbane’s other infrastructure networks; (iii) Theme 5: Brisbane’s CityShape, Element 5.3 – Brisbane’s Major Centres, Element 5.4 – Brisbane’s Special Centres and Element 5.5 – Brisbane’s Suburban Living Areas.		
(4) Development location and uses overall outcomes are:		

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(a) Development provides for the continued use of the land for community facilities identified as appropriate for the particular Community facilities zone precinct.	The proposed application is for a proposed Material Change of Use (Development Permit) for a Childcare centre (88 places) and Multiple dwelling (72 townhouses). As such, the proposal provides the continued use of land for community facility purposes while also providing necessary housing within the locality.	☒ Compliant ☐ N/A ☐ Performance Solution
(b) Development enables community facilities to play a key role in developing and maintaining community networks, services and community health and wellbeing and contributes to the city being well served with community buildings, facilities, spaces and activities meeting the diversity of community needs.	The proposal provided for much-needed additional supply of Childcare services and housing opportunity for the Carina locality.	☒ Compliant ☐ N/A ☐ Performance Solution
(c) Development provides for both privately owned community facilities and community facilities that are owned or operated by federal, state or local government.	The subject site is privately owned.	☒ Compliant ☐ N/A ☐ Performance Solution
(d) Development ensures that where a use within a Community facilities zone precinct ceases and is no longer fulfilling the intended purpose of the relevant zone precinct, that it is replaced with another community facility.	The proposal continues the use of a community facility via a new Childcare centre.	☒ Compliant ☐ N/A ☐ Performance Solution
(e) Development that limits the ongoing operation and expansion of an existing community facility or prejudices the establishment of a new community facility appropriate to the relevant zone precinct is not accommodated.	The proposal continues the use of a community facility via a new Childcare centre.	☒ Compliant ☐ N/A ☐ Performance Solution
(f) Development in a particular zone precinct is predominantly for community facilities that are envisaged in that zone precinct, unless an appropriate adaptation of the premises for another community facility use can be demonstrated.	The proposal continues the use of a community facility via a new Childcare centre.	☒ Compliant ☐ N/A ☐ Performance Solution
(g) Development improves the use of existing community facilities infrastructure to ensure accessibility and multiple uses.	The proposal is for a new Childcare centre (community facility) and Townhouse (multiple dwelling) development. As such, the proposal provides the continued use of land for community facility purposes while also providing necessary housing within the locality.	☐ Compliant ☐ N/A ☒ Performance Solution
<i>Note—Where a community facility ceases or redevelopment occurs, the limited number of sites within the Community facilities zone must be protected for public rather than private use. Not every site within the Community facilities zone is appropriate for every use within the</i>		

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
community facilities activity group, however, where a use that is described as suitable within a particular Community facilities zone precinct ceases, its replacement may be another community facility that would typically be located in a different Community facilities zone precinct. For example, a premises formerly used as a school, and included within the Education purposes zone precinct, may be transitioned to accommodate an arts and or cultural services hub, which would usually be included within the Community purposes zone precinct.		
(h) Development for a use not anticipated in the relevant zone precinct may be accommodated where it is demonstrated that the proposal is safe, well designed, integrated with the surrounding area and offers compensatory community benefits.	The proposal is for a new Childcare centre (community facility) and Multiple dwelling development. The subject site is located within the Healthcare purposes precinct of the Community facilities zone. As such, the proposed Childcare centre is considered as part of the Community facilities – health care purposes (activity group) within Table 5.5.19 of the Brisbane City Planning Scheme and will provide for much-needed additional supply of Childcare services for the Carina locality. Although the development includes a Multiple dwelling use which is not envisaged for the area, this component is significantly well-designed, incorporating a design that can allow for reasonable adaptability and expansion, where necessary, of the community facility. Please see Section 4 within the Application report for further details.	☐ Compliant ☐ N/A ☒ Performance Solution
(i) Development: (i) is appropriately located according to the type of proposed use; (ii) is highly accessible and preferably integrated and co-located with complementary uses where possible; (iii) is of a scale, height and bulk that provides a high level of amenity; (iv) is generally consistent with the character of the area; (v) transitions sensitively to surrounding uses.	The proposed development is highly accessible as it is located along Fursden Road. The proposal achieves appropriate building height of 2-3 storeys and will be of a scale and bulk that is consistent with the streetscape.	☒ Compliant ☐ N/A ☐ Performance Solution

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(j) Development is supported by complementary uses of an appropriate scale and purpose which directly serve the employees and activities of the relevant zone precinct and do not compromise the commercial, retail or community service role and function of nearby centre activities.	The proposal continues the use of a community facility via a new Childcare centre.	☒ Compliant ☐ N/A ☐ Performance Solution
(5) Development form overall outcomes are:		
(a) Development for a major government facility or service is of a form tailored to the particular operational, functional and locational requirements of the use.	Proposal is not for a major government facility.	☐ Compliant ☒ N/A ☐ Performance Solution
(b) Development creates a variety of building forms, materials and facade treatments.	The proposal adopts a variety of building forms, materials and façade treatment	☒ Compliant ☐ N/A ☐ Performance Solution
(c) Development manages amenity impacts (including glare, odour, light, noise, traffic, parking, servicing and hours of operation) and provides a sensitive transition between a use in the Community facilities zone and adjoining sensitive uses.	The proposal provides generous setback and landscaping along the side boundaries with acoustic fencing to ensure the amenity impacts to adjoining sensitive uses are mitigated.	☒ Compliant ☐ N/A ☐ Performance Solution
(d) Development supplies infrastructure, service and utilities at a level that is commensurate with the level of service demands generated by the use.	The subject site is well-located and serviced with infrastructure and utility to support the proposal	☒ Compliant ☐ N/A ☐ Performance Solution
(e) Development maximises road, rail, public transport and active transport connections and accessibility between community facilities and key destinations to ensure efficient and safe movement of people and goods and a high level of accessibility for visitors, patrons and employees of the community facility use.	The subject site is well-located and serviced with infrastructure and utility to support the proposal	☒ Compliant ☐ N/A ☐ Performance Solution
(f) Development is designed, constructed and operated to maintain the safety and security of people and property.	The proposal has been strategically designed to maintain the safety and security of people and property.	☒ Compliant ☐ N/A ☐ Performance Solution
(g) Development achieves a satisfactory standard of environmental performance by adopting principles of innovative, sustainable and efficient design, construction and	The proposal will be designed to achieve a high standard of environmental performance.	☒ Compliant ☐ N/A

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
operation to encourage water conservation and responsiveness to climate.		☐ Performance Solution
(h) Development for a community facility that is a major economic driver, such as a hospital, consolidates its role in facilitating growth in allied fields such as medical research and product development drawing visiting research academics and clinical professionals to the region and functioning as a major employment generator.	The proposal is not a major economic driver.	☒ Compliant ☐ N/A ☐ Performance Solution
(i) Development responds to land constraints, mitigates any adverse impacts on environmental values and natural features, and addresses other specific characteristics as identified by overlays affecting the sites or in a code applicable to the development	The proposal is designed to respond to land constraints such as the topography of the site.	☒ Compliant ☐ N/A ☐ Performance Solution
(j) Development for a use other than a community facility that is provided in conjunction with a community facility use incorporates a design that allows for reasonable adaptability and expansion, where necessary, of the community facility.	The proposal is for a new Childcare centre (community facility) and Multiple dwelling development. The subject site is located within the Healthcare purposes precinct of the Community facilities zone. As such, the proposed Childcare centre is considered as part of the Community facilities – health care purposes (activity group) within Table 5.5.19 of the Brisbane City Planning Scheme and will provide for much-needed additional supply of Childcare services for the Carina locality. Although the development includes a Multiple dwelling use which is not envisaged for the area, this component is significantly well-designed, incorporating a design that can allow for reasonable adaptability and expansion, where necessary, of the community facility. Please see Section 4 within the Application report for further details.	☐ Compliant ☐ N/A ☒ Performance Solution
(6) Cemetery zone precinct overall outcomes are:		
(a) Development provides premises for the handling and internment of bodies after death.	The subject site is not located within this precinct. As such, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(7) Community purposes zone precinct overall outcomes are:		
(a) Development provides premises for the provision of artistic, cultural, social or community services, which may also include ancillary administration and catering facilities.	The subject site is not located within this precinct. As such, this criterion is not applicable.	☒ Compliant ☐ N/A ☐ Performance Solution
(b) Development for a complementary use such as a food and drink outlet, function facility, health care service, office or shop, where they support and enhance the primary use, may also be accommodated.	The subject site is not located within this precinct. As such, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
(c) Development for purpose-built premises for residential occupation by the elderly, young or people with disabilities, such as a residential care facility or a retirement facility, together with ancillary convenience activities and allied services (care co-located uses), may be accommodated.	The subject site is not located within this precinct. As such, this criterion is not applicable.	☒ Compliant ☐ N/A ☐ Performance Solution
(d) Development for a small-scale non-residential use such as health care service, office, shop or veterinary service, where serving local residents' day-to-day needs, and not undermining the viability of nearby centres, may also be accommodated in a predominantly residential area.	The subject site is not located within this precinct. As such, this criterion is not applicable.	☒ Compliant ☐ N/A ☐ Performance Solution
(8) Education purposes zone precinct overall outcomes are:		
(a) Development provides premises for training and instruction designed to impart knowledge and develop skills.	The subject site is not located within this precinct. As such, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
(b) Development may provide for recreation opportunities and ancillary administrative and catering functions to serve students and staff.	The subject site is not located within this precinct. As such, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
(9) Emergency services zone precinct overall outcomes are:		
(a) Development provides facilities for government bodies or community organisations that respond to community needs for the protection of persons, property and the environment, offering essential emergency services and disaster	The subject site is not located within this precinct. As such, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
management responses, as well as supporting activities such as administration and training facilities.		
(10) Health care purposes zone precinct overall outcomes are:		
(a) Development provides premises with day clinic and administrative functions that involve medical, paramedical, alternative therapies and general health care treatment for the local community.	The proposal is for a new Childcare centre (community facility) and Multiple dwelling development. The subject site is located within the Healthcare purposes precinct of the Community facilities zone. As such, the proposed Childcare centre is considered as part of the Community facilities – health care purposes (activity group) within Table 5.5.19 of the Brisbane City Planning Scheme and will provide for much-needed additional supply of Childcare services for the Carina locality. Thus, the proposal provides the continued use of land for community facility purposes while also providing necessary housing within the locality. Please see section 4 within the Application report for further details.	☐ Compliant ☐ N/A ☒ Performance Solution
(b) Development for premises for residential occupation by the elderly, young or people with disabilities, with ancillary convenience activities and allied services provided to cater for their particular needs, may be accommodated.	The proposal is for a new Childcare centre (community facility) and Multiple dwelling development. The subject site is located within the Healthcare purposes precinct of the Community facilities zone. As such, the proposed Childcare centre is considered as part of the Community facilities – health care purposes (activity group) within Table 5.5.19 of the Brisbane City Planning Scheme and will provide for much-needed additional supply of Childcare services for the Carina locality. Thus, the proposal provides the continued use of land for community facility purposes while also providing necessary housing within the locality. Please see Section 4 within the Application report for further details.	☐ Compliant ☐ N/A ☒ Performance Solution
(11) Major health care zone precinct overall outcomes are:		
(a) Development provides premises for medical or surgical care or treatment of patients whether or not residing on the premises,	The subject site is not located within this precinct. As such, this criterion is not applicable.	☐ Compliant

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
including supporting administrative functions and ancillary activities servicing the needs of workers, patients and visitors such as rooming accommodation, convenience shopping and catering.		☒ N/A ☐ Performance Solution
(b) Development for purpose-built premises for residential occupation by the elderly, young or people with disabilities, such as a residential care facility or a retirement facility, together with ancillary convenience activities and allied services provided to cater for their particular needs, may be accommodated.	The subject site is not located within this precinct. As such, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
(12) Major sports venue zone precinct overall outcomes are:		
(a) Development provides large-scale premises for major sporting events and occasional recreation and entertainment activities and special events associated with public and community group gatherings, including venues for conferences, concerts, private functions, clubs, indoor and outdoor sport and recreation, trade exhibitions and displays, and including ancillary catering, administrative office functions, and sale of merchandise and tickets;	The subject site is not located within this precinct. As such, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
(b) Development for a complementary use directly related to the core functions of the Major sports venue zone precinct, including shop, food and drink outlet, office, health care service or telecommunications facility, may also be accommodated.	The subject site is not located within this precinct. As such, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
<i>Note—Refer to Part 10 for Priority Development Areas assessed under the Economic Development Act 2012. The identification of a Priority Development Area in the Community facilities zone does not have weight for the assessment of development under the Economic Development Act 2012.</i>		

2. NEIGHBOURHOOD PLAN

2.1 River Gateway Neighbourhood Plan Code

Effective V35: 27 November 2025

2.1.1 Purpose

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(1) The purpose of the River gateway neighbourhood plan code is to provide finer grained planning at a local level for the River gateway neighbourhood plan area.		
(2) The purpose of the River gateway neighbourhood plan code will be achieved through overall outcomes including overall outcomes for each precinct of the neighbourhood plan area.		
(3) The overall outcomes for the neighbourhood plan area are:		
(a) The River gateway area is developed as a distinct, mixed use area, supporting additional housing opportunities, improved connectivity and additional local shops , cafes, services and facilities, as well as small- to medium-scale commercial and industrial development. (b) Development is of scale and form that protects nearby residents and respects the interface of adjoining areas by carefully managing transitions. (c) Development does not constrain the ability of existing development to operate. (d) Development protects and enhances the long-term viability of environmentally significant areas, regional ecosystems, fauna habitat and movement corridors. The Seven Hills Bushland Reserve and Minnippi Parklands continue to provide a range of sustainable open space and recreational opportunities. (e) 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.	The proposed application is for a proposed Material Change of Use (Development Permit) for a Childcare centre (88 places) and Multiple dwelling (72 townhouses). The proposal generally complies with the overall outcomes of the River Gateway Neighbourhood Plan code due to the following: a) The proposed residential development will contribute to the River Gateway area by introducing additional housing and community-supporting opportunities, complementing and reinforcing the role of existing local facilities. b) The scale and built form of the proposed residential development is consistent with the established character and surrounding development pattern of the locality. c) The proposed development will not interfere with or limit the ongoing operation of existing uses within the surrounding area. d) Given the development is confined to a single lot and is not located within or adjacent to areas of environmental significance, it will not compromise the long-term function or integrity of nearby ecological systems. e) The proposed building height aligns with the intended character and built form outcomes of the zone and	☒ Compliant ☐ N/A ☐ Performance Solution

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
	surrounding area, taking into account the prevailing heights of nearby approved and existing developments, including the current approval for a 4–6 storey development on the site and other buildings exceeding 10 metres in height. Furthermore, as the site is within the Community Facility Zone, which does not prescribe a specific height limit, the existing development approval provides a reasonable and relevant benchmark for assessing acceptable height, scale and form.	
(4) Morningside precinct (River gateway neighbourhood plan/NPP-001) overall outcomes are:		
(a) This precinct provides for a range of residential, retail and commercial uses along Wynnum Road which contributes to the revitalisation of the area into a vibrant urban village within the neighbourhood plan area. (b) The mixed use area on the south eastern side of Wynnum Road extends through to Key Street and provides for site amalgamation and rear access. Site amalgamation is supported through a range of plot ratios. Redevelopment fronting Key Street is restricted to residential use and provides a transition in height to the residential area beyond. A similar transition in height is provided north of Wynnum Road. (c) Increased plot ratios within the Low-medium density residential zone are supported to increase the viability of redevelopment and to provide for high-quality development outcomes. (d) Building setbacks and land dedications will be required for new development on lots fronting Wynnum Road to provide for future road widening and creating a subtropical boulevard. (e) The amalgamation of properties provides an opportunity to reduce the number of access ways and the number of vehicles accessing directly onto Wynnum Road.	Not applicable, the site is not located within a precinct.	☐ Compliant ☒ N/A ☐ Performance Solution

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(f) Development in this precinct cannot expect the same level of noise amenity as other parts of the city, due to the proximity of Brisbane Airport and its associated aircraft noise. (g) Impact assessable uses consistent with the outcomes sought include: (i) outdoor sales, industry or entertainment facility; (ii) service station where in the District centre sub-precinct (River gateway neighbourhood plan/NPP-001b).		
(5) Seven Hills TAFE precinct (River gateway neighbourhood plan/NPP-002) overall outcomes are:		
(a) Future redevelopment delivers residential and community uses that sensitively integrate with the character and scale of the neighbouring Low density residential zone, focusing on high-quality, ecologically sustainable design outcomes. (b) Development delivers housing diversity, catering for a range of household types, and aged care. (c) Development sensitively responds to the site topography and views from the surrounding area and maintains the vegetated character of the site. (d) Significant bushland is preserved and additional public open space is provided for the recreational needs of residents within the precinct. (e) The existing theatre complex is retained for community uses. (f) The environmental and hydraulic characteristics of Perrin Creek are protected and managed. (g) A safe and attractive pedestrian and cycle network provides direct, convenient access to local shops at The Corso, open space, schools and public transport and a local road network provides access through the site. (h) Future redevelopment will require a structure plan that includes strategies to protect significant vegetation.	Not applicable, the site is not located within a precinct.	☐ Compliant ☒ N/A ☐ Performance Solution

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(i) Development in this precinct cannot expect the same level of noise amenity as other parts of the city, due to the proximity of Brisbane Airport and its associated aircraft noise.		
(6) Cannon Hill/Murarrie precinct (River gateway neighbourhood plan/NPP-003) overall outcomes are:		
(a) A range of residential, retail and commercial uses contribute to the revitalisation of Wynnum Road. Growth in this precinct provides for increased housing diversity, additional employment opportunities and greater use of active and public transport modes. (b) Medium density residential development on the southern side of Wynnum Road provides a distinct break between the commercial nodes centred around the intersections with Creek Road and Barrack Road. (c) Vehicular access to commercial, residential and mixed use development is encouraged at the rear of properties or side streets, rather than from Wynnum Road, in order to minimise traffic impacts on Wynnum Road. (d) Building setbacks and land dedications will be required for new development on lots fronting Wynnum Road to allow for future road widening and creating a subtropical boulevard. (e) Development must be compatible with the safety, security and operational requirements of the Brisbane Airport. (f) Development in the Low-medium density residential sub-precinct (River gateway neighbourhood plan/NPP-003a): provides for additional residential densities in areas within close proximity to public transport and transitions between higher density development along the Wynnum Road corridor and nearby areas in the Low density residential zone; creates a new local park at Pickwick Street adjacent to the Wynnum Road corridor sub-precinct (River gateway neighbourhood plan/NPP-003b), to serve the increased population in the area south of Wynnum Road.	Not applicable, the site is not located within a precinct.	☐ Compliant ☒ N/A ☐ Performance Solution

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(g) Development in the Wynnum Road corridor sub-precinct (River gateway neighbourhood plan/NPP-003b): - achieves a mix of land uses with centre activities and medium density residential development. Redevelopment of existing residential properties in this area supports the development of additional local shops, cafes, services and facilities, as well as small- to medium-scale commercial development; - provides deep planting along the Wynnum Road frontages of areas in the Medium density residential zone, to act as a visual break to the built to boundary frontages of the adjacent mixed use areas, providing interest and variety for street users; - provides transitions in scale to the adjoining residential areas, helping to preserve the character of the area and minimise potential shadowing and surveillance impacts; Development in this precinct cannot expect the same level of noise amenity as other parts of the city, due to the proximity of Brisbane Airport and its associated aircraft noise. (h) Development in the Cannon Hill shopping centre sub-precinct (River gateway neighbourhood plan/NPP-003c): - revitalises it as a mixed use centre, capitalising on its prominent position at the junction of Wynnum Road and Creek Road, with the Cannon Hill bus interchange on the western portion of the site; - ensures that expansion or redevelopment of the Cannon Hill shopping centre exhibits a high standard of urban design and activates the frontage to Wynnum Road and Creek Road. Development provides for safe and convenient access across the site, and reduces the visual impact of open-air car parking by incorporating mature landscaping. A more-diverse land use mix in the sub-precinct is supported. Where residential activities are proposed, high-quality private open space and public realm must		

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
be provided. The ongoing operation of the Cannon Hill shopping centre is provided for in redevelopment proposals. Development in the Park Hill south sub-precinct (River gateway neighbourhood plan/NPP-003d): ensures that the large vacant site on the corner of Creek Road and Mitchell Boulevard is developed for low-medium density residential development that respects and preserves the amenity of the existing residential area; provides a connection to a new pedestrian and cycle link to the railway station to the west. (i) Development in the Former CSIRO site sub-precinct (River gateway neighbourhood plan/NPP-003e): capitalises on its prominent location at the junction of Wynnum Road and Creek Road, and the large size and single ownership of the landholding. It will develop as a vibrant mixed use centre, accommodating a range of activities, including multiple dwellings, offices, shops, entertainment and open space; provides a new local park to meet the needs of residents in this sub-precinct which accommodates a range of dwelling types from low-rise townhouses to high-rise apartments; ensures that the district centre provides the main retail and commercial focus of the sub-precinct. It contains a variety of centre activities, including multiple dwelling, cinema, restaurant, shop, indoor sport and recreation, office and hotel uses, as well as publicly accessible, privately owned open space; comprising larger commercial and mixed use buildings positions them along Wynnum Road and Creek Road to respond to the high traffic exposure of these roads. Such development provides pedestrian access to the adjoining Southgate Business Park and the Cannon Hill railway station. Pedestrian movement is also facilitated through the site to provide convenient access to the Cannon Hill shopping centre and Cannon Hill bus interchange.		

