

Town Planning Report

213 Clarence Road, Indooroopilly

Material Change of Use for Multiple Dwelling (8 Units)
and Building Works in the Traditional Building Character
Overlay

213 Clarence Rd Pty Ltd



Project Perspective

Client: **213 Clarence Rd Pty Ltd**
 Project: **213 Clarence Road, Indooroopilly**
 Project No: **26-8754**
 Date: **September 2026**
 Project Contact: **Joshua Daley / Hayden Gianarakis**

© 2026 Urban Strategies Pty Ltd
 ABN 12 064 941 591
 E admin@urbanstrategies.com.au
 W www.urbanstrategies.com.au

BRISBANE
 LEVEL 1, THE ICE CREAM FACTORY, WEST VILLAGE
 97 BOUNDARY ST, WEST END QLD 4101
 PO BOX 3368 SOUTH BRISBANE QLD 4101
 07 3360 4200

GOLD COAST / LOGAN
 LEVEL 14, 50 CAVILL AVE
 SURFERS PARADISE QLD 4217
 PO BOX 1136 SOUTHPORT QLD 4215
 07 5551 9170

SYDNEY
 7/LEVEL 2 LAWSON PLACE
 165-167 PHILLIP ST SYDNEY NSW 2000
 PO BOX 3036 REDFERN NSW 2016
 02 8093 6950

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1.0 Executive Summary

1.1 Project Overview

This town planning report has been prepared on behalf of 213 Clarence Road Pty Ltd, with respect to a Development Application seeking a Development Permit for a Material Change of Use for Multiple Dwelling (8 Units) and Building Works at 213 Clarence Road, Indooroopilly.

The site is located in the Low-medium Density Residential Zone (2 or 3 storey precinct) and Indooroopilly Centre Neighbourhood Plan and has a total area of 2,181m² and a frontage to Clarence Road of approximately 35m.

The site is also identified within a number of Planning Scheme overlays, including but not limited to; Airport environs overlay, Biodiversity overlay, Bushfire overlay, Coastal Hazards overlay, Flood Overlay, Heritage overlay and the Waterway Corridor overlay.

As illustrated on the attached architectural plans by Bureau ^ Proberts, the proposal is for a Multiple Dwelling comprising 6 x 4 bedroom and 2 x 3 bedroom units. Key attributes of the proposal are as follows:

- Eight (8) four-bedroom dwellings arranged in a stepped built form, varying between two and four storeys, with all buildings maintained below 14m above Natural Ground Level (NGL).
- Vehicular access provided via a new Type A driveway crossover from Clarence Road, with separate pedestrian access also provided from Clarence Road.
- Two (2) visitor car parking spaces at ground level and twenty-one (21) resident parking spaces within a single-level basement car park.
- Five (5) resident bicycle parking spaces and two (2) visitor bicycle parking spaces.
- Individual 240L general waste bins and shared 360L recycling bins accommodated within a ground-level refuse room, with bins to be presented at the kerb for collection on service days.
- Site cover varying across the development, with a maximum coverage of 53.8%, inclusive of planters and other architectural embellishments.
- Gross Floor Area (GFA) of approximately 2,374m².
- Approximately 898m² of unconstrained deep planting area available for landscaping.

The proposal triggers Impact Assessment under the Brisbane City Plan 2014. Notably, the site will be subject to the provisions of the proposed Planning Scheme amendment 'More Homes, Sooner', which is anticipated to be adopted by late September 2026. The proposed amendment would see the code assessable height limit for the site increase from 3 storeys and 11.5m above NGL to 4 storeys and 14m above NGL.

The site is mapped within the Heritage Overlay as adjoining a State Heritage listed site, which requires a State referral. As such, a site responsive design has been provided following arborist advice to ensure the significant trees on the common boundaries are retained to allow visual buffering to the adjoining property. Notwithstanding, the proposal incorporates extensive articulation, screening, deep planting and open space to soften the built form where visible from the public realm.