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(j) Development in the Cannon Hill Station sub-precinct (River gateway neighbourhood plan NPP-003f): cannot expect the same level of noise amenity as other parts of the city, due to the proximity of Brisbane Airport and its associated aircraft noise. in the area to the south of the Cannon Hill railway station is medium density residential development, increasing housing choice in close proximity to high-frequency public transport and the Southgate Business Park.		
(7) Minnippi precinct (River gateway neighbourhood plan/NPP-004) overall outcomes are:		
(a) A network of shared bikeways and pedestrian pathways improve circulation and linkages to external features and communities, including Murarrie Recreation Reserve, Cannon Hill Shopping Centre, surrounding residential areas, Bulimba Creek and Minnippi Parklands from Creek Road and between Ellen Street and Wynnum Road.	Not applicable, the site is not located within a precinct.	☐ Compliant ☒ N/A ☐ Performance Solution
(8) Industry precinct (River gateway neighbourhood plan/NPP-005) overall outcomes are:		
(a) Development comprising the consolidation of existing uses is consistent with the outcomes sought in established industrial areas where impacts on existing sensitive zones are managed through separation distances. Separation distances between industry and sensitive zones are a minimum of 250m for medium impact industry and 500m for high impact industry, unless it can be demonstrated that emissions and risks can be quantified and effectively managed to achieve appropriate environmental outcomes. (b) Existing parks and outdoor sport and recreation facilities within the precinct are retained. (c) Pedestrian and bicycle connections to the riverside parks are improved. Development provides for a new off-road pedestrian/bicycle pathway connecting Colmslie Recreation Reserve and Colmslie Beach Reserve.	Not applicable, the site is not located within a precinct.	☐ Compliant ☒ N/A ☐ Performance Solution

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(d) Special industries are not consistent with the outcomes sought.		

2.1.2 Performance Outcomes & Acceptable Outcomes

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
PO1 Development is of a height, scale and form that achieves the intended outcome for the precinct, improves the amenity of the neighbourhood plan area, contributes to a cohesive streetscape and built form character and is: (a) consistent with the anticipated density and assumed infrastructure demand; (b) aligned to community expectations about the number of storeys to be built; (c) proportionate to and commensurate with the utility of the site area and frontage width; (d) designed to avoid a significant and undue adverse amenity impact to adjoining development; (e) sited to enable existing and future buildings to be well separated from each other and to avoid affecting the potential development of adjoining sites. Note—Development that exceeds the intended number of storeys or building height can place disproportionate	AO1.1 Development complies with the number of storeys and building height in Table 7.2.18.3.3.B. Note—Neighbourhood plans will mostly specify a maximum number of storeys where zone outcomes have been varied in relation to building height. Some neighbourhood plans may also specify height in metres. Development must comply with both parameters where maximum number of storeys and height in metres are specified.	AO1.1 The subject site is not located within a precinct and as such, there are no building height requirements prescribed. The proposal provides 2-3 storey townhouses that are suitable and consistent with the intent of the surrounding Low density residential zone and do not create any adverse amenity impacts to adjoining developments.	☐ Compliant ☐ N/A ☒ Performance Solution
	AO1.2 Development has a maximum plot ratio that complies with Table 7.2.18.3.3.C.	AO1.2 The subject site is not located within a precinct and as such, there are no plot ratio requirements prescribed. The proposed development ensures the overall plot ratio is calculated at 41.16%	☐ Compliant ☐ N/A ☒ Performance Solution
	AO1.3 Development has boundary setbacks that comply with Table 7.2.18.3.3.D. Note—For development that fronts a street that is subject to a road-widening requirement, the minimum building	AO1.3 The subject site is not located within a precinct and as such, there are no boundary setbacks prescribed. However, to ensure the development will align with community expectations and to ensure appropriate separation, the development has proposed	☐ Compliant ☐ N/A ☒ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
pressure on the transport network, public space or community facilities in particular. Note—Development that is over-scaled for its site can result in an undesirable dominance of vehicle access, parking and manoeuvring areas that significantly reduce streetscape character and amenity.	setback is to be measured from the new property boundary.	appropriate boundary setbacks. Please see Section 4.5 of the Application report for further details.	
PO2 Development provides a range of open space and recreational opportunities that meet the needs of the community.	AO2 Development incorporates future parks in accordance with Figure d.	AO2 The subject site is not located within Figure D, as such not applicable. The proposal includes a range of open space and recreational opportunities to meet the requirements of the Multiple dwelling code and Childcare centre code.	☐ Compliant ☒ N/A ☐ Performance Solution
PO3 Development of a sensitive use on land that is affected by environmental emissions generated by an operational rail corridor are: (a) suitably located and orientated on the site; (b) designed and finished to mitigate noise intrusion.	AO3 (a) No acceptable outcome is prescribed.	AO3 The subject site is not affected by environmental emissions.	☐ Compliant ☒ N/A ☐ Performance Solution
If in the Morningside precinct (River gateway neighbourhood plan/NPP-001) or the Cannon Hill/Murarrrie precinct (River gateway neighbourhood plan/NPP-003)			
PO4 Development of buildings incorporates a design and form typology that: (a) creates an interesting and cohesive streetscape;	AO4 Development above the second storey is: (a) no more than 75% of the width of the site; or (b) a maximum of 30m in any direction. Note—The lesser of (a) or (b) is to be used.	AO4 The subject site is not located within the Morningside or Cannon Hill precincts and as such, this is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(b) enables existing and future buildings to be well separated from each other to allow light penetration, air circulation and privacy and ensure windows are not built out by adjoining buildings; (c) does not prejudice the development of adjoining sites; (d) does not dominate the street or other pedestrian space; (e) provides variation in building form, height and materials, and an articulated facade; (f) sensitively responds to changes in topography and gradients.			
PO5 Development protects the amenity of adjoining areas by: (a) minimising impacts, including overshadowing, overlooking, and visual dominance; (b) providing an appropriate interface by stepping down in height and scale at site boundaries; (c) maintaining natural ventilation and light penetration to neighbouring habitable rooms, balconies and private open space.	AO5.1 Development adjoining a building height transition area shown in Figure c or Figure d has a maximum building height of 3 storeys within 10m of the common property boundary.	AO5.1 The subject site is not located within the Morningside or Cannon Hill precincts and as such, this is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO5.2 Development adjoining a building height transition area shown in Figure c has a maximum building height of 2 storeys within 10m from any property boundary if fronting Key Street.	AO5.2 The subject site is not located within the Morningside or Cannon Hill precincts and as such, this is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO5.3 Development fronting Key Street, Morningside or Ludwick Street, Cannon Hill within the building height transition area as shown in Figure a and Figure b is used for residential purposes only.	AO5.3 The subject site is not located within the Morningside or Cannon Hill precincts and as such, this is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
PO6 Development fronting Wynnum Road does not result in a significant increase in vehicular traffic entering and exiting onto Wynnum Road.	AO6 Development on Wynnum Road that does not achieve vehicle access from a rear lane or adjoining lane is limited to: (a) a maximum <u>building height</u> of 3 storeys; (b) a maximum plot ratio of 100%.	AO6 The subject site is not located within the Morningside or Cannon Hill precincts and as such, this is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
PO7 Development maintains the predominantly residential character of Ragoona Street.	AO7 Development above ground level and fronting Ragoona Street is for residential purposes only.	AO7 The subject site is not located within the Morningside or Cannon Hill precincts and as such, this is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
If in the Seven Hills TAFE precinct (River gateway neighbourhood plan/NPP-002)			
PO8 Development achieves an integrated long-term vision for the site and demonstrates the following: (a) residential development with a range of housing types, including dwelling houses; (b) a mix of building heights to create interesting internal streetscapes; (c) building heights above 3 storeys and up to 5 storeys concealed in the landscape and maintenance of the vegetated character of the site; (d) preservation of amenity, outlook and levels of sunlight enjoyed by adjoining residents; (e) building layout, heights and form that are sympathetic to views and vistas	AO8 No acceptable outcome is prescribed.	AO8 The subject site is not located within the Seven Hills TAFE precinct and as such, this is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
from public areas within and to/from the precinct; (f) retention and protection of a minimum 1.1ha of existing bushland as a single area to the east of the site; (g) new public open space of 2,500m2 minimum to meet the needs of the residents; (h) dedication of 5,000m2 of land to Council for an integrated community hub; (i) provision and dedication of land for a minimum of 50 car parking spaces to serve the integrated community hub; (j) provision of performing arts space and community services space, including and retaining the existing theatre complex as part of the integrated community hub; (k) a new local road network that provides access through the site, serving residential development, theatre complex and parkland; (l) pedestrian and bicycle networks that provide connectivity to schools, shops, <u>parks</u> and public transport; (m) infrastructure, including water, sewer and stormwater meets the needs of the development. <i>Note—A structure plan prepared in accordance with the Structure planning</i>			

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
planning scheme policy can assist in demonstrating the achievement of this outcome. Note—Development of the public open space is to be located west of the existing theatre. Note—Further residential driveway access is not to be provided from D'Arcy Road.			
If in the Cannon Hill/Murarie precinct (River gateway neighbourhood plan/NPP-003), where in the Cannon Hill shopping centre sub-precinct (River gateway neighbourhood plan/NPP-003c)			
PO9 Development, redevelopment or expansion of the Cannon Hill Shopping Centre achieves the following: (a) diversified land uses including shops, offices and residential, in accordance with Table 7.2.18.3.3.E; (b) reduced building bulk and scale by using podium and tower building typology elements; (c) podium heights that are a minimum of 2 storeys and built to the side boundary for a minimum distance of 10m from the front property boundary; (d) podium levels occupied by retail, office or entertainment uses; (e) podium wall planes articulated by providing recesses and projections, using a range of materials including	AO9 No acceptable outcome is prescribed.	AO9 The subject site is not located within the Cannon Hill/Murrie or the Canon Hill shopping centre precincts and as such, this is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
glass to avoid creating a featureless or overbearing building facade; (f) tower elements set back an average of 6m from the street frontage to reduce the visual dominance of the building in the streetscape; (g) individual tower elements with a maximum building footprint of 1,200m². Note—This can be demonstrated using a concept plan.			
If in the Cannon Hill/Murarrie precinct (River gateway neighbourhood plan/NPP-003), where in the Park Hill south sub-precinct (River gateway neighbourhood plan/NPP-003d)			
PO10 Development sensitively manages the interface to the adjoining 2-storey residential area.	AO10 Development provides a deep planted area with a minimum dimension of 4m along frontage to Mitchell Boulevard, Calliope Circuit and Rosewood Place.	AO10 The subject site is not located within the Cannon Hill/Murarrie precinct or the Park Hill south sub-precinct and as such, this is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
If in the Cannon Hill/Murarrie precinct (River gateway neighbourhood plan/NPP-003), where in the Former CSIRO site sub-precinct (River gateway neighbourhood plan/NPP-003e)			
PO11 Development includes new public open space to meet the recreational needs of residents and workers.	AO11 Development includes a minimum of 17.5% of the total site area (59,750m²) as publicly accessible open space as follows: (a) a minimum of 2,500m² of land is dedicated to Council for a local park, to be provided as a single parcel, centrally located within the Low-medium residential density zone of the site;	AO11 The subject site is not located within the Cannon Hill/Murarrie precinct or the Former CSIRO sub-precinct and as such, this is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	(b) 2 separate sites of publicly accessible, privately owned open space within the <u>District centre zone</u> with a minimum size of: (i) 1,930m ² ; (ii) 2,070m ² ; (c) a minimum of 1,500m ² of publicly accessible, privately owned open space in the Low-medium density residential zone.		
PO12 Development within the <u>District centre zone</u> achieves a mix of uses, which complements the existing uses in the surrounding area.	AO12.1 Development within the <u>District centre zone</u> provides a range of land uses in accordance with <u>Table 7.2.18.3.3.E</u> .	AO12.1 The subject site is not located within the Cannon Hill/Murarrrie precinct or the Former CSIRO sub-precinct and as such, this is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO12.2 Multistorey buildings within the District centre zone comprise non-residential centre activities on podium levels with either commercial or residential activities above.	AO12.2 The subject site is not located within the Cannon Hill/Murarrrie precinct or the Former CSIRO sub-precinct and as such, this is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO12.3 Development for <u>shop</u> and restaurant uses on the site does not exceed 6,300m ² , including: (a) 1 shop being a supermarket of a maximum <u>gross floor area</u> of 2,500m ² ; (b) other shops tenancies not exceeding 1,000m ² in gross floor area.	AO12.3 The subject site is not located within the Cannon Hill/Murarrrie precinct or the Former CSIRO sub-precinct and as such, this is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
PO13	AO13	AO13	☐ Compliant ☒ N/A



PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
Development provides for safe and convenient vehicular access to Wynnum Road and Creek Road.	Development ensures new vehicular access and road layouts are constructed and dedicated to Council as specified in Figure d.	The subject site is not located within the Cannon Hill/Murarie precinct or the Former CSIRO sub-precinct and as such, this is not applicable.	☐ Performance Solution

3. DEVELOPMENT CODE

3.1 Childcare Centre Code

Effective V35 – 05 December 2025

3.1.1 Purpose

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(1) The purpose of the Childcare centre 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 is located and designed to be conveniently accessible to users and maintains traffic safety.	The proposed application is for a proposed Material Change of Use (Development Permit) for a Childcare centre (88 places) and Multiple dwelling (72 townhouses). The proposed childcare centre provides a suitable access point to allow entry and exit without adversely impacting the existing traffic scenario. We note the proposal is located to face an internal road within the subject site.	☒ Compliant ☐ N/A ☐ Performance Solution
(b) Development is designed and sited to minimise impacts on the amenity of a nearby residential dwelling or other sensitive use .	The proposed childcare centre development is fully maintained within 9.5min keeping with the bulk and scale compatible with the adjoining sensitive uses. Furthermore, the design provides for suitable setbacks and building separation to the adjoining residential uses to mitigate any adverse impacts. The development provides for landscaping areas to buffer the adjoining uses and acoustic fence treatment.	☒ Compliant ☐ N/A ☐ Performance Solution
(c) 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.	The proposed development has been designed to mitigate any potential off-site air emissions by locating any mechanical plant and vents away from the adjoining sensitive use.	☒ Compliant ☐ N/A ☐ Performance Solution

3.1.2 Performance Outcomes & Acceptable Outcomes

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

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
Development that is not located in the Community facilities zone or a zone in the centre zones category: must have good accessibility and be co-located with or in close proximity to other facilities; be located to minimise the introduction of non-local traffic into minor residential streets.	Development not in the Community facilities zone or a zone in the centre zones category, if located in a newly developing area or outer suburban area, is adjacent to community focal points including shopping centres, community facilities such as major public transport interchanges, libraries and churches, useable parkland, schools or sporting grounds.	The subject site is located within the Community facilities zone.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO1.2 Development not in the Community facilities zone or a zone in the centre zones category, if located in a built up inner or middle suburban area is: close to other community facilities; or within the premises of educational establishments; or within a work site that does not pose a risk to the health and safety of children.	AO1.2 The subject site is located within the Community facilities zone.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO1.3 Development not in the Community facilities zone or a zone in the centre zones category is not located on a minor road.	AO1.3 The subject site is located within the Community facilities zone.	☐ Compliant ☒ N/A ☐ Performance Solution
PO2 Development is of a nature, scale, design and construction that prevents adverse impacts on the amenity of nearby sensitive uses.	AO2.1 Development is on a site located in one of the following: (a) Principal centre zone; or (b) Major centre zone; or (c) District centre zone; or (d) High density residential zone; or (e) Medium density residential zone; or	AO2.1 The subject site is located within the Community facilities zone, and is identified as a nominated zone under the AO2.1 of the Childcare centre code. The proposed built form is further considered to comply with the performance outcomes for the following reasons:	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	(f) Low-medium density residential zone; or (g) Community facilities zone.	▪ The proposed childcare centre will reflect a bulk and scale that is 1-2 storeys and fully maintained below 9.5m. As such, the overall built form will reflect the nature, scale and design compatible with the existing character of the area; ▪ The proposed childcare centre incorporates compliant boundary setbacks to resemble the intensity of adjoining residential developments; ▪ The proposed childcare centre will utilise generous landscaping and acoustic fencing along the boundaries where adjoining residential uses to protect the amenity of nearby sensitive uses; and ▪ The proposed childcare centre seeks to establish a use that will directly benefit the local community by providing a service where a demand is evident. The proposal has been designed to ensure it is of a scale and built form that is not overbearing in nature and is sympathetic to the surrounding residential context as proposed within this application. The development incorporates acoustic fencing, landscaping and appropriate setbacks to prevent any adverse impacts on the amenity of nearby sensitive uses.	
	AO2.2	AO2.2	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	Hours of operation (including deliveries) for a childcare centre are limited to between 7am and 7pm.	The proposed hours of operation for the Childcare Centre are between 6:00am and 6:00pm Monday to Friday. This outcome is considered consistent with a number of approved childcare centre operators located throughout Brisbane. It is acknowledged that these hours of operation proposed are slightly outside of the preferred operating hours as per AO2.2 & AO10.3 of the Childcare centre code. Compliance with both PO2 & PO10 is achieved in this instance for the following reasons: ▪ It is proposed to extend the hours of operation in the morning and evening to allow for additional drop-off and pick-up times for parents before and after work. The additional operational time in the morning and evening is not seen to result in impacts to the surrounding sensitive land uses given there is significant movement along Kennedy Terrace; ▪ The proposed bulk, scale and day-to-day operations of the facility are not expected to result in adverse amenity impacts to nearby sensitive land uses. Importantly, the proposed development is inclusive of acoustic barriers and provides appropriate landscaping along the side and rear boundaries to ensure the noise	☐ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
		emissions do not exceed the prescribed criteria; ▪ The proposal achieves a deep planting area of 132.10m² (9.11% of the site area) which provides additional buffering between sensitive land uses and assists in providing both visual and acoustic privacy; ▪ The overall built form of the proposal will reflect a nature and scale which is compatible with the Community facility zone given it provides a two (2) storey built form from the street and is fully maintained under 9.5m above natural ground level; ▪ A full assessment of the proposal against the Noise Planning Criteria has been undertaken within the Noise Impact Assessment prepared by MWA Environmental and concludes that the assessment criteria can be achieved by the development. Based on the above, the proposal is considered to comply against the Performance Outcome (PO2 & PO10) of the Childcare centre code.	
PO3 Development does not expose children to levels of soil contamination in excess of the health-based investigation levels outlined in the National environmental protection measure for assessment of	AO3 Development is on a site that has not previously been used for an industrial purpose or a notifiable activity (as defined in Schedule 3 of the <i>Environmental Protection Act 1994</i>) as demonstrated by a site history investigation report conducted by a suitably	AO3 The site has not been previously used for an industrial purpose or a notifiable activity.	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
site contamination (incorporating Schedule B (7a)). <i>Note—This can be demonstrated by the preparation of a Stage 1 Preliminary investigation report that complies with the Draft guidelines for the assessment and management of contaminated land in Queensland, any succeeding guidelines, or other relevant state or federal guidelines, statutory measures or standards.</i>	qualified person (as defined under Section 381 of the <i>Environmental Protection Act 1994</i>).		
PO4 Development incorporates deep planting that: (a) is open to the sky with access to light and rainfall; (b) is established in the natural ground with no underground development; (c) uses large subtropical tree species that at maturity are complementary in scale and height to the building form; (d) balances hardstand areas and provides shade and informal recreation spaces that are directly accessible from building tenancies or the street frontage.	AO4.1 Development has a development footprint that allows a minimum of 10% of the site to be provided for deep planting with a minimum dimension of 4m in any direction.	AO4.1 We note the childcare centre specifically includes 132.110m² of deep planting with a minimum dimension of 4m in any direction. The total development area of the centre is measured at approximately 1,450m² and thus the proposed deep planting proposes a nominal shortfall at 9.11%, however the combined proposal provides generous landscaping and deep planting exceeding the minimum requirement of 10% of the site. Please refer to the landscape concept plan and Section 4.6 of the Application Report for further information.	☐ Compliant ☐ N/A ☒ Performance Solution
	AO4.2 Development ensures that if deep planting is provided in different parts of the site, each deep planting area has a minimum area of 25m².	AO4.2 Deep planting within the childcare centre is included at the ground level along the eastern boundary within Outdoor play area 1.	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
		Please refer to the landscape concept plan and Section 4.6 of the Application Report for further information.	
	AO4.3 Development incorporates trees in deep planting areas that: (a) have a minimum height of 4m and a 3m spread at the time of planting; (b) are capable of growing to a minimum canopy diameter of 8m and a minimum height of 15m within 5 years of planting; (c) are subtropical tree species consistent with the Planting species planning scheme policy.	AO4.3 The proposed development provides tree species suitable to achieve these requirements. Please refer to the landscape concept plan and Section 4.6 of the Application Report for further information.	☒ Compliant ☐ N/A ☐ Performance Solution
PO5 Development ensures that deep planting areas are positioned to maximise existing site features.	AO5.1 Development ensures that deep planting is located to retain and surround any existing large trees on site.	AO5.1 The proposed design incorporates deep planting areas which retain existing landscaping on the subject site where possible. Please refer to the landscape concept plan.	☒ Compliant ☐ N/A ☐ Performance Solution
	AO5.2 Development has deep planting that is co-located with existing deep planting or existing large trees on adjoining sites to create contiguous deep-planting areas.	AO5.2 The proposed design incorporates deep planting areas which co-locates with the existing large trees on the subject site and the deep planting areas on adjoining residential properties where possible. Please refer to the landscape concept plan.	☒ Compliant ☐ N/A ☐ Performance Solution
PO6 Development has a landscape design that contributes positively to the subtropical character, amenity and	AO6 Development has a minimum of 25% of all trees capable of growing above the height of the eaves of the building at maturity.	AO6 The proposal can be conditioned to comply with the landscaping requirement.	☒ Compliant ☐ N/A