The development is sited to avoid the hazardous overlays on site, however some encroachment is proposed into the Biodiversity overlay to allow necessary foundations. As described within the Detailed Ecological Assessment prepared by S5 Environmental, the area of encroachment is in a degraded state, and the required vegetation removal is minor. Notwithstanding, the encroachment will be offset by a financial contribution.

1.2 Legislative Requirements

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

The site is contained within the Low-Medium Density Residential LMR2 zone. Comment with respect to the manner in which the proposal responds to this zone can be found within Section 6.4.5 of this report.

The Multiple Dwelling Code and Indooroopilly Centre Neighbourhood Plan Code are triggered and are assessed in Appendix B of this report.

In accordance with Part 5, Table 5.3.5.1 of City Plan 2014, the above Development Codes trigger the following Prescribed Secondary Codes:

- Filling and Excavation Code
- Infrastructure Design Code
- Landscape Work Code
- Outdoor Lighting Code
- Park Planning and Design Code
- Stormwater Code
- Transport, Access Parking and Servicing Code
- Wastewater Code.

Where applicable, these Prescribed Secondary Codes have been addressed within Appendix B of this report and in the accompanying consultant documentation.

The following Overlays are identified to be relevant to the site:

- Airport Environs Overlay
- Biodiversity Areas Overlay
- Bushfire Overlay
- Coastal Hazard Overlay
- Community Purposes Network Overlay

- Critical Infrastructure and Movement Network Overlay
- Dwelling House Character Overlay
- Flood Overlay
- Heritage Overlay
- Potential and Actual Acid Sulfate Soils Overlay
- Road Hierarchy Overlay
- Streetscape Hierarchy Overlay
- Traditional Building Character Overlay
- Transport Noise Corridor Overlay
- Waterway Corridors Overlay.

1.3 Supporting Documentation

This application is supported by the accompanying plans and documents as described in Table 1 below.

Description	Author
Town Planning Report	Urban Strategies
Architectural Plans	Bureau Proberts
Urban Design Report	Bureau Proberts
Noise Impact Assessment Report	Acoustic Logic
Detailed Ecological Assessment Report	S5 Environmental
Vegetation Retention Plan	S5 Environmental
Bushfire Hazard Assessment	S5 Environmental
Landscape Concept Plan	Cusp
Heritage Impact Assessment Report and State Code Response	Pendergast Architects
Civil Code Compliance Report	Morgan Consulting Engineers
Concept Services Plan	Morgan Consulting Engineers
Concept Bulk Earthworks Plan	Morgan Consulting Engineers
Traffic Impact Assessment Report	ITE Consulting
Waste Management Plan	ITE Consulting
Arboricultural Report	Independent Arboricultural Services

Table 1 – Application Plans and Documents

1.4 Summary and Recommendations

This report and accompanying consultant plans and documentation have demonstrated that the proposal is consistent with the relevant Assessment Benchmarks and furthers the

purpose of the Planning Act 2016. Further the proposal is consistent with and does not compromise the Strategic Framework of City Plan 2014.

The proposed development aligns with the strategic direction reflected in emerging policy, which proposes an increase in the applicable height limit for the locality. The site is particularly well placed to accommodate additional density, being located within a zone intended to support infill development and within easy walking distance of shops, public transport and other everyday services. The absence of immediately adjoining habitable rooms, together with the presence of taller built forms in the locality, albeit separated by the expansive landscaped grounds of a heritage property, provides further support for the proposed scale. Although the development will introduce a more substantial built form than is currently evident within its immediate setting, this is a foreseeable consequence of the planned evolution of the area and must be considered in the context of the broader urban structure and policy framework. On balance, the proposal represents an appropriate and justified planning outcome that responds to both the site's strategic attributes and the future character envisaged for the locality.

The proposal is recommended to be approved subject to reasonable and relevant conditions.

2.0 Summary

Address of Site: 213 Clarence Road, Indooroopilly QLD 4068																			
Name of Ward: Walter Taylor																			
Real Property Description: Lot 213 on SP113021																			
Area of Site: 2,181m ²																			
Regional Plan Land Use Category: Urban Footprint																			
Zone: Low-Medium Density Residential LMR2 Zone																			
Neighbourhood: Indooroopilly Centre Neighbourhood Plan																			
Name of Owner: Gita Trikam & Chandra Kant Trikam																			
Type of Application: <table border="1"> <thead> <tr> <th rowspan="2">Aspects of Development</th> <th colspan="2">Type of Approval Requested</th> </tr> <tr> <th>PA</th> <th>DP</th> </tr> </thead> <tbody> <tr> <td>MCU</td> <td></td> <td>X</td> </tr> <tr> <td>RoL</td> <td></td> <td></td> </tr> <tr> <td>BW</td> <td></td> <td>X</td> </tr> <tr> <td>OW</td> <td></td> <td></td> </tr> </tbody> </table>		Aspects of Development	Type of Approval Requested		PA	DP	MCU		X	RoL			BW		X	OW			Prelodgement / Consultation: No formal pre-lodgement advice was sought from Council regarding the proposed development.
Aspects of Development	Type of Approval Requested																		
	PA	DP																	
MCU		X																	
RoL																			
BW		X																	
OW																			
Variation Request: No																			
Brief Description / Purpose of Proposal: Material Change of Use for Multiple Dwelling (8 Units) and Building Works in the Traditional Building Character Overlay																			
Staged Development: No																			
Referral Agencies: Yes																			
<table border="1"> <thead> <tr> <th>Agency</th> <th>C / A</th> <th>Referral Agency response received?</th> </tr> </thead> <tbody> <tr> <td>Department of State Development, Infrastructure and Planning</td> <td>☒ ☐</td> <td>☐ yes ☒ no</td> </tr> </tbody> </table>	Agency	C / A	Referral Agency response received?	Department of State Development, Infrastructure and Planning	☒ ☐	☐ yes ☒ no													
Agency	C / A	Referral Agency response received?																	
Department of State Development, Infrastructure and Planning	☒ ☐	☐ yes ☒ no																	
Category of Assessment: Impact																			
Public Notification: Yes If Yes: 15 business days																			
Superseded Planning Scheme Application: No																			
RiskSmart: No																			
Assessment Manager / Council Officer Previously Involved: N/A																			
Applicant Contact Person: Joshua Daley / Hayden Gianarakis																			

3.0 Pre-Application / Consultation and History

No formal pre-lodgement advice was sought from Council or the State Government. The site is currently occupied by a Dwelling House (Figure 1). Any previous uses are unknown and there are no existing development approvals over the site.