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
microclimate of the site, maximising passive cooling and heating within the site.			☐ Performance Solution
PO7 Development ensures that conflicts between pedestrians and vehicles are minimised both on site and off site.	AO7.1 Development has car parking areas for set-down and pick-up that are located so as to be visible from the road and to maintain the amenity of the street and adjacent properties.	AO7.1 The proposed car parking is located visible from the proposed internal road. Please refer to the Traffic Impact Assessment for further details	☒ Compliant ☐ N/A ☐ Performance Solution
	AO7.2 Development has separate accessible, safe and clearly visible pedestrian access for carers to drop off and collect children that is provided to the entrance of the building from the footpath and the car parking area.	AO7.2 The proposed design has a separate, safe and clearly visible pedestrian access. Please refer to the Traffic Impact Assessment for further details	☒ Compliant ☐ N/A ☐ Performance Solution
PO8 Development clearly delineates property ownership in terms of public areas, semi-public areas and private areas to make unauthorised access more apparent.	AO8 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 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	AO8 The proposed design incorporates key elements of crime prevention including: ▪ Windows orientated towards the streetscape to promote casual surveillance; ▪ Landscaping that reduces the opportunity for graffiti and vandalism; and ▪ The development will provide well-lit common areas and car parking areas.	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	orientation of buildings and use of active frontages; (d) ensuring publicly accessible areas such as car parks, pathways 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 and communal areas. Note—For guidance in achieving the key elements of crime prevention through environmental design refer to the <u><i>Crime prevention through environmental design planning scheme policy</i></u>.		
PO9 Development minimises opportunities for graffiti and vandalism through access control, canvas reduction and easy maintenance selection.	AO9 Development incorporates graffiti and vandalism prevention techniques in its layout, building or structure design and landscaping, by: (a) denying access to potential canvases through access control techniques; (b) reducing potential canvases through canvas reduction techniques; (c) ensuring graffiti can be readily and quickly removed through easy maintenance selection techniques. Note—For guidance on graffiti and vandalism prevention techniques refer to the Graffiti prevention planning scheme policy.	AO9 The proposed design incorporates key elements of crime prevention including: ▪ Windows orientated towards the streetscape to promote casual surveillance; ▪ Landscaping that reduces the opportunity for graffiti and vandalism; and ▪ The development will provide well-lit common areas and car parking areas	☒ Compliant ☐ N/A ☐ Performance Solution
PO10	AO10.1	AO10.1	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
Development is of a nature and scale which does not result in noise emissions that exceed the following criteria: (a) Noise emitted from the development is not greater than the rating background level plus 3 at the sensitive use. Where T is: (a) Day (7am to 6pm): 11 hr; (b) Evening (6pm to 10pm): 4 hr; (c) Night (10pm to 7am): 9hr. Where $L_{Aeq,adj,T}$ 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. Note—Rating background level is to be 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 methodology described in the Noise impact assessment planning scheme policy can assist in demonstrating	Development provides a 2m high acoustic fence and a minimum 2m wide landscaped buffer along any boundary adjoining land in a zone in the Residential zones category. AO10.2 Development ensures mechanical plant or equipment is acoustically screened from adjoining sensitive uses. Note—Mechanical plant includes generators, motors, compressors and pumps, for example air-conditioning, refrigeration or coldroom motors. AO10.3 Development does not operate before 7am or after 7pm.	The proposal provides a 2m high acoustic fence and minimum 2m wide landscaping buffer. AO10.2 Any required mechanical plant or equipment will be acoustically screened from the adjoining residential uses. Such an outcome can be conditioned by Council. AO10.3 The proposed hours of operation for the Childcare Centre are between 6:00am and 6:00pm Monday to Friday. This outcome is considered consistent with a number of approved childcare centre operators located throughout Brisbane. It is acknowledged that these hours of operation proposed are slightly outside of the preferred operating hours as per AO2.2 & AO10.3 of the Childcare centre code. Compliance with both PO2 & PO10 is achieved in this instance for the following reasons: It is proposed to extend the hours of operation in the morning and evening to allow for additional drop-off and pick-up times for parents before and	☒ Compliant ☐ N/A ☐ Performance Solution ☒ Compliant ☐ N/A ☐ Performance Solution ☐ Compliant ☐ N/A ☒ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
achievement of this performance outcome.		after work. The additional operational time in the morning and evening is not seen to result in impacts to the surrounding sensitive land uses given there is significant movement along Kennedy Terrace; ▪ The proposed bulk, scale and day-to-day operations of the facility are not expected to result in adverse amenity impacts to nearby sensitive land uses. Importantly, the proposed development is inclusive of acoustic barriers and provides appropriate landscaping along the side and rear boundaries to ensure the noise emissions do not exceed the prescribed criteria; ▪ The proposal achieves a deep planting area of 132.10m² (9.11% of the site area) which provides additional buffering between sensitive land uses and assists in providing both visual and acoustic privacy; ▪ The overall built form of the proposal will reflect a nature and scale which is compatible with the Community facility zone given it provides a two (2) storey built form from the street and is fully maintained under 9.5m above natural ground level; ▪ A full assessment of the proposal against the Noise Planning Criteria has been undertaken within the Noise	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
		Impact Assessment prepared by MWA Environmental and concludes that the assessment criteria can be achieved by the development. Based on the above, the proposal is considered to comply against the Performance Outcome (PO2 & PO10) of the Childcare centre code.	
PO11 Development is located to achieve the air quality (planning) criteria in Table 9.3.4.3.B and odour criteria in Table 9.3.4.3.C. 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.	AO11 Development for a child care centre is located at least 150m from a spray painting workshop. Note—This distance is to be measured between the building containing the spray painting workshop and the property boundary of the sensitive use.	AO11 The proposed development is not located within 150m from a spray painting workshop in accordance with this provision.	☒ Compliant ☐ N/A ☐ Performance Solution

3.2 Multiple Dwelling Code

Effective – V35 05 December 2025

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	The proposed application is for a proposed Material Change of Use (Development Permit) for a Childcare centre (88 places) and Multiple dwelling (72 townhouses). The proposed development achieved the overall outcomes of the Multiple Dwelling Code as follows: ▪ The subject site has a site area and frontage that is a sufficient size to accommodate the proposed Multiple dwelling development. Furthermore, the site is located within an established residential area, which is connected to Council service infrastructure. ▪ The subject site is located within an established area which is orientated and designed to contribute to a safe, attractive and walkable neighbourhood. ▪ The proposed development does not isolate or negatively impact on the development potential of nearby land. ▪ The proposed development is of a bulk, scale, form and intensity that is consistent for the site in accordance with the relative requirements for Multiple Dwelling use. The site is within an established community facilities area, and although Multiple dwelling land use is not an anticipated use within the applicable zone, the proposed development demonstrates strong alignment with the strategic intent of	☐ 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.	the planning scheme by delivering a complementary, well-located residential component that supports the function, accessibility, and long-term viability of the surrounding health and community uses. ▪ The proposed development is adaptable when in close proximity to high-frequency public transport. ▪ The proposed development is of an appropriate scale given the underlying zoning and lot size. The proposal will provide much needed housing supply within a well serviced area of a major centre. Please refer to the Needs assessment report for further information. ▪ The proposed development provides setbacks and separation that is consistent with the existing approved built form and scale in the immediate area. The separation and setbacks exhibited in the proposed design will ensure that amenity is protected for residents of the subject site and adjoining premises. ▪ The proposed development used side boundary setbacks and landscaping transitions to manage the interface with adjoining residential areas. ▪ The proposed development positively contributes to the immediate streetscape and pedestrian environment. The proposal incorporates landscaping and articulated building treatment. ▪ The proposed design accommodates generous deep planting areas which soften the visual effect of building bulk towards the street. Furthermore, the provision of	

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.	deep planting and landscaping areas reinforce Brisbane's sub-tropical landscape amenity. ▪ The proposal provides unit style townhouses which are considered to be adaptable and capable of providing housing into the future. ▪ The proposed Private Open Space is considered to be functional, attractive, and at an appropriate scale considered the style of premise being proposed. ▪ The proposed development will feature landscaping that contributes to sub-tropical landscape character in Brisbane. ▪ The proposal provides resident car parking that is integrated into the site via private garages and onsite carparking. ▪ The proposed development provides a suitable interface with the adjoining properties. The proposed design includes, screening, separation, and landscaping to provide buffers between residential uses which will mitigate potential amenity impacts. ▪ The proposed development has been sited so as to avoid noise and air pollution to the most feasible level. ▪ The proposed siting and screening of the dwellings ensures that the residents' exposure to air and noise pollution will be minimal.	

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.	▪ The proposed development does not impact upon any identifying features of the local area.	

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 As the subject site is located within the Community facilities zone, there is no prescribed site area and frontage width for the proposed Multiple dwelling component of the development. However, the adjacent northern and southern properties are identified in Low density residential zones and as such, the proposed development remains consistent with the requirements in Table 9.3.14.3.B for Low density residential development. We note the road frontage of the site is limited due to the existing easement along the northern boundary; however the total width of the site exceeds the minimum requirement. Additionally, the River Gateway Neighbourhood Plan does not indicate requirements for site area and frontage within out subject site.	☐ 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.	Not applicable as the subject site is not located within the High density or Medium density residential zones.	☒ 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 The proposal provides a building envelope that is suitable and consistent with the intent of the surrounding Low density residential zone and applicable neighbourhood plan. The proposal is considered to achieve a compatible building height, setback, carparking, building transition and separation, bulk, and scale that is consistent with the intended and existing character of the local area. Please refer to Section 4 of the Application report for further details.	☐ Compliant ☐ N/A ☒ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
minimised and adequate levels of natural light and breezes are maintained to habitable rooms, private and communal open space for both the development and residences on adjoining and nearby sites; (d) sufficient visual and acoustic privacy is achieved between dwellings without reliance on screening; (e) the development is consistent with the setback pattern and contributes to the character of the streetscape; (f) adequate landscape buffering is achieved, including the retention and provision of large subtropical shade trees in deep planting areas.	<i>Note—This acceptable outcome can be demonstrated by the preparation of a building envelope plan, elevations and sections.</i>		
PO4 Development has a building height, scale and form that improves the amenity and achieves the intended outcomes of the zone or neighbourhood plan area, contributes to a cohesive streetscape and built form character and is: (a) consistent with the anticipated density and assumed infrastructure demand; (b) aligned to community expectations about the number of storeys to be built, having regard to the intent for	AO4.1 Development has a maximum building height that complies with: (a) a neighbourhood plan; or (b) if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements set out in Table 9.3.14.3.B.	AO4.1 The development complies with the maximum building height as identified within the surrounding Low density residential zone at 2-3 storeys and under 9.5m.	☐ 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 The subject site is not prescribed building height transition requirements as it is located within the Community facility zone. As such, the proposed transition is designed to be sympathetic to the adjoining developments and	☐ 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.		in keeping with the intended bulk and scale of the local area of the Low density residential zone. As such, the proposal complies with the 9.5m stated in Table 9.3.14.3.I.	
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 meters of the front boundary:	AO5 Any services or related structures will not comprise of more than 5m or 10% of a street frontage.	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(b) do not dominate the site frontage; (c) are compatible with the intended streetscape character; (d) ensure adverse amenity impacts to the streetscape and habitable spaces are ameliorated.	(a) comprise no more than 5m or 10% of the street frontage, whichever is the lesser; (b) are orientated towards the internal driveways or footpaths onsite; (c) are located, screened or landscaped so as not to be visually obtrusive.		
PO6 Development provides a front boundary setback that: (a) defines the street edge; (b) creates a clear threshold and transition from public to private space; (c) assists in achieving visual privacy to ground-floor dwellings from the street; (d) supports the location of balconies for casual surveillance of the street and modulation of the facade; (e) allows for built form and facade articulation that contributes to the streetscape character and landscape; (f) is consistent with the intended streetscape and setback pattern; (g) facilitates landscaping appropriate to soften and screen the built form of the development from the street.	AO6 Development provides setbacks to the primary and secondary frontages that complies with: (a) a neighbourhood plan; or (b) if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements set out in Table 9.3.14.3.C. <i>Note—Roofing of terrace areas on car parking structures are to comply with boundary setback requirements for balconies.</i> <i>Note—Boundary setbacks are also influenced by minimum building separations considering the nature of the wall proposed and the number of openings or balconies.</i>	AO6.1 The subject site is not prescribed minimum setback standards as it is located within the Community facility zone. As such, the proposed setbacks are designed to be sympathetic to the adjoining developments and in keeping with the intended bulk and scale of the local area. The design achieves a setback of 12.8m from the Fursden road frontage, in line with the existing setback pattern of the street. Please refer to Section 4.5 of the Application report or further information.	☐ 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 The southern boundary provides a setback of 6m to the wall and balcony. Furthermore, the eastern boundary of the site includes a range of side boundary setbacks from 1.5m to 50m and a	☐ 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.	minimum of 2.5m towards the western boundary. Please refer to Section 4.5 of the Application report or further information.	
	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 As the Multiple dwelling component of the development is intended for townhouses, and is designed to be sympathetic to the adjacent developments and in keeping with the intended bulk and scale of the adjoining Low density residential zone, the townhouses propose built to boundary walls.	☐ 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 The included built to boundary walls of the proposed townhouses ensure to have at a maximum, a cumulative length along each side boundary of 15m.	☒ 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 The proposed Multiple dwelling site area is measured at 12,120m ² . The proposed Multiple dwelling total development area is measured at 4,525.3m ² , or 37.3% of the site cover. It is acknowledged that although the development is assessed against the Multiple dwelling code, there is no exact provision for site cover or density due to the site's zoning designation. As such, the proposal complies with PO8 of the Multiple dwelling code, please refer to section 4.3 of the Application report demonstrating compliance against the performance solution.	☐ 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. 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.	AO9.1 Not applicable, although the development has no exact provision for maximum wall length due to the site's zoning designation, the proposal has been designed to be sympathetic to the adjoining developments and in keeping with the intended bulk and scale of the Low density residential area.	☐ 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. 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.	AO9.2 Not applicable, although the development has no exact provision for maximum wall length due to the site's zoning designation, the proposal has been designed to be sympathetic to the adjoining developments and in keeping with the intended bulk and scale of the Low density residential area and ensures no length of any proposed wall exceeds 30m.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(g) provides opportunities for useable and functional open space. Refer to Figure i.	AO9.3 Development incorporates the following design elements: (a) balconies, verandas or terraces on each level; (b) variation in the treatment and patterning of windows to bring visual interest and activation to each facade; (c) variation in building form, materials, colours, textures and finishes to articulate finer scale architectural features and building elements such as party walls and slab edges; (d) recessions and projections in the roof and wall plane, such as steps, slopes or splays which cast shadows. Refer to Figure l, Figure m and Figure n.	AO9.3 The proposal incorporates all required design elements, including balconies or terraces to all dwellings, variation in window patterning, changes in materials and colours, and a highly articulated façade with recesses, projections and screening. These features reduce building bulk, enhance visual interest and maintain a fine-grained, subtropical character consistent with AO9.	☒ Compliant ☐ 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 development will provide a well-articulated and human-scaled interface through recessed entries, balconies addressing the street, varied materials, planter boxes and screening. These elements promote activation, improve pedestrian amenity and ensure adequate light and ventilation.	☒ Compliant ☐ N/A ☐ Performance Solution
PO10	AO10.1	AO10.1	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
Development for rooftops and building caps: (a) is contextually and climatically appropriate in form; (b) reduces the bulk and scale of development when viewed from the street; (c) is responsive to orientation and solar access; (d) is not marred by plant and equipment. (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>	Development provides building caps and rooftops which: (a) contribute to the architectural distinction of the building and roofs; (b) include interesting forms created through pitches, gables, skillions or other features; (c) provides opportunity for landscaping, alternative water sources, solar energy and communal open space area. (d) Refer to Figure m and Figure n.	The proposed roof form for the townhouses are considered to be articulated and varied to an acceptable amount. The proposed design achieves this articulation through variation in building segments, façade colours, and roof angles.	☒ Compliant ☐ 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 The proposal is for a townhouse development and as such, no rooftop service structures, lift motor rooms or mechanical plant equipment is proposed.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO10.3 Development for a rooftop garden: (a) incorporates a combination of built form and soft landscape elements integrated with the overall building design;	AO10.3 The proposal is for a townhouse development and as such, no rooftop garden is proposed.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	(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>		
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 proposal provides a building front elevation that is parallel to the street frontage and is designed in a logical matter.	☒ Compliant ☐ N/A ☐ Performance Solution
	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 development is not further than 2m beyond the minimum setback. Significant landscaping is provided within the front setback zones.	☒ Compliant ☐ N/A ☐ Performance Solution
	AO11.3 Development provides balconies and windows from the primary living area that face and overlook the street or public space.	AO11.3 The proposed development will incorporate windows and balconies from primary living areas to overlook the public areas, providing casual surveillance of the streetscape.	☒ Compliant ☐ N/A ☐ Performance Solution
PO12 Development provides an entrance that must define the threshold between public and private space and provide: (a) safe, secure and convenient access to the site for residents and visitors;	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 Development is not of a small scale. As such, AO12.1 is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(b) a sufficiently scaled and sheltered entry and meeting space; (c) clear building signage and numbering for emergency access; (d) lighting to ensure the safety of residents and visitors whilst not causing undue nuisance to adjoining premises; (e) conveniently located mailboxes; (f) individual entrances to ground storey dwellings provide for a varied streetscape.	AO12.2 Development where not a small-scale multiple dwelling of 5 or less dwellings, provides at least one prominent pedestrian entry that connects a foyer or building entry directly with the public verge, is separated from the vehicle entry and includes: (a) entry and waiting space off the footpath; (b) shelter; (c) lighting in accordance with Category P3 of the AS/NZS 1158.3.1:2005 Lighting for roads and public spaces and complying with Table 2.1 - Illuminance in the vertical plane of AS 4282-1997 Control of the obtrusive effects of outdoor lighting; (d) mailboxes. Refer to Figure s.	AO12.2 The proposal provides at least one prominent pedestrian entry that connects to a foyer or building entry directly with the public verge and is separated from vehicle entry.	☒ 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	AO12.3 Direct access is provided for all townhouses in compliance with AO12.3.	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	2.1 - Illuminance in the vertical plane of AS 4282-1997 Control of the obtrusive effects of outdoor lighting; (d) street numbering is provided to support visitor and emergency access. Refer to Figure t.		
Safety, privacy and amenity			
PO13 If: (a) identified in a neighbourhood plan as a building height transition; or (b) in the High density residential zone or the Medium density residential zone and sharing a common boundary with, or located fronting a minor road that is opposite, premises in the Low-medium density residential zone, Low density residential zone or Character residential zone. (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	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 separation is not identified within the relevant neighbourhood plan.	☐ 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 The subject site is not prescribed building height transition requirements as it is located within the Community facility zone. As such, the proposed transition is designed to be sympathetic to the adjoining developments and in keeping with the intended bulk and scale of the local area of the Low density residential zone. As such, the proposal complies.	☐ Compliant ☐ N/A ☒ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
penetration to habitable rooms and private open space; (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. Note—This is demonstrated by a site context plan that includes adjoining and adjacent buildings (including habitable rooms) and strategies to address separation issues. Note—Considered site planning and design and strategies such as offsetting balconies, the location of private space, selective screening or other design elements can reduce building separation requirements.	AO14.1 The subject site is not prescribed building height transition requirements as it is located within the Community facility zone. As such, the proposed transition is designed to be sympathetic to the adjoining developments and in keeping with the intended bulk and scale of the local area of the Low density residential zone. As such, table 9.3.14.3.F of the Multiple dwelling code within the Low density residential zones, specifies a building separation requirement for development with a building height between 3 - 5 storeys: 12m - facing habitable rooms or balconies The proposal generally complies with this separation internally within the site to other proposed townhouses. It is noted that some townhouses are separated less than 12m due to the internal road layout. Furthermore, the separation between adjoining development exceeds 12m. The proposed design for the townhouses include elevations that are well-articulated through vertical and horizontal modulation,	☐ Compliant ☐ N/A ☒ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
		maintaining a high quality appearance consistent with the intended urban character of the Low density residential zone and the River gateway neighbourhood plan. It is thus considered that the minor encroachments do not impact upon the residents nor make the proposal non-consistent with the form and character intent for the local area.	
	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.	AO14.2 Development does not propose secondary POS for drying or services.	☐ Compliant ☒ N/A ☐ Performance Solution
PO15 Development of a building 8 storeys and over ensures that the design mitigates the impacts of ground-level wind acceleration to ensure safe and amenable environment for pedestrians and building occupants. <i>Note—Where building height exceeds 15 storeys, a wind impact report prepared by a suitably qualified professional is required to be submitted to demonstrate achievement of the above outcome.</i>	AO15 Development with a building between 8 storeys and 15 storeys provides wind mitigation that uses at least 2 of the following strategies: (a) building orientation, plan shape, massing and facade articulation to avoid tall and wide facades that face prevailing winds; (b) a podium and tower building form with tower set back at least 10m from all streets above the podium level to deflect wind downdrafts from penetrating to street level; (c) canopies, roof structures and awnings to protect pedestrians and building occupants at ground and podium levels; (d) trellis structures and a dense network of trees onsite at ground or podium level.	AO15.1 The proposal does not propose a building between 8 and 15 storeys.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	<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>		
PO16 Development provides screening and partial enclosure of balconies to: (a) balance the privacy needs of neighbouring dwellings with the comfort of building occupants; (b) ensure buildings are subtropical and climatically responsive; (c) reduce the appearance of excessive bulk; (d) provide opportunities for passive surveillance of the street or public spaces. <i>Note—Balconies use a combination of solid balustrades, operable screens and lightweight materials to provide a balance of privacy and engagement with the street and other public spaces.</i>	AO16.1 Development where providing balconies with solid balustrades on the street frontage or visible from public space, limits solid balustrading to a maximum of: (a) 50% of the balconies on the first 3 storeys; (b) 25% on the 4th storey and above. Refer to Figure w. AO16.2 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.	AO16.1 The proposal will ensure all balconies provides appropriate screening to minimise adverse impacts on the adjoining properties. Any screening requirements can be conditioned accordingly by Council. AO16.2 The proposal does not involve solid walls or fixed screening to balconies to limit the walls. As such, this criterion is not applicable.	☒ Compliant ☐ N/A ☐ Performance Solution ☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	<i>Note—This excludes solid balustrades or screening where provided to reduce amenity or privacy impacts to nearby dwellings.</i> 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 does not include operable, moveable or adjustable screening to balconies.	☐ Compliant ☒ N/A ☐ Performance Solution
PO17 Development must minimise direct overlooking between buildings through appropriate building layout, location and the design of windows and balconies or screening devices. <i>Note—Siting and building separation is used to minimise privacy screening requirements.</i>	AO17.1 Development where the dwelling is located within 2m at ground storey or 9m above ground storey of a habitable room window or private open space of an existing dwelling house, ensures habitable rooms and any private outdoor spaces have: (a) an offset from the habitable room or private open space of the existing dwelling to limit direct outlook; or (b) sill heights a minimum of 1.5m above floor level; or (c) fixed obscure glazing in any part of the window below 1.5m above floor level; or (d) fixed external screens; or (e) in the case of screening for a ground floor level, fencing to a minimum 1.8m above the ground storey floor level. Refer to Figure h.	AO17.1 Where any proposed townhouse is located within 2 metres at ground storey and 9 metres above ground storey of a habitable room window or private open space of an existing dwelling house on a neighbouring property, the proposal will provide: ▪ Sill heights at a minimum of 1.5m above floor level; or ▪ Fixed obscure glazing in any part of the window below 1.5m above floor level; or ▪ Fixed external screens; or ▪ In the case of screening for a ground floor level, fencing to a minimum 1.8m above the ground storey floor level. ▪ Suitable screening can be conditioned accordingly by Council.	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	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 proposed design provides appropriate privacy and screening to the relevant areas described in AO17.2. Suitable screening can be conditioned accordingly by Council.	☐ Compliant ☐ N/A ☐ Performance Solution
	AO17.3 Development provides screening devices that are solid translucent screens, perforated or slatted panels or fixed louvres that have a maximum of 25% openings, with a maximum opening dimension of 50mm, and that are permanently fixed and durable. Note—The screening device is offset a minimum of 0.3m from the wall around any window. Note—Screening devices may be hinged or otherwise attached to facilitate emergency egress.	AO17.3 The proposed design provides appropriate privacy and screening to the relevant areas described in AO17.3. Suitable screening can be conditioned accordingly by Council.	☒ Compliant ☐ N/A ☐ Performance Solution
PO18 Development minimises light nuisance to residents and adjoining premises whilst maintaining safety of publicly accessible areas of the development.	AO18 Development of outdoor lighting is in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting. Note—This includes outdoor lighting to communal open spaces on the roof.	AO18 Any outdoor lighting requirements can be conditioned by Council accordingly.	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	<i>Note—This includes outdoor lighting to communal open spaces on the roof.</i>		
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 All glass material proposed for the development will not have a level of light reflectivity greater than 20% and heat transmission of not less than 20%.	☒ Compliant ☐ N/A ☐ Performance Solution
PO20 Development is located, designed and constructed to achieve the: (a) air quality (planning) criteria in Table 9.3.14.3.G; (b) odour criteria in Table 9.3.14.3.H. <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>	AO20.1 Development in a zone in the centre zones category or the Mixed use zone, including any outdoor air intakes for the development, is separated from: (a) exhaust vent outlets of premises where food or cooking odour is released, by a minimum of 6m; (b) exhaust vent outlets from car parks or bus stations, by a minimum of 15m. 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>	AO20.1 The subject site is not located in a centre zone. AO20.2 The subject site is not located within 150m to a spray painting workshop.	☐ Compliant ☒ N/A ☐ Performance Solution ☒ Compliant ☐ N/A ☐ Performance Solution
PO21 Development in a zone in the centre zones category or the Mixed use zone must:	AO21 Development in a zone in the centre zones category or the Mixed use zone has a minimum acoustic performance of:	AO21 The subject site is not located in a centre zone.	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(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. <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>	(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.		
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:	AO22 Development ensures mechanical plant is acoustically screened from nearby sensitive uses.	AO22 The development will not provide mechanical plant equipment in an inappropriate area. This provision may be conditioned accordingly by Council.	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
• $L_{Aeq,adj,T}$ emitted from mechanical plant is not greater than the rating background level plus 3 at a sensitive use not associated with the development. Note— Where T is • Day (7am to 6pm): 11hr, • Evening (6pm to 10pm): 4hr, • Night (10pm to 7am): 9hr. Where— • $L_{Aeq,adj,T}$ 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. <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>			
PO23	AO23	AO23.1	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
Development must create a safe environment by incorporating the key elements of crime prevention through environmental design in its layout, building or structure design and landscaping by: (a) facilitating casual surveillance opportunities and including good sightlines to publicly accessible areas such as car parks, pathways, public toilets, and communal areas; (b) defining different uses and ownerships through design and restricting access from non-residential uses into private residential dwellings; (c) promoting safety and minimising opportunities for graffiti and vandalism through exterior building design and orientation of buildings and use of active frontages; (d) ensuring publicly accessible areas such as car parks, pathways, public toilets, and communal areas are well lit; (e) including way-finding cues; (f) minimising predictable routes and entrapment locations near public spaces such as car parks, public toilets, ATMs, communal areas.	No acceptable outcome prescribed.	Crime Prevention Through Environmental Design principles have been incorporated in the building design. The development incorporates habitable rooms, private open space, communal open space and windows facing the street for surveillance.	☒ 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>			
PO24 Development incorporates graffiti and vandalism prevention techniques in its layout, building or structure design and landscaping, by: (a) denying access to potential canvases through access control techniques; (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>	AO24 No acceptable outcome prescribed.	AO24 The proposal incorporates graffiti and vandalism prevention measures through considerate building design, fencing and casual surveillance measures.	☒ Compliant ☐ N/A ☒ Performance Solution
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 The Childcare centre component of the proposal ensures compliance with AO25 regarding hours of operation.	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
Subtropical design and landscaping			
PO26 Development supports Brisbane's subtropical character and sustainable lifestyle through functional and climatically responsive building design, layout and orientation that: (a) reduces the need for mechanical heating, cooling and lighting; (b) ensures access to sunlight and natural heating, cooling and ventilation for residents; (c) provides protection and relief from the subtropical climate; (d) mitigates the impact of urban heat island.	AO26.1 Development is designed to provide all dwellings with: (a) floor-to-ceiling heights of at least 2.7m; (b) habitable rooms with a minimum of 2 dual aspect windows or openings. Refer to Figure o and Figure p.	AO26.1 The proposal provides each dwelling with a minimum floor to ceiling height of 2.7 metres per storey.	☒ Compliant ☐ N/A ☐ Performance Solution
	AO26.2 Development includes: (a) weather protection and sun shading to all external doors and windows to habitable rooms; (b) deep recesses, eaves and sun-shading devices on the north-facing building facades; (c) extensively shaded west-facing building facades using building and landscape elements such as adjustable screens, awnings or pergolas, green walls and planting.	AO26.2 The proposal features shading devices designed to mitigate unwanted solar impacts to the building. Additionally, it includes deep recesses and other architectural techniques which boost the level of shade provided to the subject site.	☒ 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.	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</i>	AO27.1 Proposed development ensures large and established shade street trees are retained and protected for the future (and during construction). All existing domestic landscaping will be removed to facilitate construction.	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
<i>Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy.</i>	<i>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>		
	AO27.2 Development provides or retains one tree within the site per 20m of frontage that is capable of growing to a minimum height of 15m at maturity. <i>Note—Landscape design incorporates planting in accordance with the Planting species planning scheme policy.</i> <i>Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy.</i>	AO27.2 Development complies – refer to Landscape concept plan for details.	☒ Compliant ☐ N/A ☐ Performance Solution
	AO27.3 Development provides tree species that are selected and planted to provide a minimum 50% shade cover to a site's open space within 10 years. <i>Note—Shade cover is to be measured at 12pm on 21 December.</i>	AO27.3 The proposal provides generous landscaping and deep planting opportunities. Refer to Landscape Concept Plan for details.	☒ Compliant ☐ N/A ☐ Performance Solution
	PO28 Development provides landscaping that must:	AO28.1 Development provides landscaping within the site along the frontage of the site that consists of:	AO28.1 The proposal provides generous landscaping and deep planting opportunities. Refer to Landscape Concept Plan for details.
			☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(a) provide shade to pedestrian pathways; (b) maintained sightlines and support personal safety by allowing for the overlooking of the street and public spaces from the site and balconies; (c) present an integrated landscape, neighbourhood and streetscape character; (d) contribute positively to amenity and the subtropical microclimate of the site, streetscape and public spaces; (e) reduce the appearance of building built and soften bulk form, driveways and hardstand areas from the street and adjoining properties; (f) contribute to privacy between residences; (g) provide natural shade to mitigate heat island impacts. <i>Note—This is demonstrated by an overall site landscape concept plan.</i> <i>Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy.</i>	(a) a minimum of 1 area of deep planting with a dimension of 4m x 4m; (b) shade and/or rounded canopy trees located to cast a minimum of 50% shade over the adjacent verge within 5 years of planting; (c) a minimum of 50% of frontage length planted for a minimum width of 2m, excluding the driveway crossover and pedestrian access. <i>Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy.</i> <i>Note—The above requirements do not apply where a front boundary setback of zero meters 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.	AO28.2 The proposal provides generous landscaping and deep planting opportunities. Refer to Landscape Concept Plan for details.	☒ Compliant ☐ N/A ☐ Performance Solution
PO29 Development provides a resident with functional outdoor living space that receives natural light but is shaded to	AO29.1 Development locates deep-planting areas: (a) to protect existing significant vegetation including large subtropical shade trees;	AO29.1 The proposal provides generous landscaping and deep planting opportunities. Refer to Landscape Concept Plan for details.	☒ Compliant ☐ N/A