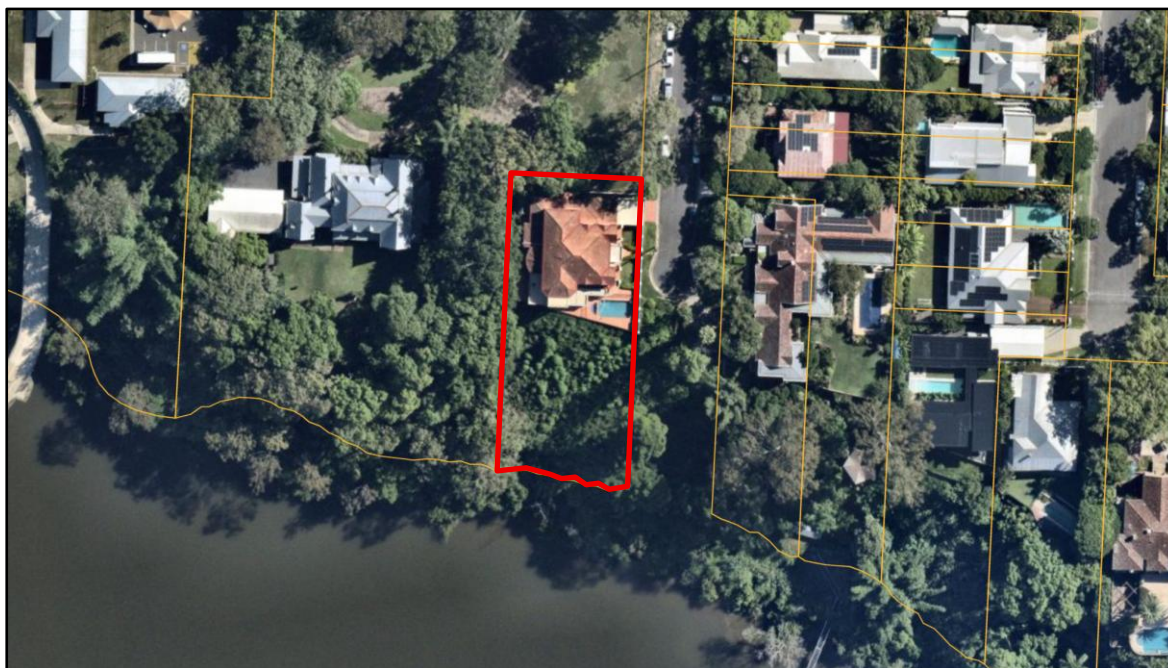


Figure 1: Site Aerial (Source: Nearmap)

4.0 Site Information and Analysis

4.1 Physical Description

The subject site is located at 213 Clarence Road, Indooroopilly, formally described as Lot 213 on SP113021, and has an area of approximately 2,181m² and a frontage to Clarence Road of approximately 35m.

The majority of the site comprises steep riverbank terrain, which falls significantly from the Clarence Road frontage toward the Brisbane River. Relatively level areas of land are concentrated toward the northern portion of the site, adjoining Clarence Road, with a steep falling commencing at the centre of the site towards the southern boundary (30m AHD to 5m AHD) (Figure 2). The site contains an existing dwelling house within its northern portion. The southern portion of the site is described in the Detailed Ecological Assessment Report prepared by S5 as containing no canopy or sub-canopy vegetation, but rather being dominated by extensive overgrowth of invasive shrub and groundcover species.

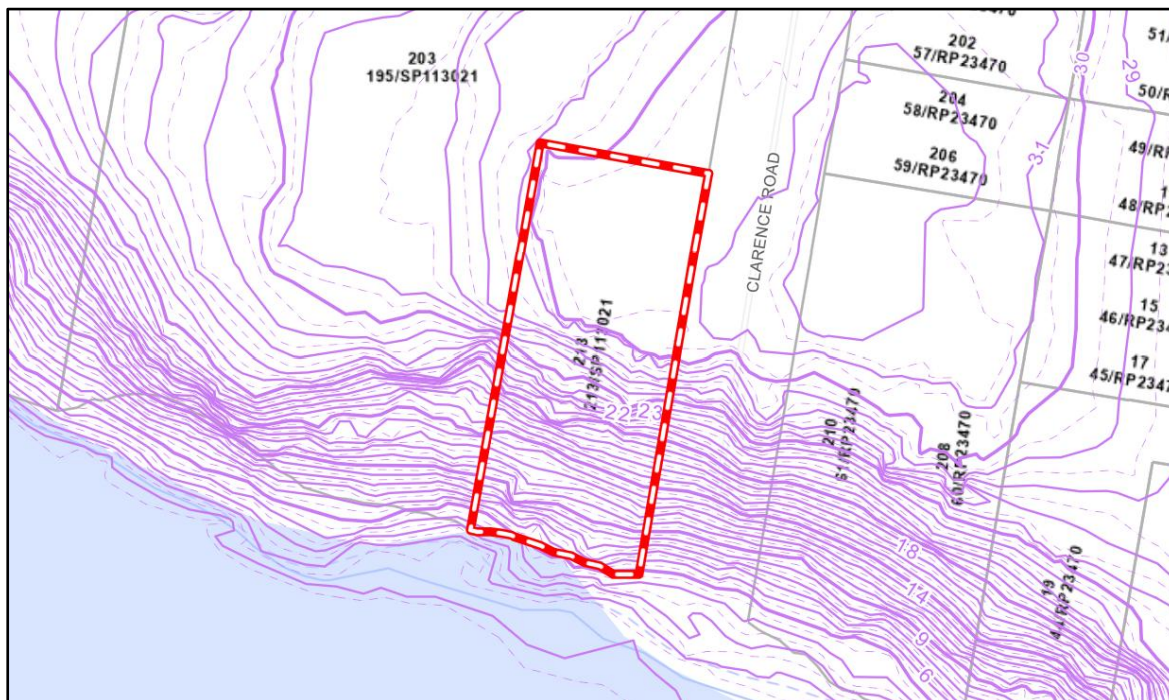


Figure 2: Site Contours (Source: BCC Interactive Mapping)

4.2 Existing and Previous Uses

The site is currently occupied by a Dwelling House. The existing dwelling is understood to have been constructed in the late twentieth century. Neither the dwelling nor the associated residential improvements are identified as having cultural heritage significance nor are they considered to represent traditional building character.

4.3 Exemption Certificates

No exemption certificates are proposed alongside the application.

4.4 Easements and Encumbrances

The site is not burdened by any easements or encumbrances.

4.5 Site Context

The site is positioned on the northern bank of the Brisbane River at the southern end of Clarence Road. Clarence Road terminates immediately adjacent to the site within a compact turning head, from which incidental public views are available toward the Brisbane River corridor to the south.

South of Hunter Street, Clarence Road is a short, dead-end residential street that serves a limited number of dwellings and is characterised by the absence of footpaths on either side of the road (Figure 5).

The site adjoins Tighnabruaich to the west and north-west, which is located in the Low-Medium Density Residential Zone (2 or 3 storey precinct). The registered heritage place occupies a larger riverside allotment at 203 Clarence Road and comprises the principal dwelling and its retained grounds.

The site is located in the Low-medium Residential Zone (2 or 3 storey precinct). Immediately west are land parcels located in the Character Residential Zone, mainly occupied by dwelling houses. Further north are sites located in the Mixed Use Zone and Medium Density Residential Zone, largely clustered around the Indooroopilly Train Station and Principle Centre, which mostly occupied by high density residential uses (Figure 4).



Figure 3: Zone Context Map (Source: BCC Interactive Mapping)



Figure 4: High Density Residential Buildings Located on the Corner of Clarence Road and Lambert Road



Figure 5: Existing Clarence Street verge fronting the site

4.5.1 'Key Location' under TAPS Policy

The recent Planning Scheme amendment (Version 36) published on 12 June 2026, included a change to the TAPS Policy allowing reduced car parking rates for sites defined as 'Key Locations'. A Key Location is defined as:

"land within the Principal centre zone, Major centre zone, District centre zone or Mixed use zone; or land within 400m walking distance of:

- a) a dedicated public pedestrian access point of a major public transport interchange; or*
- b) a public transport stop that is serviced with a maximum headway of 20 minutes between 7am and 7pm on weekdays, and a maximum headway of 30 minutes between 7am and 7pm on weekends; or*
- c) land within the Principal centre zone, Major centre zone, District centre zone or Mixed use zone"*

As demonstrated in Figure 6 and 7, the site is within 400m walking distance of the Indooroopilly Train Station and is therefore defined as a 'Key Location'.



Figure 6: Aerial Context – Distance to Public Transport (Source: Nearmap)



Figure 7: Entrance to Indooroopilly Railway Station

5.0 Proposal Details

5.1 General Description

The development application seeks a Material Change of Use and Building Work for a Multiple Dwelling (8 Units) at 213 Clarence Road, Indooroopilly. The development is categorised as Impact Assessment due to the proposed building height of 4 storeys and 14m above NGL.