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
protect from the resident from direct sunlight.	(b) to provide an opportunity for the co-location of deep soil plants and large subtropical shade trees within the street or on adjoining premises; (c) within the front or rear set back to soften the built form for the street and adjoining premises. <i>Note—In regards to (c) above, deep planting is not required within the front setback where a front boundary setback of zero metres is required, such as in a zone in the centre zones category or Mixed use zone.</i>	The proposed deep planting areas are located at the front of the site and allow for the co-location of deep soil plants and large subtropical shade trees.	☒ Performance Solution
	AO29.2 Development provides deep-planting areas that are: (a) a minimum of 10% of the site area; (b) a minimum unobstructed dimension of 4m in any direction; (c) able to accommodate trees planted in natural ground; (d) 100% open to the sky; (e) can be accessed for maintenance purposes.	AO29.2 The proposed development achieves a high-quality landscaping outcome for the subject site, dedicating 10% of the site area for large deep planting areas located within the front setbacks. Each deep planting space has minimum dimensions of 4m, which is utilised exclusively for landscaping and can accommodate large subtropical shade trees. As such, the proposed development provides a high quality buffer between the proposed development and adjoining properties, and visually obstructs the units to protect privacy and enhance residential amenity. Refer to Landscape Concept Plan and Section 4.6 of the Application report for details.	☐ Compliant ☐ N/A ☒ Performance Solution
	AO29.3 Where there are no existing large subtropical shade trees on the site,	AO29.3	☒ Compliant

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	development provides trees in the deep-planting areas which: (a) are capable of growing to a minimum canopy diameter of 5m and a minimum height of 5m within 5 years of planting; (b) are subtropical tree species consistent with the Planting species planning scheme policy. <i>Note—Tree species should be chosen to respond to particular site location or design needs. Where site circumstances permit, tree species that are complementary in scale and height to the building form should be selected. Tree height and canopy spread will be dependent on species.</i>	The proposal provides generous landscaping and deep planting opportunities. Refer to Landscape Concept Plan for details.	☐ N/A ☐ Performance Solution
	AO29.4 Development ensures that deep-planting areas are exclusively for landscaping and do not contain: (a) vehicle driveways, manoeuvring or hardstand areas and pedestrian paths; (b) surface structures and infrastructure such as water conservation services, refuse storage areas, fire hydrants or boosters, electrical transformers or other utilities; (c) sub-surface structures or infrastructure such as piping, bioretention pits, basement car parking structures.	AO29.4 The proposal provides generous landscaping and deep planting opportunities. Refer to Landscape Concept Plan for details. The proposed deep planting areas do not contain vehicle driveways, manoeuvring or hardstand areas and pedestrian pathways and provide an opportunity to establish large subtropical shade trees in the site.	☐ Compliant ☐ N/A ☐ Performance Solution
Private and communal open space			
PO30	AO30.1	AO30.1	☒ Compliant

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
Development provides communal space that must be designed to provide: (a) residents with passive and active recreation opportunities; (b) a pleasant outlook for residents and maximise opportunities for shared views or access to viewing points; (c) opportunity for a range of uses and flexible use.	Development consisting of 10 or more dwellings provides communal open space, that is clearly distinguished from deep planting areas and private open space, and: (a) is a minimum of 5% or 40m² of the site area, whichever is greater; (b) is one consolidated useable space, or where exceeding 100m², two separate useable areas within the site; (c) is a minimum 50% open to the sky; (d) is a minimum of 25% landscaping; (e) is a minimum of 25% shaded by trees within 5 years; (f) is a maximum 25% as internal dedicated created space; (g) is designed to provide a range of recreational facilities such as seating, barbeque, swimming pool and vegetable gardens; (h) incorporates a flat paved or grassed area with a minimum dimension of 5m in any direction. <i>Note—Deep planting areas can be located within communal open space. However, the minimum site percentage requirements for communal open space and deep planting must be calculated separately.</i> <i>Note—In regards to (b) above, one space may be provided on ground as a swimming pool and barbeque area with substantial landscaping,</i>	The proposed development provides compliant communal open space areas. Please see Section 4.6 of the Application report for further information.	☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	<i>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 (b) surface structures and infrastructure such as rainwater tanks, transformers and water boosters. <i>Note—Bioretention areas can form part of communal open space provided it is designed as a component of the landscape area but not any area of deep planting. Lightweight shade structures such as pergolas are able to be located within communal open space.</i>	AO30.2 The proposed development provides compliant communal open space areas. No obstacles or building equipment is proposed within the communal section of the development. Please see Section 4.7 of the Application report for further information.	☒ Compliant ☐ N/A ☒ Performance Solution
PO31 Development must provide attractive and functional private open space for residents that:	AO31.1 Development provides private open space which comprises: (a) for ground storey dwellings, a minimum area of 35m² with a minimum dimension of 3m;	AO31.1 The proposed development provides compliant private open space areas. Please see Section 4.7 of the Application report for further information.	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(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>	(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>		
	AO31.2 Development provides for private open space areas that are: (a) for the primary area, directly accessible from the internal primary living areas of the dwelling; (b) provided with a screened area of 2m² minimum dimension capable of screening air-conditioning plant, private clothes drying, etc; (c) provided with adjustable, moveable or operable privacy screening where appropriate.	AO31.2 The proposed development provides compliant private open space areas. As illustrated in the Architectural plans attached, each of the townhouses are provided with a balcony/terrace adjacent to the primary living area, allowing for both passive and active recreational use. Furthermore, the balconies are strategically designed to be climatically responsive and covered to allow for all weather uses such as alfresco dining. Please see Section 4.7 of the Application report for further information.	☒ Compliant ☐ N/A ☒ Performance Solution
	AO31.3 Development provides balconies that are located to the front or rear of a building except where adequate building separation and screen landscaping can be achieved to maintain privacy along side boundaries.	AO31.3 The proposed balconies located on the upper floors are provided towards the front or rear of buildings.	☒ Compliant ☐ N/A ☐ Performance Solution
	AO31.4	AO31.4	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	Development ensures that private open space areas do not contain: (a) vehicle driveways, manoeuvring or hardstand areas; or (b) surface structures and infrastructure such as retaining walls, rainwater tanks, electricity transformers and fire hydrants and boosters. Note—Water conservation services or utilities or stormwater treatment measures, such as bioretention areas, can form part of private open space provided they are designed as a component of the landscape area but not any area of deep planting. Lightweight shade structures, such as pergolas, are able to be located within at-grade and in-structure private open space.	The proposed development provides compliant private open space areas. No obstacles or building equipment is proposed within the communal section of the development. Please see Section 4.7 of the Application report for further information.	☒ Compliant ☐ N/A ☐ Performance Solution
	AO31.5 Development provides a minimum of 75% of a dwelling's outdoor living area positioned to the north or north-east. This is balanced with street interface desired outcomes. 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.	AO31.5 The proposed development provides compliant private open space areas. A minimum of 75% of a dwelling's outdoor living area positioned to the north or north-east. Please see Section 4.6 of the Application report for further information.	☒ Compliant ☐ N/A ☐ Performance Solution
Refuse storage and collection			
PO32	AO32	AO32	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
Development provides refuse and recycling collection and storage facilities that: (a) are located conveniently in an unobtrusive dedicated storage room or separate screened structure; (b) are located and managed so that adverse impacts on building occupants, neighbouring properties and the public realm are minimised; (c) provide for refuse and recycling including source separation; (d) are of a design that allows low-frequency service collection; (e) minimise ongoing building management cost for occupants. <i>Note—Refer to the Refuse planning scheme policy for further guidance.</i>	Development provides refuse and recycling collection and storage facilities, including source separation, in accordance with the Refuse planning scheme policy.	Refuse storage is to be provided within bulk bins and storage areas located within the site. On-site refuse collection arrangement is proposed with a dedicated refuse loading zone. A standing area of appropriate height and length has been provided within the entryway to accommodate an MRV. Please see Section 4.9 of the Application report and the attached Waste management report for further information.	☒ Compliant ☐ N/A ☐ Performance Solution
Car parking, manoeuvring and hardstand areas			
PO33 Development provides car parking areas, vehicle site access, services and utilities that do not adversely impact on a positive streetscape character and interface being established.	AO33.1 Development ensures that vehicle access comprises no more than 30% of the street frontage width at the front boundary and is located away from the main pedestrian entry. <i>Note—This excludes driveway splays to the kerb.</i>	AO33.1 The proposed private roads /entry do not occupy more than 30% of the dedicated road frontage.	☒ Compliant ☐ N/A ☐ Performance Solution
	AO33.2 Development provides site access, combined with short-term parking, drop-off zones or	AO33.2 Short term parking and drop off zones are not proposed as part of the development.	☐ Compliant ☒ N/A