Key attributes of the proposal are as follows:

- Eight (8) four-bedroom dwellings arranged in a stepped built form, varying between two and four storeys, with all buildings maintained below 14m above Natural Ground Level (NGL).

- Vehicular access provided via a new Type A driveway crossover from Clarence Road, with separate pedestrian access also provided from Clarence Road.
- Two (2) visitor car parking spaces at ground level and twenty-one (21) resident parking spaces within a single-level basement car park.
- Five (5) resident bicycle parking spaces and two (2) visitor bicycle parking spaces.
- Individual 240L general waste bins and shared 360L recycling bins accommodated within a ground-level refuse room, with bins to be presented at the kerb for collection on service days.
- Site cover varying across the development, with a maximum coverage of 53.8%, inclusive of planters and other architectural embellishments.
- Gross Floor Area (GFA) of approximately 2,374m².
- Approximately 898m² of unconstrained deep planting area available for landscaping. Approximately 93m² of communal open space for residents.

The bureau^proberts designed building presents a striking yet measured architectural expression, where strong horizontal forms, sculptural green-pigmented concrete and deep cantilevers are integrated with the site's steep, vegetated landscape. Drawing on the suburb's significant modernist and subtropical architectural legacy, the building offers a contemporary interpretation of Brisbane riverfront living (Figure 8).

5.2 Proposal Detail & Town Planning Justification for Proposal / Design

5.2.1 Proposed Uses

The development proposes a 'Multiple Dwelling', which is defined under Schedule 1 of the Planning Scheme as:

"a residential use of premises involving 3 or more dwellings, whether attached or detached."

A Multiple Dwelling is a supported use in the Low-Medium Density Residential Zone.

5.2.2 Setbacks

The site is located within the Indooroopilly Centre Neighbourhood Plan area. The neighbourhood plan code does not dictate setback requirements for the site. Therefore, the minimum setbacks for the site are listed in Table 9.3.14.3.C of the Multiple Dwelling Code. The proposed setbacks for the development are listed in the table below.

Level	Front	Rear	Northern Side	Southern Side
Riverhome	0m to boundary wall 3m to balcony 4m to wall	0m to planter 2m to wall	Approximately 25m to wall	Approximately 25m to COS
Riverhome Upper level	0m to boundary wall 3m to balcony 4m to wall	0m to planter 2m to balcony 3m to wall	Approximately 25m to wall	Approximately 25m to balcony
Ground	0m to planter and booster 3m to balcony	0m to planter 2m to balcony 3m to wall	0m to BtB wall 3.78m to wall	Approximately 25m to balcony

	4m to wall			
1	3m to balcony 4m to wall	2m to balcony 3m to wall	0m to planter 1.7m to balcony 2.5m to wall	Approximately 40m to balcony
2	3m to balcony 4m to wall	2m to balcony 3m to wall	1.7m to balcony 2.5m to wall	Approximately 40m to balcony
3	3m to balcony 4m to wall	2m to balcony 3m to wall	1.7m to balcony 2.5m to wall	Approximately 40m to balcony

As discussed further below, a response to the relevant performance outcome is mainly required for certain setbacks due to the unique topography of the site. More specifically, the site falls steeply towards the riverbank on the southern boundary, resulting in a reduced building area. Further, Table 8.2.26.3.B of the Waterway Corridor Overlay Code requires a significant setback to the highest astronomical tide line. As such, the proposed development is afforded a significant setback to the southern boundary however, requires reduced setbacks to the remaining boundaries to provide functionality.

Front Setback

The minimum 'acceptable outcome' front setback for all levels is for development to be set back from any road alignment, excluding eaves, awnings, stairs and garage, within 20% of the average front [setback](#) of the nearest residential buildings constructed in 1946 or earlier fronting the same street.