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	porte-cocheres, that does not dominate the street frontage or comprise more than 40% of the street frontage width. AO33.3 Development, where above-ground or partially above-ground car parking, is located so that: (a) the facade design and materials selection is extended to the car park entry and car park areas on all frontages and boundaries; (b) building services, pipes and ducts within the car park are not visible from the street and other public spaces or adjoining properties and are screened and landscaped. Refer to Figure v.	Accordingly, this acceptable outcome is not applicable. AO33.3 The proposed development includes above ground car parking that is completely enclosed, providing appropriate façade design and materials.	☐ Performance Solution ☒ Compliant ☐ N/A ☐ Performance Solution
PO34 Development where not in a zone in the centre zones category or the Mixed use zone, provides car parking that is sited and of a bulk and form that: (a) does not dominate the street frontage of the development; (b) does not impact on the safety and efficiency of the road networks; (c) does not detract from the quality of adjoining streetscape or public spaces; (d) is safe and convenient for residents, visitors and service providers;	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;	AO34.1 The proposed development includes above ground onsite car parking that is well within the development footprint.	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(e) does not negatively impact on the amenity of adjoining residents by way of noise, odour or light having regard to: (i) the proximity of dwelling houses or existing multiple dwellings on adjoining sites; (ii) the scale and detail of any parking structure walls when viewed from the street and adjoining properties; (iii) setback distances to mitigate impacts; (iv) the location of active frontages and public spaces. <i>Note—Where in a zone in the centre zones category or the Mixed use zone, the car parking provisions of the Centre or mixed use code apply.</i>	(d) landscaped and screened from view of the street, other public areas and adjoining properties; (e) not in conflict with required vehicle queuing distances. <i>Note—Car parking within the building which extend 1m above ground level will be counted as a storey in the maximum height and will be subject to the relevant boundary setback requirements.</i>		
	AO34.2 Development, where not in a zone in the centre zones category or the Mixed use zone, of a basement car parking structure located between the street frontage and the main building line is no more than 1m above ground level at any point.	AO34.2 The proposed onsite car parking onsite is located within the subject site and is appropriately screened and will not be visible from the street.	☒ Compliant ☐ N/A ☐ Performance Solution
	AO34.3 Development, where not in a zone in the centre zones category or the Mixed use zone, for a basement car parking structure that is 1m or less above ground and located on the side or rear boundary ensures that where retaining walls and fencing are proposed: (a) the maximum combined height of basement structure, retaining walls and fencing is 2m; (b) structures and fences are finished with low-maintenance and pre-finished materials.	AO34.3 The proposed onsite car parking onsite is located within the subject site and is appropriately screened and will not be visible from the street.	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	<i>Note—Structures include car parking walls, retaining walls, fences, planters and roofing to terraces, balconies or patios that are part of or situated on a basement podium or car parking structure.</i>		
	AO34.4 Development where not in a zone in the centre zones category or the Mixed use zone, ensures that the location of visitor parking is: (a) clearly signposted; (b) not located behind a security barrier; (c) not located on both sides of the driveway; (d) separated from the street frontage boundary by a 4m wide deep planting area.	AO34.4 The proposed onsite car parking configuration will be appropriately signposted.	☒ Compliant ☐ N/A ☐ Performance Solution
	AO34.5 Development, where not in a zone in the centre zones category or Mixed use zone, for a small-scale multiple dwelling, such as attached or townhouse dwellings, provides a tandem car parking space for those units which provide direct vehicle access from the street, that is designed in accordance with Figure q. <i>Note—Direct vehicle access for individual units is subject to availability of on-street parking, street trees and general amenity impacts assessment and is generally not acceptable for development on major roads.</i>	AO34.5 The proposal is not for a small-scale multiple dwelling.	☐ Compliant ☒ N/A ☐ Performance Solution
PO35	AO35.1	AO35.1	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
Development where not in a zone in the centre zones category or the Mixed use zone, ensures that car parking, hardstand or manoeuvring areas are: (a) located to minimise noise and fumes disturbance on residents within and adjoining the site; (b) acoustically and visually screened to: (i) minimise the reflection of headlights into dwelling windows; (ii) attenuate noise impacts; (c) landscaped to: (i) soften the visual appearance of at grade hardstand areas; (ii) enhance pedestrian safety; (iii) improve visual amenity for the streetscape and urban area; (iv) provide shade for pedestrians and reduce the impact of glare and radiant heat from car parking areas. <i>Note—where in a zone in the centre zones category or the Mixed use zone, the car parking provisions of the Centre or mixed use code apply.</i>	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.	The proposed onsite car parking area will be positioned appropriately where possible & screened to mitigate any reflections.	☒ Compliant ☐ N/A ☐ Performance Solution
	AO35.2 Development where not in a zone in the centre zones category or the Mixed use zone ensures any vehicle movement or vehicle parking areas along the side or rear boundary are: (a) acoustically screened from adjoining dwellings to a minimum height of 1.8m; (b) provided with a vegetated buffer next to any movement or parking areas: (i) a minimum of 1m wide along the side boundary; (ii) a minimum of 2m wide along the rear boundary; (iii) planted at a pot size and density sufficient to screen up to 1.5m above ground level at establishment.	AO35.2 The proposed onsite car parking onsite is located within the subject site and is appropriately screened and will not be visible from the street.	☒ Compliant ☐ 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:	AO35.3 The proposed onsite car parking onsite is located within the subject site and is appropriately screened and will not be visible from the street.	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	(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.		
	AO35.4 Development where not in a zone in the centre zones category or the Mixed use zone, provides: (a) landscaping that is used to delineate safe pedestrian movement through car parks; (b) exterior vehicle movement areas that are broken up by alternative materials, patterns or threshold treatments.	AO35.4 The proposed onsite car parking onsite is located within the subject site and is appropriately screened and will not be visible from the street.	☒ Compliant ☐ N/A ☐ Performance Solution
	AO35.5 Development of ground level or other above ground car parking, where not in a zone in the centre zones category or the Mixed use zone, provides densely planted setbacks. <i>Note—Front boundary setbacks must be treated to address streetscape interface issues and be in accordance with the streetscape interface performance outcomes and acceptable outcomes.</i>	AO35.5 The proposed onsite car parking onsite is located within the subject site and is appropriately screened and will not be visible from the street.	☒ Compliant ☐ N/A ☐ Performance Solution
Transit oriented development			
PO36	AO36	AO36	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
Development adjoining or in the immediate vicinity of a railway or busway station or in a location identified in a neighbourhood plan, supports a high level of personal and community safety, and promotes activity at the street front, in public spaces and at the interface with railway and busway stations through: (a) building design that enables future adaptation to facilitate non-residential uses; (b) provision or contribution towards safe, logical and direct pedestrian access to railway or busway station entry points; (c) enabling casual surveillance of the street, public spaces and immediate station environment, entries and platform; (d) creating vibrant and attractive street environments and active public spaces at the edge of the railway or busway station environment through pedestrian orientated building and landscape design.	Development within 200m walking distance of a dedicated public pedestrian access point of a railway or busway station or in a location identified in a neighbourhood plan, is designed to have an active frontage that: (a) includes ground storey tenancies, with commercial ceiling heights, increased glazing to front facades, and individual pedestrian entries, that can be adapted for conversion to and between non-residential and residential uses; (b) provides safe, logical and direct pedestrian access to and from the development to the street front or adjoining public areas; (c) provides or maintains safe, logical and direct pedestrian access to the railway or busway station entry points in accordance with the Infrastructure design planning scheme policy; (d) ensures that any screening and landscaping provided within the development creates vibrant and attractive street environments whilst not preventing casual surveillance of streets, public spaces and the immediate station environment, entries and platform.	The subject site is not located within 200m walking distance of a dedicated public pedestrian access point.	☐ Compliant ☒ N/A ☐ Performance Solution
Fencing and retaining walls			
PO37 Development provides fencing and retaining walls that must:	AO37.1 Development ensures that, where fencing is provided:	AO37.1 All aspects relating to fencing can be conditioned accordingly by Council.	☒ Compliant ☐ N/A

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(a) facilitate casual surveillance of the street and public space; (b) enable use of private open space; (c) assist in highlighting entrances to the property; (d) provide a positive interface to the streetscape; (e) protect the privacy and amenity for residents and dwellings adjoining the site.	(a) along any common boundary to a street or public space, it is a maximum of: (i) 1.2m in height, where fence construction is solid or less than 50% transparent; (ii) 1.5m in height, where fence construction is at least 50% transparent; (iii) 1.8m in height and solid only where setback behind landscaping and the site is on an arterial road; (b) along any side or rear boundary, it is a minimum of 1.8m in height, except where forward of the main building line; (c) along any side boundary, where forward of the main building line to the front boundary, it is: (i) a maximum of 1.2m in height, where fence construction is solid or less than 50% transparent; or (ii) a maximum of 1.5m in height, where fence construction is at least 50% transparent.		☐ Performance Solution
	AO37.2 Development incorporating solid front fences or walls that front the street or other public spaces 1.2m or more high and longer than 10m, indentations, material variation and landscaping is provided to add visual interest and soften the visual impact.	AO37.2 All aspects relating to fencing can be conditioned accordingly by Council.	☒ Compliant ☐ N/A ☐ Performance Solution
	AO37.3 Development for a retaining wall is:	AO37.3	☒ Compliant

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	(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.	All aspects relating to fencing can be conditioned accordingly by Council.	☐ N/A ☐ Performance Solution
Adaptable housing			
PO38 Development meets a diverse range of community needs by providing adaptable housing that is responsive to changing community life-cycle needs.	AO38 Where development provides housing, including associated outdoor living areas intended to be adaptable to different persons and households with differing mobility needs, the dwelling units and other site features are constructed in accordance with Table 9.3.14.3.D.	AO38 The proposal is not for adaptable housing. As such, 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;	AO39 Development is designed and sited in compliance with a structure plan prepared in accordance with the Structure planning planning scheme policy.	AO39 The subject site does not contain an area greater than 7000m ² or in the Emerging Community zone. As such, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(b) retaining or respecting the character and environmental values of the site; (c) reflecting local streetscape forms, features and character; (d) contributing to the desired character and form of the locality; (e) the establishment or extension of public streets and pathways; (f) the provision of parks and other public spaces as appropriate to the scale of development; (g) buildings that address existing streets; (h) building height and setback transitions to an adjoining existing dwelling house and areas of lower density residential development. <i>Note—A structure plan prepared in accordance with the Structure planning planning scheme policy can assist in demonstrating achievement of this performance outcome. A structure plan must be prepared where in the Emerging community zone.</i>			
Additional criteria for development if identified in a neighbourhood plan			
PO40 Development on a landmark site identified in a neighbourhood plan provides a prominent visual reference	AO40.1 Development: (a) emphasises a landmark site identified in a neighbourhood plan and its setting;	AO40.1 The subject site is not identified as a landmark site. Notwithstanding, the proposal has been designed in accordance with the overall outcomes of the neighbourhood plan.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
and contribution to the city's public realm by: (a) exhibiting subtropical architectural excellence through design, treatment and articulation; (b) defining the site and its setting through building form, expression, silhouette, scale, materials and landscaping; (c) reinforcing a sense of arrival to the neighbourhood plan area, precinct or sub-precinct through marking a node, an intersection or major connection point in the city; (d) respecting the prominence of any adjoining or nearby heritage place or local landmark; (e) providing a corner land dedication, if required, that: (i) accommodates a deep-planted large feature tree within the dedication area; (ii) provides a building envelope that acknowledges and integrates the presence of the large feature tree canopy; (iii) accommodates high levels of pedestrian movement and a high quality pedestrian setting. (f) Note—A neighbourhood plan may indicate whether or not a land dedication is required.	(b) addresses all elevations, with front, side and rear facades all displaying a high level of modulation and articulation; (c) both vertically and horizontally articulates building form and mass with proportions compatible with the height, scale and setting of the building; (d) provides an interesting and varied skyline and silhouette; (e) uses high-quality and durable materials and finishes; (f) integrates landscaping, building entries and the public realm at the ground plane. <i>Note—The Council's Independent Design Advisory Panel may be invited to provide advice on developments in accordance with the provisions of the Independent design advisory panel planning scheme policy.</i>		
	AO40.2 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.	AO40.2 The subject site is not required to provide corner land dedication in accordance with the Streetscape Hierarchy Overlay Map.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
<i>Note—A neighbourhood plan may indicate whether or not a land dedication is required.</i>	<i>Note—A neighbourhood plan may indicate if a corner land dedication is to be truncated or inverted. If the configuration is not specified, a truncated land dedication is to be provided where the building or podium is 2 or less storeys height. Where an inverted corner land dedication is provided, the building design accommodates the feature tree canopy at maturity.</i>		
PO41 Development minimises visual impacts on a view corridor of local significance and enhances opportunities for observation of key vistas and views from identified view points.	AO41.1 Development ensures building placement and design minimise visual impacts on a view corridor identified in a neighbourhood plan. <i>Note—A neighbourhood plan may identify view corridors and may or may not identify any specific view points from which they are observed.</i>	AO41.1 The proposed development does not take place within an area identified as being in a 'view corridor' by a neighbourhood plan. As such, this element of 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 proposed development does not take place within an area identified as being in a 'view corridor' by a neighbourhood plan. As such, this element of 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:	AO42.1 Development is designed to emphasise the corner setting of a significant corner site identified in a neighbourhood plan and provides:	AO42.1 The subject site is not located on a significant corner site in a neighbourhood plan. Notwithstanding, visual screening is provide to all mechanical plant / equipment.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
• accommodating high levels of pedestrian movement at the corner and enhancing the pedestrian experience; • emphasising the corner setting through building form, expression, silhouette, scale, materials and landscaping; • reinforcing a sense of arrival to the neighbourhood plan area, precinct or sub-precinct through marking a node, intersection or connection point in the neighbourhood; • respecting the prominence of any adjoining or nearby heritage places, traditional character buildings or local landmarks; • if a corner land dedication is required: (i) accommodating a deep-planted feature tree within the dedication area; (ii) providing a building envelope that acknowledges and respects the presence of the feature tree canopy. <i>Note—A neighbourhood plan will indicate whether or not a land dedication is required.</i>	(a) building entries on both street frontages; or (b) a single main entry at the corner.		
	AO42.2 Development provides a significant corner land dedication of a significant corner site identified in a neighbourhood plan, adjacent to the existing verge of the building which: (a) complies with any dimensions identified in the neighbourhood plan; (b) accommodates a deep-planted feature tree in compliance with the road corridor design section of the Infrastructure design planning scheme policy; (c) is embellished in compliance with the road corridor design section of the Infrastructure design planning scheme policy. Note—A neighbourhood plan may indicate if a corner land dedication is to be truncated or inverted. If the configuration is not specified, a truncated land dedication is to be provided where the building or podium is 2 or fewer storeys in height. Where an inverted corner land dedication is provided, the building design accommodates the feature tree canopy at maturity.	AO42.2 The subject site is not located on a significant corner site in a neighbourhood plan. Notwithstanding, visual screening is provide to all mechanical plant / equipment.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO42.3	AO42.3	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	Development ensures that any part of the building, including the basement but excluding awnings, is outside the corner land dedication area. Note—A neighbourhood plan may indicate if a building is able to volumetrically extend into the corner land dedication area.	The subject site is not located on a significant corner site in a neighbourhood plan. Notwithstanding, visual screening is provide to all mechanical plant / equipment.	☐ 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 zone respects the intensity and form of the neighbourhood and demonstrates an appropriate site density.	AO43 Development in the Infill housing zone precinct of the Character residential zone does not exceed 1 dwelling per 300m ² of site area.	AO43 The subject site is not located within the character zone. As such, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ 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</i>	AO44 The subject site is not located within the character zone. As such, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution



PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	<i>required to be submitted to demonstrate compliance.</i>		

3.3 Filling & Excavation Code

Effective - V35 05 December 2025

Please see the attached Engineering Serviceability Report prepared by Bornhorst and Ward for assessment against the Filing and Excavation Code.

3.4 Infrastructure Design Code

Effective – V35 05 December 2025

Please see the attached Engineering Serviceability Report prepared by Bornhorst and Ward for assessment against the Infrastructure Design Code.

3.5 Landscape Work Code

Effective V35 05 December 2025

3.5.1 Purpose

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(1) The purpose of the Landscape work code is to assess the suitability of the landscape work aspect of development.		
(2) The purpose of the code will be achieved through the following overall outcomes:		
(a) Landscape work retains, protects and integrates significant on-site vegetation into development design. (b) Landscape work ensures acoustic barriers and landscaping create effective buffers to adjacent sites. (c) Landscape work is sustainable, effective, functional and safe through appropriate maintenance, design for climate, structural considerations and growing media. (d) Landscape work ensures planting species selection is appropriate to the planting environment, climate and development setting, long-term performance, and balances the intended form and scale of the development. (e) Landscape work is artificial growing environments is designed, installed and maintained to ensure the intended functional and aesthetic outcomes required for the development are achieved and sustained over the long term.	The proposed application is for a proposed Material Change of Use (Development Permit) for a Childcare centre (88 places) and Multiple dwelling (72 townhouses). The proposed landscaping outcomes provide for a sustainable, effective, functional and safe environment with a plant species appropriate to the context of the development. The proposed landscaping outcomes incorporates effective buffers to adjoining development and the subject site is devoid of significant vegetation.	☒ Compliant ☐ N/A ☐ Performance Solution

3.5.2 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 accordance with AS 4970-2009 Protection of trees on development sites.	AO1.1 Existing vegetation will be retained where possible and will be protected in accordance with AS 4970-2009 Protection of trees on development sites.	☒ Compliant ☐ N/A ☐ Performance Solution
	AO1.2	AO1.2	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	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.	The development will ensure that trees identified in the development approval are retained and protected in accordance with AS 4970-2009 – Protection of trees on development sites. Such an outcome can be conditioned accordingly by Council.	☒ 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 The proposal ensures that an acoustic barrier or fence which is required by a use code to be provided along a fence or within the site is designed in compliance with the standards in the infrastructure design planning scheme policy.	☒ Compliant ☐ N/A ☐ Performance Solution
	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;	AO2.2 The proposal ensures that any planting buffer which is required by a use code to be provided along a fence or within the site is designed in compliance with the Planting Species Planning	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	(b) a minimum of 2 tier planting.	Scheme Policy and provides a minimum of 2 tier planting.	
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 ensures that any landscaping buffer which is required by a use code is designed in compliance with the Planting Species Planning Scheme Policy and provides a minimum of 2 tier planting.	☒ 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. 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.	AO4.1 The proposed podium planting incorporates growing media and volumes for landscape work to ensure long-term performance and ease of maintenance.	☒ Compliant ☐ N/A ☐ Performance Solution
	AO4.2 Development provides species which are chosen to ensure the long-term performance and access requirements of the landscape.	AO4.2 The proposal will provide species which are appropriate for the subtropical climate of Brisbane to ensure long-term performance.	☒ Compliant ☐ N/A ☐ Performance Solution
	AO4.3 Development provides podium planting in compliance with the Infrastructure design planning scheme policy.	AO4.3 The proposed podium planting incorporates growing media and volumes for landscape work to in compliance with the Infrastructure design planning scheme policy.	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
PO5 Development provides landscaping in a common area which provides for clear sightlines and good visibility to entrance and exit points.	AO5.1 Development incorporates a plant selection along a pathway which ensures: (a) a clear trunk height of minimum 1.8m at maturity; (b) a shrub height of maximum 1m at maturity. <i>Refer to the Crime prevention through environmental design planning scheme policy.</i>	AO5.1 The proposed development incorporates plant selection along any pathways in accordance with the relevant trunk and shrub heights at maturity	☒ Compliant ☐ N/A ☐ Performance Solution
	AO5.2 Landscaping and mounding do not interfere with visibility along a pathway. Refer to the Crime prevention through environmental design planning scheme policy.	AO5.2 The proposed development ensures landscaping and any mounding does 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. Note—Cues could include changes in levels, surface or landscape treatment or fencing.	AO6 The development ensures that the landscape design provides cues to distinguish between a public area, a semi-public area and a private area.	☒ Compliant ☐ N/A ☐ Performance Solution
PO7 Development provides a plant selection which achieves the functional and aesthetic outcomes to balance the form and scale of the development including: (a) screening and buffering; (b) street presentation; (c) shading;	AO7 Development provides species in accordance with the Planting species planning scheme policy.	AO7 The proposed landscaping outcomes provides species in accordance with the Planting Species Planning Scheme Policy.	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(d) amenity; (e)			
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 courage 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. Note—The Landscape design planning scheme policy provides guidance on information to be provided to demonstrate compliance with the performance outcome and acceptable outcomes.	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. AO8.2 Development achieves the minimum planting coverage for any artificial growing environment as specified in the Landscape design planning scheme policy.	AO8.1 The proposal provides for plant densities to achieve the required acceptable outcome.	☒ Compliant ☐ N/A ☐ Performance Solution
		AO8.2 The proposal does not involve artificial planting. As such, this criterion is not applicable.	☒ Compliant ☐ N/A ☐ Performance Solution
PO9 Development provides planting areas in open-air car parking areas which are designed and constructed to ensure that landscaping and shade trees thrive and achieve a minimum 50% shade cover within 5 years of planting.	AO9.1 Development provides species in a car park that are selected in accordance with the Planting species planning scheme policy.	AO9.1 The proposed development incorporates species within a car parking area which are in accordance with the Planting Species Planning Scheme Policy.	☒ Compliant ☐ N/A ☐ Performance Solution
	AO9.2	AO9.2	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	Development provides planting areas within car parking areas that are protected by wheel stops or bollards.	Any planting within car parking areas will be suitably protected by either wheel stops or bollards.	☒ 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 Any shade structure for car parking areas will allow for sunlight and rainwater accordingly.	☒ 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 Any proposed retaining walls will be constructed in compliance with the structures standards in the Infrastructure design planning scheme policy.	☒ 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 The proposal will provide landscaping and irrigation in compliance with the standards of the Landscape design guidelines for water conservation planning scheme policy.	☒ 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 proposal will provide landscaping and irrigation in compliance with the standards of the Landscape design guidelines for water conservation planning scheme policy.	☒ 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. Note—This may be achieved through the provision and/or treatment of swales, spoon drains, field gullies, sub-surface drainage and stormwater connections.	AO12.3 Any new landscaping will provide areas of pavement, turf and mulched garden beds which are adequately drained.	☒ 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 proposal will ensure a reticulated irrigation system is provided to all landscaping areas.	☒ Compliant ☐ N/A ☐ Performance Solution
	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 The proposal ensures that all turf areas on the site are accessible externally by standard lawn maintenance equipment and receive adequate sunlight.	☒ 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	AO13.2 Development ensures that where landscape work on structures are serviced from tank water, the control devices are located in a common area.	AO13.2 The proposal provides a reticulated irrigation system to common landscape and recreation areas and ensures that any podium planters serviced from tank water and the control device is located in a common area.	☒ Compliant ☐ N/A ☐ Performance Solution
	AO13.3 Development provides one hose cock within each private landscape and recreation area.	AO13.3 The proposal provides one hose cock within each private landscaped area.	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	AO13.4 Development provides landscaping that uses appropriate materials to maintain the function of an overland flow path.	AO13.4 The proposed development provides landscaping that utilises appropriate materials to maintain the function of an overland flow path.	☒ Compliant ☐ N/A ☐ Performance Solution
	AO13.5 Development ensures that all artificial growing environments are accessible for safe and practical maintenance from within the site.	AO13.5 The proposal does not involve artificial planting. As such, this criterion is not applicable.	☐ 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 The proposal does not involve artificial growing environments.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO13.7 Development ensures that artificial growing environments are designed to allow for flush out.	AO13.7 The proposal does not involve artificial planting. As such, this criterion is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO13.8 Irrigation systems are designed to prevent overspray outside of planting areas.	AO13.8 The provided irrigation system will be designed as required.	☒ Compliant ☐ N/A ☐ Performance Solution
PO14 Development ensures that the location and type of planting do not compromise	AO14 Development provides plant species which are selected and sited, taking into consideration the location and access	AO14 The proposal ensures plant species are selected and sited, taking into consideration the location	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
the function and accessibility of services and facilities.	requirements of overhead and underground services.	and access requirements of overhead and underground services.	
PO15 Development ensures that landscaping in artificial growing environments is appropriately designed, located and supported to ensure long-term performance, safety and function. Note—Guidance is provided in the Landscape design planning scheme policy.	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 The proposal does not involve artificial growing environments.	☐ 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 The proposal does not involve artificial growing environments.	☐ 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; (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.	AO16.1 Development incorporating a rooftop garden provides landscaping that includes: (a) planting at the perimeter of the rooftop for a minimum extent of 50% of the rooftop perimeter facing at least two different elevations of the building; (b) a diverse mix of suitable planting species including ground covers, shrubs and trees at different heights in accordance with the Planting species planning scheme policy; (c) suitable medium shrubs and small trees in accordance with the Planting species planning scheme policy providing a minimum 25% shade cover of rooftop communal open space within 5 years.	AO15.3 The proposal does not involve rooftop garden.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
Note—External public vantage points means from at least two mostly unobstructed views of the development from a public area.	AO16.2 Development <u>for a rooftop garden</u> where Section 1.7.7(3) applies, or where exceeding maximum building height, provides soft landscaping features that are: (a) a minimum 75% open to the sky; (b) provided in addition to any artificial soft landscape features	AO16.2 The proposal does not involve rooftop garden.	☐ Compliant ☒ N/A ☐ Performance Solution

3.6 Stormwater Code

Effective - V35 05 December 2025

Please see the attached Engineering Serviceability Report prepared by Bornhorst and Ward for assessment against the Stormwater Code.

3.7 Transport, Access, Parking & Servicing Code

Effective V35 05 December 2025

3.7.1 Purpose

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(1) The purpose of the Transport, access, parking and servicing code is to assess the suitability of the transport, access, parking and servicing aspects of development.		
(2) The purpose of the code will be achieved through the following overall outcomes:		
(a) Development provides for access, circulation, parking and vehicle-based services for all relevant transport modes, including walking, cycling and public transport relevant to the nature of the proposed development and its location in relation to the transport network and surrounding existing and future land uses. (b) Development enhances the potential for trip making other than by private vehicle. (c) Development provides safe access for all transport modes that does not impact adversely on the efficiency and safety of the transport network or diminish the amenity of nearby land uses. (d) Development ensures that impacts on amenity caused by traffic generation is consistent with the community's reasonable expectations for the intended use. (e) Development provides site access arrangements to ensure that any adverse impacts on other development, the transport network and those who use it, are minimised to maintain amenity of the area and the safety and efficiency of the transport system. (f) Development ensures that access, parking and servicing arrangements and impacts such as noise, are consistent with the community's reasonable expectations and avoid risk of damage to people, property and vehicles. (g) Development maximises safety in the use of the transport network, particularly for the most vulnerable users (children,	The proposed application is for a proposed Material Change of Use (Development Permit) for a Childcare centre (88 places) and Multiple dwelling (72 townhouses). The proposed development achieves the overall outcomes of the Transport, Access, Parking & Servicing Code as follows: ▪ The proposed design provides access, circulation, parking and servicing arrangements that will adequately for the operation of the development; ▪ The subject site is suitability located near public transport options to enhance the potential for trip making other than by private vehicle; ▪ The proposed design provides safe access for all transport modes; ▪ The proposal provides suitable car parking to cater for the anticipated demand of the development which is consistent with community expectations; ▪ The proposal provides a safe and efficient access arrangement; The proposal provides access, parking and servicing arrangements that do not adversely impact on neighbouring properties;	☒ Compliant ☐ N/A ☐ Performance Solution

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
pedestrians, persons with disabilities and cyclists) so that all transport modes are safe and convenient. (h) Development provides for walking and cycling routes and end-of-trip facilities for pedestrians and cyclists, designed and located to make walking and cycling attractive and viable transport options. (i) Development envisaged by the planning scheme, which will potentially have an adverse impact on the operation of the transport network, is designed and of a scale that maintains the safety and efficiency of the transport network. (j) Development provides for on-site parking and manoeuvring areas for cars, motorcycles, bicycles and service vehicles which: (i) are safe and convenient to use; (ii) if outside the City core and the City frame identified in Figure a are adequate to meet the design peak-parking demands without significant overflow to adjacent premises or the generation of excessive on-street car parking demand, taking into account the requirements of other road users. (k) Development provides for on-site servicing that is safe, convenient to use, but discrete, and adequate to meet the reasonably expected demands generated by the development, without significant adverse impacts on the external road system or adjacent premises. (l) Development accommodates future road upgrades and widenings ensuring the ongoing capacity, efficiency and safety of the transport network.	▪ The proposal will continue to maximise safety in the use of the transport network, particularly for the most vulnerable users (children, pedestrians, persons with disabilities and cyclists) so that all transport modes are safe and convenient; ▪ Existing walking and cycle routes will be maintained. The scale of the proposal does not require cyclist and end-of-trip facilities; ▪ The proposal reflects a childcare centre and multiple dwelling development. The scale of the proposal will maintain the safety and efficiency of the transport network; ▪ The proposal will ensure that onsite manoeuvring is safe and efficient; ▪ The proposed design includes safe and appropriate servicing that does not negatively impact adjacent premises; ▪ The proposed development does not negatively impact the safety, efficiency or capacity of the transport network.	

3.7.2 Performance Outcomes & Acceptable Outcomes

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
PO1 Development is designed: (a) to include a technically competent and accurate response to the transport and traffic elements of the development; (b) in accordance with the standards in the Transport, access, parking and servicing planning scheme policy; (c) to ensure the efficient operation and safety of the development and its surrounds. <i>Note—The acceptable outcome and performance outcome can be demonstrated through a development application that:</i> ▪ <i>is accompanied by sufficient information, including computer modelling input and output data, to allow the proposed development to be properly assessed against the requirements of this code and the standards and guidelines of the Transport, access, parking and servicing planning scheme policy;</i> ▪ <i>is certified by a Registered Professional Engineer Queensland that all plans, documents and dimensioned drawings comply with the requirements of this code and the standards and guidelines of the</i>	AO1 Development complies with the standards in the Transport, access, parking and servicing planning scheme policy.	AO1 The proposal complies with the standards in the Transport, Access, Parking and Servicing Planning Scheme Policy. Please see section 4.8 of the Application Report and the attached Traffic Impact Assessment for further information and demonstration of compliance.	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
<i>Transport, access, parking and servicing planning scheme policy;</i> ensures that any computer modelling input and output data are accurate, reasonable and carried out in accordance with sound traffic engineering practices.			
PO2 Development of a major size incorporates on-site provision for integration with the public transport network and the management of vehicles, public transport, pedestrians and cyclists, including providing appropriate pedestrian and cyclist linkages to adjoining uses, public areas and the transport network consistent with the planning by the Queensland Government and Council.	AO2 No acceptable outcome is prescribed.	AO2 The proposed development is not considered major. As such, this element of the criteria is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
PO3 Development provides vehicle access that is located and designed so as to have no significant impact on the safety, efficiency, function, convenience of use or capacity of the road network.	AO3.1 Development provides site access that is located and designed in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.	AO3.1 The site access complies with the standards in the Transport, Access, Parking and Servicing planning scheme policy. Please see section 4.8 of the Application Report and the attached Traffic Impact Assessment for further information and demonstration of compliance.	☒ Compliant ☐ N/A ☐ Performance Solution
	AO3.2 Development provides an easement for a vehicular access benefiting all adjoining landowners and the Council if the vehicular access services more than an individual development or premises.	AO3.2 The proposed development only provides access for itself.	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
PO4 Development provides walking and cycle routes through the site which: (a) link to the external network and pedestrian and cyclist destinations such as schools, shopping centres, open space, public transport stations, shops and local activity centres along the safest, most direct and convenient routes; (b) encourage walking and cycling; (c) ensure pedestrian and cyclist safety; (d) provide a direct and legible network. <i>Note—The Infrastructure design planning scheme policy provides additional guidance on how to comply with this performance outcome.</i>	AO4.1 Development provides walking and cycle routes which are constructed on the carriageway or through the site to: (a) create a walking or cycle route along the full frontage of the site; (b) connect to public transport and existing cycle and walking routes at the frontage or boundary of the site.	AO4.1 The proposed development does not impact the existing walking and cycling routes which are sufficient for pedestrian and cyclist movement.	☒ Compliant ☐ N/A ☐ Performance Solution
	AO4.2 Development provides walking and cycle routes that are constructed in compliance with the standards in the Transport, access, parking and servicing planning scheme policy and the Infrastructure design planning scheme policy.	AO4.2 The existing walking and cycle routes will be maintained.	☒ Compliant ☐ N/A ☐ Performance Solution
	AO4.3 Development provides walking and cycle routes which do not include a potential entrapment area, blind corner or sudden change in level that restrict sightlines.	AO4.3 The existing walking and cycle routes will be maintained.	☒ Compliant ☐ N/A ☐ Performance Solution
PO5 Development provides secure and convenient bicycle parking which: (a) for visitors is obvious and located close to the building's main entrance; (b) for employees is conveniently located to provide secure and convenient access between the bicycle storage area, end-of-trip	AO5.1 Development provides on-site bicycle parking spaces in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.	AO5.1 The proposed development will provide suitable on-site bicycle parking spaces.	☒ Compliant ☐ N/A ☐ Performance Solution
	AO5.2 Development provides bicycle parking spaces for employees which are co-located with end-of-trip facilities (shower cubicles and lockers) in compliance with the	AO5.2 The proposed development does not require bicycle parking for employees.	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
facilities and the main area of the building; (c) is easily and safely accessible from outside the site; (d) does not impact adversely on visual amenity; (e) does not impede the movement of pedestrians or other vehicles; (f) is designed to comply with a recognised standard for the construction of bicycle facilities. <i>Note—For a performance outcome relating to the number of bicycle parking spaces provided, the application must demonstrate how the needs of the intended users of the site differ from the standard rates in the Transport, access, parking and servicing planning scheme policy.</i>	Transport, access, parking and servicing planning scheme policy and AS 2890.3-1993 Bicycle parking facilities. AO5.3 Development ensures that the location of visitor bicycle parking is discernible either by direct view or using signs from the street. AO5.4 Development provides visitor bicycle parking which does not impede pedestrian movement. AO5.5 Development provides bicycle parking which is constructed in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.	AO5.3 Any required visitor bicycle parking will be clearly discernible. AO5.4 Any visitor bicycle parking will not impede pedestrian movement. AO5.5 Bicycle parking will be constructed in compliance with the standards in the Transport, access, parking and servicing planning scheme policy. Please see section 4.8 of the Application Report and the attached Traffic Impact Assessment for further information and demonstration of compliance.	☒ Compliant ☐ N/A ☐ Performance Solution ☒ Compliant ☐ N/A ☐ Performance Solution ☒ Compliant ☐ N/A ☐ Performance Solution
PO6 Development provides shower cubicles and lockers in sufficient numbers to meet the needs and volume of predicted pedestrian and cyclist users. <i>Note—For a performance outcome the application must demonstrate how the needs of the intended users of the site differ from the standard rates in the</i>	AO6 Development provides shower cubicles and lockers for pedestrians and cyclists in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.	AO6 No end of trip facilities are required for the proposed development.	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
Transport, access, parking and servicing planning scheme policy.			
PO7 Development provides pedestrian and cyclist access to the site which is designed to provide safe movement and avoid unnecessary conflict between pedestrians, cyclists and motor vehicles.	AO7 Development provides pedestrian and cycle access that is designed and constructed in compliance with the site access design guidelines, pedestrian facilities standards and cyclist facilities standards in the Transport, access, parking and servicing planning scheme policy.	AO7 Pedestrian and cyclist access is designed and constructed in accordance with the Transport, Access, Parking and Servicing Planning Scheme Policy. Please see section 4.8 of the Application Report and the attached Traffic Impact Assessment for further information and demonstration of compliance.	☒ Compliant ☐ N/A ☐ Performance Solution
PO8 Development provides pedestrian and cyclist access to and from the site which is located to take advantage of safe crossing points of the adjacent road system, key destinations and public transport facilities.	AO8 No acceptable outcome is prescribed.	AO8 Pedestrian and cyclist access is designed and constructed in accordance with the Transport, Access, Parking and Servicing Planning Scheme Policy. Please see section 4.8 of the Application Report and the attached Traffic Impact Assessment for further information and demonstration of compliance.	☒ Compliant ☐ N/A ☐ Performance Solution
PO9 Development provides access driveways in the road area that are located, designed and controlled to: (a) minimise adverse impacts on the safety and operation of the transport network, including the movement of pedestrians and cyclists; (b) ensure the amenity of adjacent premises, from impacts such as noise and light.	AO9.1 No acceptable outcome for access is prescribed, for a major development (as described in the Transport, access, parking and servicing planning scheme policy).	AO9.1 The proposed development is not a major development. As such, this element of the criteria is not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO9.2 Development which is not a major development (as described in the Transport, access, parking and servicing planning scheme policy) provides a single site access driveway in the road area to the	AO9.2 The proposed development includes a suitable access and servicing arrangement. Please see section 4.8 of the Application Report and the attached Traffic Impact Assessment for further information and demonstration of compliance.	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	lowest order road to which the site has frontage.		
	AO9.3 Development ensures that sight distances to and from all proposed access driveways in the road area and intersections are in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.	AO9.3 The proposed development results in suitable sight distances from access points and intersections.	☒ Compliant ☐ N/A ☐ Performance Solution
	AO9.4 Development provides access driveways in the road area which: (a) are located, designed and controlled in compliance with the standards in the Transport, access, parking and servicing planning scheme policy; (b) are not provided through a bus stop, taxi rank or pedestrian crossing or refuge.	AO9.4 The proposed access driveways are designed in accordance with the relevant standard.	☒ Compliant ☐ N/A ☐ Performance Solution
	AO9.5 Development makes provision for shared access arrangements particularly where it is necessary to limit access points to a major road.	AO9.5 Not applicable as the proposed development does not involve a shared access arrangement.	☒ Compliant ☐ N/A ☐ Performance Solution
PO10 Redevelopment provides for: (a) the closure of all access driveways in the road area that no longer comply with the standards in the Transport, access, parking and servicing planning scheme policy;	AO10 No acceptable outcome is prescribed.	AO10 No redevelopment is proposed.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(b) the reinstatement of adjacent footpaths.			
PO11 Development provides that an internal approach to an access driveway in the road area is designed and located to provide for the safety of pedestrians and cyclists using paths adjacent to the frontage of the site, and motorists.	AO11.1 Development provides sight distances to and from all proposed access driveways in the road area and intersections which are in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.	AO11.1 The proposed design results in sight lines have been designed in accordance with the Transport, access, parking and servicing planning scheme policy. Please see the attached Traffic Impact Assessment for further information and demonstration of compliance.	☒ Compliant ☐ N/A ☐ Performance Solution
	AO11.2 Development ensures that convex mirrors are only used in a site: (a) as a secondary support at access driveways; (b) in addition to acceptable sight splays that comply with the sight distances standards in the Transport, access, parking and servicing planning scheme policy.	AO11.2 The proposed development does not require any convex mirrors.	☒ Compliant ☐ N/A ☐ Performance Solution
PO12 Development in the City core and City frame as identified in Figure a provides car parking spaces at rates to discourage private car use and encourage walking, cycling and the use of public transport.	AO12 Development in the City core and City frame as identified in Figure a provides maximum car-parking rates in compliance with the standards in the Transport, access, parking and servicing planning scheme policy. Note—For accepted development subject to compliance with identified requirements	AO12 The site is not located in City core or City frame as identified in Figure a.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	including an existing premises, no reduction to existing car parking is required to comply with a maximum car-parking rate in the Transport, access, parking and servicing planning scheme policy.		
PO13 Development outside of the City core and City frame as identified in Figure a provides on-site car parking spaces to accommodate the design peak parking demand without any overflow of car parking to an adjacent premises or adjacent street.	AO13 Development outside of the City core and City frame as identified in Figure a: (a) provides on-site car parking spaces in compliance with the standards in the Transport, access, parking and servicing planning scheme policy; or (b) for accepted development subject to compliance with identified requirements, does not result in on-street car parking if no parking standard is identified in the Transport, access, parking and servicing planning scheme policy. <i>Note—For accepted development subject to compliance with identified requirements including an existing premises, no reduction to existing car parking is required to comply with a maximum car-parking rate in the Transport, access, parking and servicing planning scheme policy.</i>	AO13 Please see section 4.9 of the Application Report and the attached Traffic Impact Assessment for compliance with AO13.	☒ Compliant ☐ N/A ☐ Performance Solution
PO14 Development ensures that the number of car parking spaces and design of the car parking area:	AO14.1 Development provides a number of car parking spaces on site equalling the sum of the maximum design peak parking demand for the individual uses at any point in time.	AO14.1 The proposed on-site car parking supply will cater for the demand of the proposed uses.	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(a) meet the combined design peak parking demand for residential, visitor and business parking; (b) allow for the temporal sharing of car-parking spaces for uses with different peak parking demands. <i>Note—In order to demonstrate that adequate car parking is provided, a traffic impact assessment prepared in compliance with the Transport, access, parking and servicing planning scheme policy is to identify the appropriate number of car parking spaces to be provided.</i>	AO14.2 Development involving mixed use provides a non-residential car parking area with shared parking for all the businesses in the development.	AO14.2 Specific carparking areas for the Childcare centre located within the site is included.	☒ Compliant ☐ N/A ☐ Performance Solution
PO15 Development provides a car park layout which allows for on-site vehicle parking that: (a) is clearly defined, safe and easily accessible; (b) is designed to contain potential adverse impacts within the site; (c) does not detract from the aesthetics or amenity of an area; (d) discourages on-street parking if parking has an adverse traffic management safety or amenity impact; (e) is consistent with safe and convenient pedestrian and cyclist movement.	AO15 Development provides parking bays, queue areas and manoeuvring areas which are designed for the design service vehicle to the standards in the Transport, access, parking and servicing planning scheme policy.	AO15 Car parking areas have been designed in accordance with the Transport, access, parking and servicing planning scheme policy.	☒ Compliant ☐ N/A ☐ Performance Solution
PO16	AO16	AO16	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
Development creates a safe environment by incorporating the key elements of crime prevention through environmental design.	Development incorporates the key elements of crime prevention through environmental design in its layout, building and structure design and landscaping by: (a) facilitating casual surveillance opportunities and including good sightlines to publicly accessible areas such as car parks, pathways, public toilets and communal areas; (b) defining different uses and ownerships through design and restricting access from non-residential uses into private residential dwellings; (c) promoting safety and minimising opportunities for graffiti and vandalism through exterior building design and orientation of buildings and use of active frontages; (d) ensuring publicly accessible areas such as car parks, pathways, public toilets and communal areas are well lit; (e) including way-finding cues; (f) minimising predictable routes and entrapment locations near public spaces such as car parks, public toilets, ATMs and 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>	The proposed design of supports CPTED through casual surveillance opportunities of common areas and minimises opportunities for graffiti with suitable exterior design.	☒ Compliant ☐ N/A ☐ Performance Solution
PO17	AO17	AO17	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
Development minimises the potential for graffiti and vandalism through access control, canvas reduction and easy maintenance selection.	Development incorporates graffiti and vandalism prevention techniques in its layout, building and structure design and landscaping, by: (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>	The proposed design supports graffiti and vandalism prevention.	☒ Compliant ☐ N/A ☐ Performance Solution
PO18 Development is serviced by an adequate number and size of service vehicles.	AO18 Development ensures that the number and size of design service vehicles selected for the site is in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.	AO18 The proposed design provides for adequate servicing arrangements. Please see Section 4.9 of the Application Report and the attached Traffic Impact Assessment for further information and demonstration of compliance.	☒ Compliant ☐ N/A ☐ Performance Solution
PO19 Development layout provides for services which: (a) are wholly within the site, other than service vehicle manoeuvring areas which may overhang the verge on a minor road where use of the footpath is not adversely affected; (b) are clearly defined, safe and easily accessible;	AO19.1 Development ensures that a service bay provided on site: (a) is provided and designed to comply with the design vehicle table and service area design standards in the Transport, access, parking and servicing planning scheme policy; (b) is located away from street frontages and screened from adjoining premises.	AO19.1 The proposed design provides for adequate servicing arrangements. Please see Section 4.9 of the Application Report and the attached Traffic Impact Assessment for further information and demonstration of compliance .	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(c) are designed to contain potential adverse impacts of servicing within the site; (d) do not detract from the aesthetics or amenity of the surrounding area.	AO19.2 Development provides on-site servicing facilities and associated on-site vehicle manoeuvring areas which are designed in compliance with the service area design standards in the Transport, access, parking and servicing planning scheme policy.	AO19.2 The proposed design provides for adequate servicing arrangements. Please see Section 4.9 of the Application Report and the attached Traffic Impact Assessment for further information and demonstration of compliance .	☒ Compliant ☐ N/A ☐ Performance Solution
	AO19.3 Development provides service areas for refuse collection in compliance with the standards in the Refuse planning scheme policy, Transport, access, parking and servicing planning scheme policy and the Infrastructure design planning scheme policy.	AO19.3 The proposed design provides for adequate servicing arrangements. Please see Section 4.9 of the Application Report and the attached Traffic Impact Assessment for further information and demonstration of compliance .	☒ Compliant ☐ N/A ☐ Performance Solution
PO20 Development provides service vehicle access routes to and from the site which minimise the impact on: (a) amenity and safety in residential areas; (b) streets not constructed to a standard that accommodate increased heavy vehicle movements.	AO20 Development ensures that service vehicles use the shortest and most direct route to the major road network in compliance with the heavy vehicle standards in the Transport, access, parking and servicing planning scheme policy.	AO20 The proposed design provides for adequate servicing arrangements. Please see Section 4.9 of the Application Report and the attached Traffic Impact Assessment for further information and demonstration of compliance.	☒ Compliant ☐ N/A ☐ Performance Solution
If for development which is required to be serviced by a b-double (Austroad class 10 vehicle), multi-combination vehicle, over-dimensional vehicle or any on vehicle identified by the Queensland Government as requiring a permit to operate on the road (freight-dependent development)			
PO21 Development which is freight-dependent development ensures that the traffic	AO21.1 Development which is freight-dependent development is located on a site which:	AO21.1 Not applicable as not required.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
generated by the development does not impact on: (a) the operation of the transport network; (b) the safety and amenity of a residential area; (c) a road not constructed to accommodate a non-standard vehicle such as a road only constructed to accommodate a vehicle that has a legal right of access to all roads including Austroads vehicles classes 1–9.	(a) has frontage to or direct access to the freight network in the Road hierarchy overlay via roads in a zone in the Industry zones category; or (b) can be serviced by a route that can act as a primary freight access route and connect to an existing primary freight route without impacting on the safe operation of the road network in compliance with the heavy vehicle standards in the Transport, access, parking and servicing planning scheme policy.		
	AO21.2 Development which is freight-dependent development provides any necessary upgrade to a road used as an access route in compliance with the Infrastructure design planning scheme policy.	AO21.2 Not applicable as not required.	☐ Compliant ☒ N/A ☐ Performance Solution