The development provides a consistent front setback of 3m to balcony and 4m to wall (not including built to boundary walls).

Given the unique setting of the site (with no directly adjoining pre-war houses fronting Clarence Road), the acceptable outcome front setback is not altogether clear. To the extent a performance outcome is required, the proposed front setback is considered to meet the qualitative design intent of the traditional building character and multiple dwelling code as follows:

- The front façade is purposefully designed with uniform setbacks to provide horizontal modernist shapes and expressions which define the street edge and positively contributes to the streetscape character. This is evident through the incorporation of wrapped balconies around the upper level façade, where visible from the street (Figure 8).
- The proposed Riverhome and ground level setbacks do not impede the ability for the development to retain the existing dense exotic understory that exists in the Biodiversity overlay area. Furthermore, the development is able to provide clear and separate pathways for pedestrians entering the lobby and residents entering the Riverhome levels (Figure 9).
- The proposed front setbacks allow compliant private open space areas for each unit that promote casual surveillance of the street frontage.
- The development provides a front setback that is consistent with that of the current Dwelling House on the site. Specifically, the current front setback ranges from 0m for the garage to 4.5m to the wall. A similar front setback was approved for the

Dwelling House located at 210 Clarence Road, further clarifying the character of the street (Figure 10).



Figure 8: Render – Development Viewed from Clarence Road (Source: Bureau Proberts)

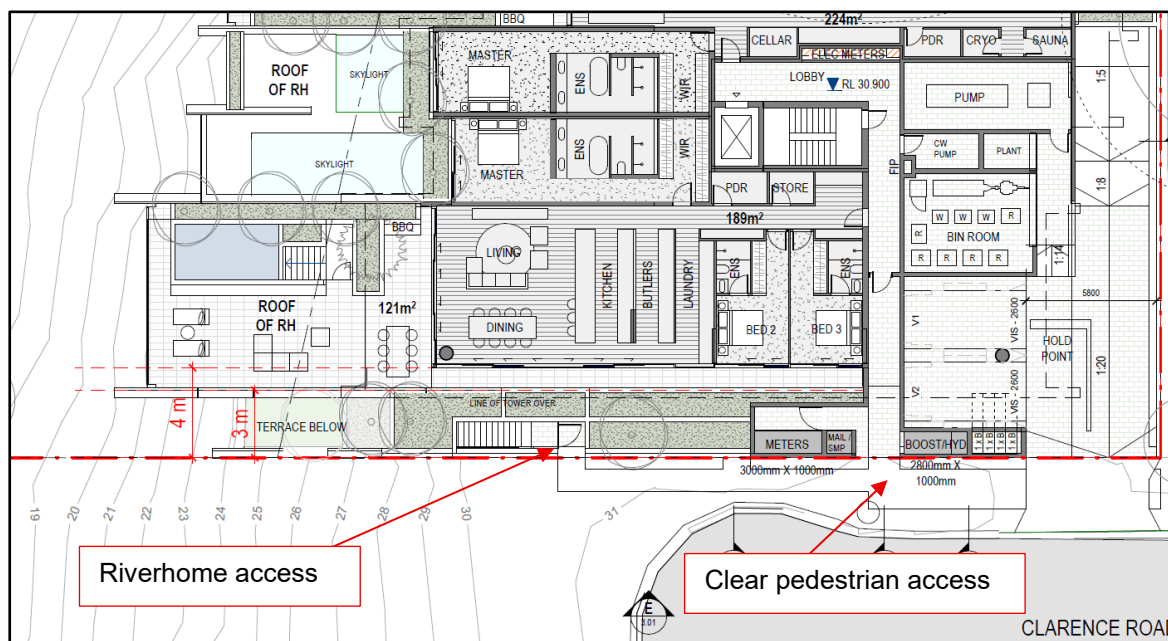


Figure 9: Ground Floor Plan (Source: Bureau Proberts)