4. OVERLAYS

4.1 Airport Environs Overlay Code

Effective – V35 05 December 2025

4.1.1 Purpose

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

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

4.1.2 Performance Outcomes & Acceptable Outcomes

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.	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 airspace of Brisbane, Archerfield or Amberley airports.	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 with CASA Advisory Circular AC-139-05(1) Plume rise assessments; (b) smoke, dust, ash, steam or other airborne particulate.	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
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 proposed development does not involve air services.	☒ 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 ensures that waste is covered and collected so that it is inaccessible to birds and bats.	☒ 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 Landscaping and drainage will be designed to not attract birds and bats.	☒ 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 Development does not increase the number of people living, working or congregating in the Public safety area sub-categories.	AO5.1 The site is not in the Public safety area subcategories.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO5.2 Development does not materially increase the storage and handling of dangerous goods or combustible liquids within the Public safety area sub-categories.	AO5.2 The site is not in the Public safety area subcategories.	☐ Compliant ☒ N/A ☐ Performance Solution
Section D—If in the Light intensity sub-categories			
PO6	AO6.1 Development ensures that outdoor lighting:	AO6.1	☐ Compliant

Development ensures that buildings and structures do not adversely impact airport operations or interfere with pilot vision.	(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.	The site is not located within the light intensity sub-categories	☒ 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 (b) glare or upward shining lights; or (c) flare plumes.	AO6.2 The site is not located within the light intensity sub-categories	☐ Compliant ☒ N/A ☐ Performance Solution
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.	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.	AO7 The site is not located within the Aviation facilities sub-categories.	☐ Compliant ☒ N/A ☐ Performance Solution
Section F—If in the Australian Noise Exposure Forecast (ANEF) contour sub-categories			
PO8	AO8.1	AO8.1	☐ Compliant

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.	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 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.	The proposed development is not located within the ANEF contour sub-categories	☒ N/A ☐ Performance Solution
	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;	AO8.2 Not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution

	(c) ensures that external walls are acoustically rated to a minimum of Rw 50.		
	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 Not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO8.4 No acceptable outcome is prescribed where development for a community use, detention facility, funeral parlour, place of worship, theatre or veterinary service.	AO8.4 Not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO8.5 Development for a use not identified in AO8.1, AO8.2, AO8.3 or AO8.4 is not located in the ANEF 40-45 sub-category.	AO8.5 Not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
PO9 Development for a sensitive use is appropriately located to prevent inappropriate exposure to very high levels of aircraft noise.	AO9.1 Development for a caretaker's accommodation, childcare centre, community care centre, community residence, dual occupancy, dwelling house, dwelling unit, educational establishment, health care service, hospital, multiple dwelling, relocatable home park, residential care facility, retirement facility or rooming accommodation is not located within the ANEF 25-30 sub-category, ANEF 30-35 sub-category, ANEF 35-40 sub-category, or ANEF 40-45 sub-category.	AO9.1 The proposed development is not located within 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 proposed development is not located within the ANEF contour sub-categories.	☐Compliant ☒N/A ☐Performance Solution

4.2 Bicycle Network Overlay Code

Effective - V35 05 December 2025

4.2.1 Purpose

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(1) The purpose of the Bicycle network 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 Bicycle network 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 bicycle network. (b) Cycle routes and pathways are integrated, connected, direct, convenient, legible, safe and suitably shaded to cater for cyclists of all skill levels. (c) Cycle routes are designed and constructed to fulfil the transit functions corresponding to their network classification allowing commuter and recreation cyclists to travel efficiently and safely. (d) The Riverwalk component of the bicycle network provides a continuous inner-Brisbane riverside publicly dedicated shared pedestrian and cyclist pathway; including pavement, shade trees, furniture and lighting; as well as public amenity outcomes such as shade structures, public art and viewing platforms at key locations. (e) Development does not compromise the completion of the bicycle network.	The proposed development achieves the overall outcomes of the Bicycle Network Overlay Code as follows: ▪ The design does not compromise the efficient and safe operation of existing or planned bicycle networks; ▪ The proposed development does not negatively impact the provision of cycle routes or pathways; ▪ The development does not compromise the completion of the bicycle network.	☒ Compliant ☐ N/A ☐ Performance Solution

4.2.1 Performance Outcomes & Acceptable Outcomes

General			
PO1 Development contributes to the safe and efficient provision and operation of the bicycle network.	AO1 Development provides cycle routes in accordance with the bicycle network classification and design standard identified on the Bicycle network overlay map and set out in the road corridor design and off-road pathways standards of the Infrastructure design planning scheme policy. Note—On a site not traversed or adjoining a route on the Bicycle network overlay map, pedestrian and cyclist movement and permeability is addressed by the Subdivision code (for reconfiguring a lot) and Centre or mixed use code or residential codes (for material change of use).	AO1 The proposed development does not negatively impact the existing cycle routes adjacent to the subject site.	☒ Compliant ☐ N/A ☐ Performance Solution
PO2 Development protects a cycle route or Riverwalk for the bicycle network shown on the Bicycle network overlay map to ensure the following are not compromised: (a) the long term infrastructure for the bicycle network in the Long term infrastructure plans; (b) the existing and planned infrastructure for the bicycle network in the Local government infrastructure plan;	AO2 Development protects a cycle route or Riverwalk for the bicycle network shown on the Bicycle network overlay map in compliance with the following: (a) for long term infrastructure for the bicycle network in the Long term infrastructure plans; (b) the existing and planned infrastructure for the bicycle network in the Local government infrastructure plan;	AO2 The subject site is not located within the LTIP or LGIP.	☐ Compliant ☒ N/A ☐ Performance Solution

(c) the provision of long term, existing and planned infrastructure for the bicycle 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. (iii) (iv) 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.	(c) the standards for the bicycle network in the Infrastructure design planning scheme policy.		
PO3 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:	AO3 No acceptable outcome is prescribed.	AO3 The subject site is not located within the LTIP or LGIP.	☐ Compliant ☒ N/A ☐ Performance Solution

(i) trunk infrastructure that is to be provided earlier than planned in the Local government infrastructure plan; (ii) long term infrastructure for the bicycle network which is made necessary by development that is not assumed future urban development; (iii) other infrastructure for the bicycle network associated with development that is not assumed future urban development which is made necessary by the development. (v) (vi) 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. (vii) (viii) Editor's note—See section 130 Imposing Development conditions (Conditions for extra trunk infrastructure costs) of the Planning Act 2016.			

Additional performance outcomes and acceptable outcomes for a site adjacent to or traversed by the Riverwalk–Typology 1 sub-category or Riverwalk–Typology 2 sub-category			
PO4 Development contributes to the creation of publicly accessible riverfront by providing a shared, continuous riverside pathway.	AO4 Development fronting the river provides a publicly accessible riverfront pathway via a linear land dedication of 10m width as measured from the riverfront ambulatory boundary.	AO4 The subject site is not located within close proximity to the Riverwalk.	☐ Compliant ☒ N/A ☐ Performance Solution
PO5 Development provides a high-quality, vibrant and safe riverside path with a strong pedestrian and cyclist amenity focus.	AO5.1 Development designs and constructs Riverwalk for the full river frontage of its site, including tree planting, furniture, lighting, balustrading and pavement treatments in compliance with the off-road pathways and public riverside facilities standards in the Infrastructure design planning scheme policy.	AO5.1 The subject site is not located within close proximity to the Riverwalk.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO5.2 Development ensures that new Riverwalk sections are designed and constructed to connect to existing adjoining sections of the Riverwalk.	AO5.2 The subject site is not located within close proximity to the Riverwalk.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO5.3 Development provides connections between the Riverwalk and adjoining riverfront premises, street networks, pathways and cross block links, public infrastructure and other destinations in compliance with the public riverside facilities standards in the Infrastructure design planning scheme policy.	AO5.3 The subject site is not located within close proximity to the Riverwalk.	☐ Compliant ☒ N/A ☐ Performance Solution

PO6 Development ensures that Riverwalk contributes to the sense of place and cultural significance of the river with inclusion of public art to highlight: (a) activity nodes; (b) entrances and gateways; (c) landmarks and features of interest; (d) visual connectors to the river.	AO6 Development includes public art along the Riverwalk where specified in a neighbourhood plan, in compliance with the public art standards in the Infrastructure design planning scheme policy.	AO6 The subject site is not located within close proximity to the Riverwalk.	☐ Compliant ☒ N/A ☐ Performance Solution
PO7 Development protects existing native riparian vegetation and enhances the Brisbane River's landscape values.	AO7.1 Development retains and enhances existing riparian vegetation through the design and construction of Riverwalk.	AO7.1 The subject site is not located within close proximity to the Riverwalk.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO7.2 Riverwalk and adjoining development is planted with large subtropical riparian tree species that are complementary in scale and height to the adjacent built form. Note—For suitable plant species, refer to the Planting species planning scheme policy.	AO7.2 The subject site is not located within close proximity to the Riverwalk.	☐ Compliant ☒ N/A ☐ Performance Solution
PO8 Development adjoining Riverwalk: (a) contributes to the creation of a vibrant and active waterfront; (b) provides direct access to Riverwalk;	AO8.1 Development adjoining land in the Riverwalk – Typology 1 sub-category incorporates active frontages at the ground storey for a minimum of 90% of the riverside frontage.	AO8.1 The subject site is not located within close proximity to the Riverwalk.	☐ Compliant ☒ N/A ☐ Performance Solution

(c) allows for visual interaction and surveillance of the public domain.	AO8.2 Development adjoining land in the Riverwalk – Typology 2 sub-category orientates living areas, balconies and private open space at the ground storey to the Riverwalk frontage for passive surveillance.	AO8.2 The subject site is not located within close proximity to the Riverwalk.	☐ Compliant ☒ N/A ☐ Performance Solution
PO9 Development ensures that the interface between the Riverwalk and the Brisbane River: (a) supports a safe and publicly accessible waterfront; (b) enhances the views of the river, both near and far.	AO9.1 Development ensures that the design and construction of any structure over water is in compliance with the standards in the Infrastructure design planning scheme policy.	AO9.1 The subject site is not located within close proximity to the Riverwalk.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO9.2 Development ensures that any revetment wall: (a) minimises impact on the riparian edge; (b) is constructed in compliance with the standards in Infrastructure design planning scheme policy.	AO9.2 The subject site is not located within close proximity to the Riverwalk.	☐ Compliant ☒ N/A ☐ Performance Solution

4.3 Biodiversity Areas Overlay Code

Effective - V35 05 December 2025

4.3.1 Purpose

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(1) The purpose of the Biodiversity areas overlay code is to: (a) Implement the policy direction in the Strategic framework, in particular: (i) Theme 3: Brisbane's clean and green leading environmental performance and Element 3.1 – Brisbane's environmental values; (ii) 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 Biodiversity areas overlay. (c) Provide for matters of local environmental significance and matters of State environmental significance.		
(2) The purpose of the code will be achieved through the following overall outcomes:		
(a) Conservation, consolidation, connection and restoration of the network of lands with in-situ values or areas of strategic biodiversity value within Brisbane.	The development will retain any areas of identified ecological value within a defined development footprint. Where appropriate, revegetation and landscaping using native species will support habitat connectivity and contribute to the restoration of ecological corridors.	☒ Compliant ☐ N/A ☐ Performance Solution
(b) Protection and enhancement of waterways and foreshores with significant biodiversity values.	No waterways or foreshores are identified within or around the subject site.	☐ Compliant ☒ N/A ☐ Performance Solution
(c) Protection and enhancement of wetlands with significant biodiversity values and their hydrological value and water-cleaning functions.	No wetlands are identified within or around the subject site.	☐ Compliant ☒ N/A ☐ Performance Solution
(d) Protection, enhancement and restoration of koala habitat and the facilitation of safe koala movement to assist in the long-term retention of a viable koala population within South East Queensland.	Known or potential koala habitat is retained where practicable, with development designed to minimise disturbance. Landscaping and connectivity measures facilitate safe koala movement and contribute to the long-term viability of local populations.	☒ Compliant ☐ N/A ☐ Performance Solution
(e) Avoidance of impacts to biodiversity values, ecological features and ecological processes through the placement of development within a development footprint plan.	Site planning has prioritised previously disturbed or lower-value areas to minimise ecological disturbance.	☒ Compliant ☐ N/A ☐ Performance Solution

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(f) All reasonable on-site measures to avoid and mitigate impacts on biodiversity values from the development have been, or will be, undertaken.	All reasonable on-site measures to avoid and mitigate impacts have been incorporated, including vegetation retention, construction management controls, and sensitive design responses. These measures ensure that any residual impacts on biodiversity values are minimised and appropriately managed.	☐ Compliant ☐ N/A ☐ Performance Solution
(g) Provision for environmental offsets that achieve an equivalent environmental outcome, where development will or is likely to have a significant residual impact on matters of local environmental significance or matters of State environmental significance.	Any environmental offsets can be conditioned by council.	☒ Compliant ☐ N/A ☐ Performance Solution

4.3.2 Performance Outcomes & Acceptable Outcomes

Section A—If for a dwelling house or associated filling or excavation			
PO1 Development is within a single development footprint sited to: (a) minimise the clearing and fragmentation of native vegetation, including any vegetative growth and material of vegetative origin, whether living or dead, including trunks, branches, stems, leaves, fruits and flowers, and ecological features within the Biodiversity areas overlay; (b) maximise the extent of habitat restoration of areas of strategic biodiversity value within the High ecological significance sub-	AO1.1 Development ensures that the dwelling house is contained within a single development footprint plan, that minimises the proportion of the development footprint within the High ecological significance sub-category and the General ecological significance sub-category. Note—Where there is no approved development footprint plan, a development footprint plan is to be prepared to support this acceptable outcome and this plan forms part of the approved development.	AO1.1 Not applicable, only assessment against Section C is necessary for the proposed development as per Table 5.10.4 - Biodiversity areas overlay.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO1.2	AO1.2 Not applicable, only assessment against Section C is necessary for the proposed	☐ Compliant

category on the Biodiversity areas overlay. <i>Note—An ecological assessment prepared in accordance with the Biodiversity areas planning scheme policy can assist in demonstrating achievement of this performance outcome.</i> <i>Note—A development footprint may be used to fulfil recommendations of an ecological assessment. A development footprint plan can be shown on a plan of survey or be part of approved development.</i>	Development ensures that the dwelling house is contained within a single development footprint plan, no greater than: (a) 1000m² where in the Low density residential zone, the Low-medium density residential zone, the Medium density residential zone, High density residential zone or the Character residential zone; or (b) 2500m² where in the Environmental management zone, the Conservation zone, the Emerging community zone, the Rural zone or the Rural residential zone, as shown in Figure a.	development as per Table 5.10.4 - Biodiversity areas overlay.	☒ N/A ☐ Performance Solution
	AO1.3 Development ensures that management of vegetation undertaken to reduce risk from bushfire hazard, as demonstrated through a Bushfire Management Plan, occurs within a single bushfire management footprint plan no greater than 1500m² which adjoins the development footprint plan. Refer to Figure c.	AO1.3 Not applicable, only assessment against Section C is necessary for the proposed development as per Table 5.10.4 - Biodiversity areas overlay.	☐ Compliant ☒ N/A ☐ Performance Solution
PO2 Development ensures that ecological features and ecological processes, koala habitat trees, areas of strategic biodiversity value and wetlands are protected to ensure their long-term viability.	AO2 Development ensures that the development footprint plan conserves ecological features (including significant vegetation communities listed in Table 8.2.4.3.B, significant flora species listed in Table 8.2.4.3.C, or significant fauna species listed in Table 8.2.4.3.D), koala habitat trees, areas of strategic biodiversity value and wetlands in a spatial configuration which:	AO2 Not applicable, only assessment against Section C is necessary for the proposed development as per Table 5.10.4 - Biodiversity areas overlay.	☐ Compliant ☒ N/A ☐ Performance Solution

	(a) conserves areas within the High ecological significance sub-category that connect habitat; (b) maximises the size and consolidates areas to be conserved for biodiversity purposes on site; (c) provides connectivity between areas to be conserved for biodiversity purposes on site; (d) excludes filling or excavation from areas to be conserved for biodiversity, except where it is directly associated with habitat restoration.		
Section B—If for filling or excavation			
PO3 Filling or excavation protects the High ecological significance sub-category, General ecological significance sub-category, ecological features (including significant vegetation communities listed in Table 8.2.4.3.B, significant flora species listed in Table 8.2.4.3.C, or significant fauna species listed in Table 8.2.4.3.D), koala habitat trees, areas with strategic biodiversity value, and wetlands, and mitigates the impact on ecological processes. Note—Guidance on identifying koala habitat is included in the Biodiversity areas planning scheme policy.	AO3 Development ensures that filling or excavation, other than where directly associated with habitat restoration, is contained within an area located entirely outside of: (a) the High ecological significance sub-category; (b) the High ecological significance strategic sub-category; (c) the General ecological significance sub-category; (d) the General ecological significance strategic sub-category; (e) the tree protection zone of non-juvenile koala habitat trees as shown in Figure b. Note—A tree survey prepared in accordance with the Biodiversity areas planning scheme	AO3 Not applicable, only assessment against Section C is necessary for the proposed development as per Table 5.10.4 - Biodiversity areas overlay.	☐ Compliant ☒ N/A ☐ Performance Solution

Note—Where proposing development within the High ecological significance sub-category, the High ecological significance strategic sub-category, the General ecological significance sub-category or the General ecological significance strategic sub-category, refer to section 8.2.4.1 Application of this code with regard to satisfying the Purpose of the code and this performance outcome.	<i>policy can assist in demonstrating achievement of acceptable outcome (e).</i>		
Section C			
If a site is wholly or partly in the High ecological significance sub-category			
AO4.4 Not applicable, the subject site is not located within the High ecological significance sub-category.	☐ Compliant ☒ N/A (a) ☐ Performance Solution	AO4.1 Not applicable, the subject site is not located within the High ecological significance sub-category.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO4.2 Development ensures that the development footprint, design and layout are informed by an ecological assessment which: (a) identifies and evaluates biodiversity values, ecological features (including significant vegetation communities listed in Table 8.2.4.3.B, significant flora species listed in Table 8.2.4.3.C, or significant fauna species listed in Table 8.2.4.3.D), koala habitat trees, areas of strategic biodiversity value, waterways and wetlands;	AO4.2 Not applicable, the subject site is not located within the High ecological significance sub-category.	☐ Compliant ☒ N/A ☐ Performance Solution

	(b) identifies the likely impacts of the development to biodiversity; (c) outlines how any potential impacts on biodiversity will be avoided and mitigated. (d) (e) <i>Note—Guidance on completing an ecological assessment, development design and identifying koala habitat are included in the Biodiversity areas planning scheme policy.</i>		
	AO4.3 Development ensures that the development footprint, design and layout conserves ecological features (including significant vegetation communities listed in Table 8.2.4.3.B, significant flora species listed in Table 8.2.4.3.C, or significant fauna species listed in Table 8.2.4.3.D), koala habitat trees and wetlands in a spatial configuration which: (a) conserves areas within the High ecological significance sub-category that connect habitat or areas of strategic biodiversity value which have the capacity to connect habitat upon being restored; (b) maximises the size and consolidates areas to be conserved for biodiversity purposes on site and in combination with adjoining sites;	AO4.3 Not applicable, the subject site is not located within the High ecological significance sub-category.	☐ Compliant ☒ N/A ☐ Performance Solution

	(c) provides connectivity between areas to be conserved for biodiversity purposes on site and with adjoining sites; (d) minimises the edge-to-area ratio of areas to be conserved for biodiversity purposes to limit edge effects; (e) minimises fragmentation by infrastructure; (f) includes a single development footprint plan for each new residential lot to be created which is: (i) 1000m² or less where on a lot in the Low density residential zone, the Low-medium density residential zone, the Medium density residential zone, the High density residential zone or the Character residential zone; (ii) 2500m² or less where on a lot in the Environmental management zone, the Conservation zone, the Emerging community zone, the Rural zone or the Rural residential zone; (g) excludes filling or excavation from areas to be conserved for biodiversity, except where it is directly associated with habitat restoration. Note—Guidance on development design is included in the Biodiversity areas planning scheme policy.		

	AO4.4 Development is designed to minimise edge effects by locating land uses compatible with the long-term preservation of biodiversity adjacent to areas within the High ecological significance sub-category, including: (a) esplanade roads and pathways; (b) landscaping or habitat restoration areas consisting of local indigenous plant species; (c) open space land uses; (d) employee or communal recreation areas; (e) stormwater management infrastructure where adopting water sensitive urban design solutions. <i>Note—Guidance on development design to minimise edge effects is included in the Biodiversity areas planning scheme policy.</i>	AO4.4 Not applicable, the subject site is not located within the High ecological significance sub-category.	☐ Compliant ☒ N/A ☐ Performance Solution
If a site is wholly or partly in the High ecological significance sub-category, where involving a new road			
PO5 Development for a road is designed and constructed to facilitate the safe movement of native fauna.	AO5 Development incorporates location-specific wildlife movement solutions, on any roads which dissect an area within the High ecological significance sub-category. <i>Note—Locations for wildlife movement solutions may be indicated on the Streetscape hierarchy overlay mapping. Guidance on wildlife movement infrastructure is included in the</i>	AO5 Not applicable, the subject site is not located within the High ecological significance sub-category.	☐ Compliant ☒ N/A ☐ Performance Solution

	Infrastructure design planning scheme policy.		
If a site is wholly or partly in the General ecological significance sub-category			
PO6 Development ensures that ecological features and ecological processes, koala habitat trees, areas of strategic biodiversity value and wetlands within the General ecological significance sub-category area are protected, conserved and restored to ensure the area's long-term viability. Note—Where proposing development within the High ecological significance sub-category, the High ecological significance strategic sub-category, the General ecological significance sub-category or the General ecological significance strategic sub-category, refer to section 8.2.4.1 Application of this code with regard to satisfying the Purpose of the code and this performance outcome. The proposed solution must provide the same level of service without significant disruption of biodiversity values or outcomes.	AO6.1 Development: (a) ensures that the development footprint including roads, services, stormwater management infrastructure, any associated filling or excavation works and any fire management access and buffers, are located wholly outside the General ecological significance sub-category; or (b) Complies with AO6.2 and AO6.3	AO6.1 Not applicable, the subject site is not located within the General ecological significance sub-category.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO6.2 Development ensures that the development footprint, design and layout are informed by an ecological assessment which: (a) identifies and evaluates biodiversity values, ecological features (including significant vegetation communities listed in Table 8.2.4.3.B, significant flora species listed in Table 8.2.4.3.C, or significant fauna species listed in Table 8.2.4.3.D), koala habitat trees, areas of strategic biodiversity value, waterways and wetlands; (b) identifies the likely impacts of the development to biodiversity; (c) outlines how any potential impacts on biodiversity will be avoided and mitigated.	AO6.2 Not applicable, the subject site is not located within the General ecological significance sub-category.	☐ Compliant ☒ N/A ☐ Performance Solution

	<i>Note—Guidance on completing an ecological assessment, development design and identifying koala habitat are included in the Biodiversity areas planning scheme policy.</i>		
	AO6.3 Development ensures that the development footprint, design and layout conserves ecological features (including significant vegetation communities listed in Table 8.2.4.3.B, significant flora species listed in Table 8.2.4.3.C, or significant fauna species listed in Table 8.2.4.3.D), koala habitat trees, waterways and wetlands in a spatial configuration which: (a) maximises the size and consolidates areas of strategic biodiversity value to be conserved for biodiversity purposes on site and in combination with adjoining sites; (b) maximises connectivity between areas to be conserved for biodiversity purposes on site and with adjoining sites; (c) minimises the edge-to-area ratio of areas to be conserved for biodiversity purposes to limit edge effects; (d) minimises fragmentation by infrastructure; (e) includes a single development footprint plan for each new residential lot to be created which is: (i) 1000m² or less where on a lot in the Low density residential zone, the	AO6.3 Not applicable, the subject site is not located within the General ecological significance sub-category.	☐ Compliant ☒ N/A ☐ Performance Solution

	Low-medium density residential zone, the Medium density residential zone, or the Character residential zone; or (ii) 2500m² or less where on a lot in the Environmental management zone, the Conservation zone, the Emerging community zone, the Rural zone or the Rural residential zone; (f) excludes filling or excavation from areas to be conserved for biodiversity except where it is directly associated with habitat restoration or revegetation works. <i>Note—Guidance on development design is included in the Biodiversity areas planning scheme policy.</i>		
If a site is wholly or partly in the Priority koala habitat area sub-category or Koala habitat area sub-category, where not in the High ecological significance sub-category, or General ecological significance sub-category			
PO7 Development is located and designed to protect and enhance koala habitat by: (a) reducing threats to resident and transient koalas; (b) protecting the maximum number of non-juvenile koala habitat trees in the Koala habitat area sub-category and the Priority koala habitat area sub-category;	AO7.1 Development ensures that the development footprint, design and layout, including roads, are informed by an ecological assessment which identifies koala habitat trees, movement corridors and the likely impacts to koala habitat as a result of the development. <i>Note—Guidance on identifying koala habitat, completing an ecological assessment and designing development to protect koalas is</i>	AO7.1 The subject site is identified to include Koala habitat area sub-category mapping. The development will ensure there is no impact to any identified koala habitat trees or movement corridors.	☒ Compliant ☐ N/A ☐ Performance Solution

(c) consolidating and maximising the size of areas to be conserved on site and in combination with adjoining sites; (d) minimising the edge-to-area ratio of areas to be conserved, to limit edge effects; (e) providing connectivity and safe koala movement between koala habitat areas. (f) minimising fragmentation by infrastructure, particularly roads; (g) excluding filling and excavation from areas to be conserved. (f) (g) <i>Note—Guidance on identifying koala habitat is included in the Biodiversity areas planning scheme policy.</i> <i>Note—Where proposing development within the High ecological significance sub-category, the High ecological significance strategic sub-category, the General ecological significance sub-category or the General ecological significance strategic sub-category, refer to section 8.2.4.1 Application of this code with regard to satisfying the Purpose of the code and this performance outcome. The proposed solution must provide the same level of service without significant disruption of biodiversity values or outcomes.</i>	included in the Biodiversity areas planning scheme policy. AO7.2 Development ensures that the development footprint, design and layout: (a) protects non-juvenile koala habitat trees; (b) maximises the size and consolidates areas to be conserved as koala habitat on site and in combination with adjoining sites; (c) maximises connectivity between non-juvenile koala habitat trees which will be conserved on site and with adjoining sites; (d) excludes filling or excavation from the tree protection zone of non-juvenile koala habitat trees. Refer to Figure b.	AO7.2 The subject site is identified to include Koala habitat area sub-category mapping. The development will ensure there is no impact to any identified koala habitat trees or movement corridors.	☒ Compliant ☐ N/A ☐ Performance Solution
	AO7.3 Development ensures that landscaping and open space areas incorporate koala habitat trees.	AO7.3 The subject site is identified to include Koala habitat area sub-category mapping. The development will ensure that landscaping and open space areas incorporate koala habitat trees.	☒ Compliant ☐ N/A ☐ Performance Solution

PO8 Development design and layout facilitates the safe movement of koalas through the landscape.	AO8.1 Development ensures that fencing or other barriers are designed to allow safe koala movement, and to exclude koalas from areas containing domestic or security dogs. Note—Guidance on designing development to protect koalas is included in the Biodiversity areas planning scheme policy.	AO8.1 The subject site is identified to include Koala habitat area sub-category mapping. The development will ensure that fencing or other barriers are designed to allow safe koala movement, and to exclude koalas from areas containing domestic or security dogs.	☐ Compliant ☒ N/A ☐ Performance Solution
	AO8.2 Development incorporates infrastructure solutions which facilitate the movement of koalas across a road which dissects bushland within the Priority koala habitat area sub-category or Koala habitat area sub-category. Note—Guidance on wildlife movement solutions suited to use by koalas is included in the Biodiversity areas planning scheme policy. Note—Further guidance on wildlife movement solutions is included in the Infrastructure design planning scheme policy.	AO8.2 Not applicable, no bushland is adjoining the subject site.	☐ Compliant ☒ N/A ☐ Performance Solution
If a site is wholly or partly located in the High ecological significance sub-category or the General ecological significance sub-category, other than for a dwelling house			
PO9 Development which has or is likely to have a significant residual impact on a matter of State environmental significance or a matter of local environmental significance, after all	AO9 No acceptable outcomes is prescribed.	AO9 Not applicable, the subject site is not located within the High or General ecological significance sub-category.	☐ Compliant ☒ N/A ☐ Performance Solution

reasonable on-site mitigation measures have been or will be undertaken, provides an environmental offset.			
Note— Environmental offsets are provided in compliance with the Queensland environmental offsets framework and the Offsets planning scheme policy.			

4.4 Community Purposes Network Overlay Code

Effective - V35 05 December 2025

4.4.1 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;	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
(ii) Theme 5: Brisbane's CityShape and Element 5.6 – Brisbane's Greenspace System.1 (b) Development which is assumed future urban development contributes to the completion of the Community purposes network through the provision of the existing and planned infrastructure for the parks network and land for the community facilities network in the Local government infrastructure plan. (c) Development which is not assumed future urban development contributes to the completion of the Community purposes network through the provision of additional trunk infrastructure costs for long term infrastructure for the parks network and land for the community facilities network in the Long term infrastructure plans. (d) Development which provides existing and planned infrastructure for the Community purposes network in the Local government infrastructure plan ensures the provision, location, layout and configuration of the park and land for community facilities meets community needs and contributes quality assets. (e) Development does not compromise the completion of the Community purposes network.		

4.4.2 Performance Outcomes & Acceptable Outcomes

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

government infrastructure plan on the site: (a) to serve the recreational needs of Brisbane's residents, workers and visitors on a local, district and metropolitan scale; (b) to maximise recreational, visual, cultural and biodiversity values; (c) of a sufficient size, suitable topography and regular shape for the intended use and anticipated intensity and level of use; (d) to meet the requirements of intended users; (e) to provide, in appropriate locations, that provide for a diversity of recreational opportunities and avoid duplicating facilities in nearby parks.	Local government infrastructure plan on the site in compliance with the standards for the parks network in the Park planning and design code and the Infrastructure design planning scheme policy		
PO2 Development provides for the payment of additional trunk infrastructure costs for the following: (a) for development completely or partly outside the priority infrastructure area in the Local government infrastructure plan; (b) for development completely inside the priority infrastructure area in	AO2 No acceptable outcome is prescribed.	AO2 The subject site is not identified as requiring infrastructure in the Local government infrastructure plan or overlay mapping.	☐ Compliant ☒ N/A ☐ Performance Solution

the Local government infrastructure plan: (i) trunk infrastructure to be provided earlier than planned in the Local government infrastructure plan; (ii) long term infrastructure for the parks network which is made necessary by development that is not assumed future urban development; (iii) other infrastructure for the parks network associated with development that is not assumed future urban development which is made necessary by the development.			
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 infrastructure plans and an applicable neighbourhood plan;	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; (b) for existing and planned infrastructure for the parks network, the Local government infrastructure plan;	AO3 The subject site is not identified as requiring any parks in the Local government infrastructure plan or overlay mapping.	☐ Compliant ☒ N/A ☐ Performance Solution

(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.	(c) the standards for the parks network in the Park planning and design code and the Infrastructure design planning scheme policy.		
If on a site in the Existing community facilities and land for community facilities sub-category, LGIP planned land for community facilities specific location sub-category or Long term land for community facilities specific location sub-category			
PO4 Development which is assumed future urban development provides the existing and planned infrastructure for the land for community facilities network in the Local government infrastructure plan on the site: (a) to serve the physical, social and cultural needs of Brisbane's residents, workers and visitors on a local, district and metropolitan scale;	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 for the community facilities network in the Community facilities code and the Infrastructure design planning scheme policy.	AO4 The subject site is not identified as requiring community infrastructure items as described by the LGIP.	☒ Compliant ☐ N/A ☐ Performance Solution

(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.			
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 (i) trunk infrastructure that is to be provided earlier than planned in	AO5 No acceptable outcome is prescribed.	AO5 The subject site is not identified as requiring community infrastructure items as described by the LGIP.	☐ Compliant ☒ N/A ☐ Performance Solution

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.			
PO6 Development protects land for community facilities shown on the Community purposes network overlay map to ensure the following are not compromised: (a) the long term infrastructure for the land for community facilities network in the Long term infrastructure plans and an applicable neighbourhood plan; (b) the existing and planned infrastructure for the land for community facilities network in the Local government infrastructure plan;	AO6 Development protects land for community facilities network shown on the Community purposes network overlay map in compliance with the following: (a) for long term infrastructure for the land for community facilities network, the Long term infrastructure plans; (b) for existing and planned infrastructure for the land for community facilities network, the Local government infrastructure plan; (c) the standards for the land for community facilities network in the Community facilities code and the Infrastructure design planning scheme policy.	AO6 The subject site is not identified as requiring community infrastructure items and the proposed development does not impact any community facilities network.	☒ Compliant ☐ N/A ☐ Performance Solution

(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.			

4.5 Flood Overlay Code

Effective – V35 05 December 2025

Please see the attached Engineering Serviceability Report prepared by Bornhorst and Ward for assessment against the Flood Code.

4.6 Industrial Amenity Overlay Code

Effective - V35 05 December 2025

4.6.1 Purpose

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
(1) The purpose of the Industrial amenity overlay code is to: (a) Implement the policy direction in the Strategic framework, in particular: (i) Theme 1: Brisbane's globally competitive economy and Element 1.2 Brisbane's industrial economy; (ii) Theme 3: Brisbane's clean and green leading environmental performance and Element 3.2 – Brisbane's environmental quality and sustainable design; (iii) Theme 4: Brisbane's highly effective transport and infrastructure and Element 4.2 – Brisbane's other infrastructure networks; (iv) Theme 5: Brisbane's CityShape and Element 5.2 – Brisbane's Major Industry Areas. (b) Provide for the assessment of the suitability of development of land within the Industrial amenity overlay considering the health and wellbeing of occupants.		
(2) The purpose of the code will be achieved through the following overall outcomes:		
(a) Development protects Brisbane's industrial areas to ensure their integrity and effective operation.	The proposed development achieves the overall outcomes of the Industrial Amenity Overlay as follows: ▪ The proposed development will not compromise the integrity or effective operation of Brisbane's industrial areas. While the site is located within the Industrial amenity investigation area, the proposal does not involve the conversion, fragmentation or encroachment of development onto land designated for industrial purposes. ▪ The site is not located within the Industrial hazard investigation area sub-category. The proposal is therefore not expected to be affected by, or adversely affect, a declared major hazard facility or a facility storing hazardous materials at or above the relevant quantity threshold. ▪ The development will respond to any potential noise impacts through appropriate site planning and acoustic design measures. Sensitive rooms, private open spaces and	☒ Compliant ☐ N/A ☐ Performance Solution
(b) Development for new premises within the Industrial hazard investigation area sub-category is compatible with existing declared major hazard facilities and facilities storing 10% or more than the major hazard facilities quantity threshold and does not adversely impact on the continued operation of those existing uses.		
(c) Development for a sensitive use within the Industrial amenity investigation area sub-category is compatible with nearby existing uses that have the potential for off-site air or noise emissions and does not adversely impact on the continued operation of those existing uses.		

PURPOSE & OVERALL OUTCOMES	PROPOSAL	COMPLIANCE
	outdoor play areas will be positioned, where practicable, away from the primary industrial noise sources. Buildings, non-sensitive areas and other built elements will be used to provide separation and screening between the sensitive components of the development and nearby industrial premises. ▪ Where required, acoustic treatments will also be incorporated into the development. These may include acoustic fencing or barriers, upgraded glazing, appropriately constructed external walls, sealed building elements and mechanical ventilation to enable windows and doors to remain closed while maintaining suitable internal amenity. ▪ These measures will ensure that acceptable noise conditions can be achieved for occupants and children without requiring nearby industrial premises to alter or restrict their lawful operations. The proposal is therefore compatible with the surrounding industrial context and will not adversely affect the continued operation of existing industrial uses.	

4.6.2 Performance Outcomes & Acceptable Outcomes

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
Section A—If in the Industrial amenity investigation area sub-category			
PO1 Development of sensitive uses outside of sensitive zones is prevented from encroaching upon land in the Industry zones category.	AO1 Development for a sensitive use is located no closer than: (a) 250m to an Industry zone, General industry B zone precinct boundary; (b) 500m to an Industry zone, General industry C zone precinct boundary; (c) 1500m to a Special industry zone boundary.	AO1 The proposed development is located outside of Industry zones and is compliant with AO1.	☒ Compliant ☐ N/A ☐ Performance Solution
PO2 Development is located, designed and constructed to achieve the air quality (planning) criteria in Table 8.2.13.3.B, odour criteria in Table 8.2.13.3.C and health risk criteria in Table 8.2.13.3.D. 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.	AO2 Development for a sensitive use is located no closer than the distance stated in Table 8.2.13.3.G.	AO2 Development is located, designed and constructed to achieve the air quality (planning) criteria in Table 8.2.13.3.B, odour criteria in Table 8.2.13.3.C and health risk criteria in Table 8.2.13.3.D.	☒ Compliant ☐ N/A ☐ Performance Solution
PO3 Development is located, designed and constructed to achieve the noise (planning) criteria in Table 8.2.13.3.E to protect the development from adverse noise impacts. Note—A noise impact assessment report prepared in accordance with the Noise impact assessment planning	AO3 Development for a sensitive use is located no closer than: (a) 150m to a medium impact industry A or sewage treatment plant; (b) 250m to a medium impact industry B, waste transfer station or landfill; (c) 500m to a high impact industry or special industry.	AO3 The proposed development is located outside and away from any sewerage treatment plant, waste transfer station or landfill, and any high impact or special industry and is compliant with AO3.	☒ Compliant ☐ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
scheme policy can assist in demonstrating achievement of this performance outcome.			
Section B—If in the Industrial hazard investigation area sub-category			
PO4 Development is located, designed and constructed to achieve the hazard and risk criteria in Table 8.2.13.3.F to protect the development from: (a) technological hazards (fire, explosion and toxic release); (b) major hazard facilities; (c) facilities storing 10% or more than the major hazard facilities quantity threshold. <i>Editor's note—Applicants should contact Council for advice.</i>	AO4 No acceptable outcome is prescribed.	AO4 The subject site is not located within the Industrial investigation area sub-category.	☐ Compliant ☒ N/A ☐ Performance Solution

4.7 Potential & Actual Acid Sulfate Soils Overlay Code

Effective - V35 05 December 2025

Please see the attached Engineering Serviceability Report prepared by Bornhorst and Ward for assessment against the Potential & Actual Acid Sulfate Soils Overlay Code.

4.8 Road Hierarchy Overlay Code

Effective - V35 05 December 2025

4.8.1 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

4.8.2 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 OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	frontage to an arterial road, to facilitate access to the abutting site via an alternative street.		☐ Performance Solution
Section B—If for assessable development for a material change of use			
PO2 Development does not compromise the safety, efficiency and function of the road hierarchy and addresses all the impacts to the road network.	AO2.1 Development ensures that the traffic generated by the development is consistent with the road hierarchy classification, function and expected traffic flows for the area.	AO2.1 The proposed development achieves an access 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.	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 the existing and future road network where required.	AO3 No acceptable outcome is prescribed.	AO3 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
PO3A Development provides for the payment of extra trunk infrastructure costs for the following:	AO3A No acceptable outcome is prescribed.	AO3A The subject site is located within an established urban area. As such, future	☒ Compliant ☐ N/A

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(h) for development completely or partly outside the priority infrastructure area in the Local government infrastructure plan; (i) for development completely inside the priority infrastructure area in the Local government infrastructure plan involving: (i) trunk infrastructure that is to be provided earlier than planned in the Local government infrastructure plan; (ii) long term infrastructure for the road network which is made necessary by development that is not assumed future urban development; (iii) other infrastructure for the road network associated with development that is not assumed future urban development which is made necessary by the development.		widening and expansion of the road hierarchy is unlikely to be required.	☐ Performance Solution
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:	AO4 Development protects a corridor for the road network shown on the Road hierarchy overlay map in compliance with the following:	AO4 The site is not in or adjacent to a district road sub-category.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
(j) the long term infrastructure for the road network in the Long term infrastructure plans; (k) the existing and planned infrastructure for the road network in the Local government infrastructure plan; (l) the provision of long term, existing and planned infrastructure for the road network which: (i) is required to service the development or existing and future urban development in the planning scheme area; or (ii) is in the interests of rational development or the efficient and orderly planning of the general area in which the site is situated.	(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.		
Section D—If reconfiguring a lot or involving an extension or change to the road hierarchy			
PO5 Development ensures that a new road connection provides: (a) safe, efficient and convenient connectivity of the new road to the major road network; (b) a minimum number of intersections to the major road network.	AO5 Development provides access to the road network in a manner that preserves the function of the road hierarchy and addresses all impacts to the road network.	AO5 Not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution
PO6	AO6.1	AO6.1	☐ Compliant

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
Development ensures that an extension of or change to the road network: (a) provides internal connectivity and connects to the external road network; (b) provides pedestrian connectivity to facilitate ease of access by the shortest reasonable route to neighbourhood facilities, parks, schools, shops, bus routes, transport facilities or open space systems; (c) provides cycle connectivity to facilitate ease of access by the shortest reasonable distance to the next higher order cycle route; (d) includes the provision of bus routes that provide ease of access to bus customers; (e) minimises vehicle volumes and speed in residential streets while providing connectivity to major roads in a reasonable travel time; (f) provides a street layout that minimises travel time and traffic volumes on minor roads; (g) provides high permeability for pedestrian and cycle networks; (h) provides safe accessibility to lots by having more than one street providing access to the area;	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. AO6.2 Development preserves the function of the road hierarchy and addresses all impacts on the road network.	Not applicable.	☒ N/A ☐ Performance Solution
		AO6.2 Not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution

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

4.9 Streetscape Hierarchy Overlay Code

Effective - V35 05 December 2025

4.9.1 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 proposal ensures that the verge is wide enough to include consistent and high-quality treatments with improved footpaths to support pedestrian movement accommodate large subtropical street tree plantings where required. Existing street trees will be retained where possible. The proposal will protect and contribute to safe, direct and convenient access for pedestrians and cyclists of all ages and abilities throughout sites and throughout neighbourhoods and maintain options for the safe movement of wildlife along a corridor.	☒ Compliant ☐ N/A ☐ Performance Solution

4.9.2 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 existing verge present does not require any widening.	☒ 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 The proposal will ensure that street trees are protected and retained where possible.	☒ 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 Any streetscape works will be carried out in accordance with the requirements outlined in the acceptable outcome. This requirement can be conditioned by Council.	☒ 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	AO3.1 A corner land dedication is not required as it is not identified in the Streetscape hierarchy overlay map.	☐ 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.	streetscape locality advice standards in the Infrastructure design planning scheme policy.		
	AO3.2 Development ensures that landscaping including a large feature tree and seating is provided in a corner land dedication area in compliance with the specifications and standards in the road corridor design and streetscape locality advice standards in the Infrastructure design planning scheme policy.	AO3.2 A corner land dedication is not required as it is not identified in the Streetscape hierarchy overlay map.	☐ 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 A corner land dedication is not required as it is not identified in the Streetscape hierarchy overlay map.	☐ 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: (m) provided at the locations identified on the Streetscape hierarchy overlay map; (n) designed to: (iv) account for daily and seasonal movement needs of native wildlife, such as foraging, breeding, predator and natural disaster avoidance;	AO4 Not applicable.	☐ Compliant ☒ N/A ☐ Performance Solution

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	PROPOSAL	COMPLIANCE
	(v) achieve physical separation of native wildlife and the road; (vi) adopt designs and treatments known to be used by native species, including significant fauna species listed in the Biodiversity area overlay code.		