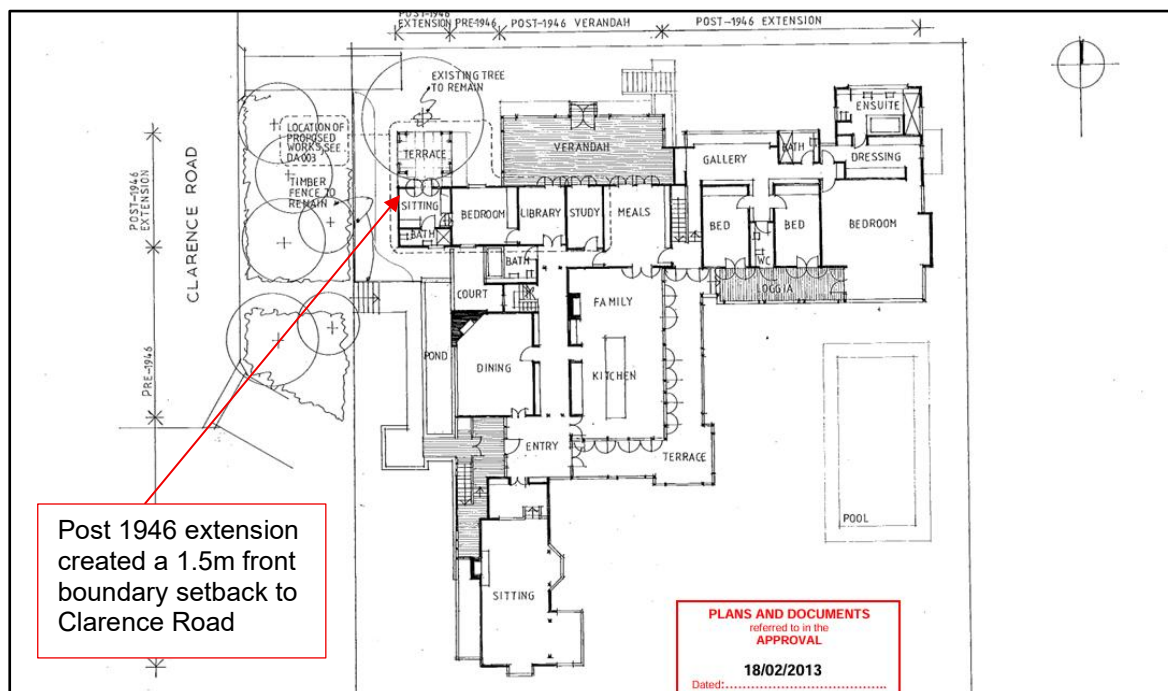


Figure 10: Approved Ground Floor Plan at 210 Clarence Road (Source: BCC Development.i)

Rear Setback

The minimum 'Acceptable Outcome' rear setback prescribed by the Multiple Dwelling Code is 4.5m to the balcony and 6m to the wall for the Riverhomes, ground level and Level 1. A minimum 6m setback is listed for levels 2 – 4. A response to the performance outcome is required for each proposed rear setback. As mentioned above, the resulting performance outcome is largely triggered due to the design response to the topography of the site.

Notwithstanding, the proposed rear setbacks comply with performance outcome PO7 of the Multiple Dwelling Code as follows:

- There are multiple, large shade trees located along the common boundary that will not be caused to be removed as part of the development. Notably, these trees provide a buffer to the adjoining heritage house and visually screen the rear façade of the development, minimising impacts on adjoining amenity and reducing reliance on screening to improve visual and acoustic privacy (Figure 12). Further to this, the heritage building is centrally located on the adjoining property, resulting in a separation to the development of approximately 20 metres (Figure 11).
- The development proposes large, wrapped balconies along the boundary setback to ensure access to natural light and breezes. Further, each unit is afforded more than the minimum requirement for open space.

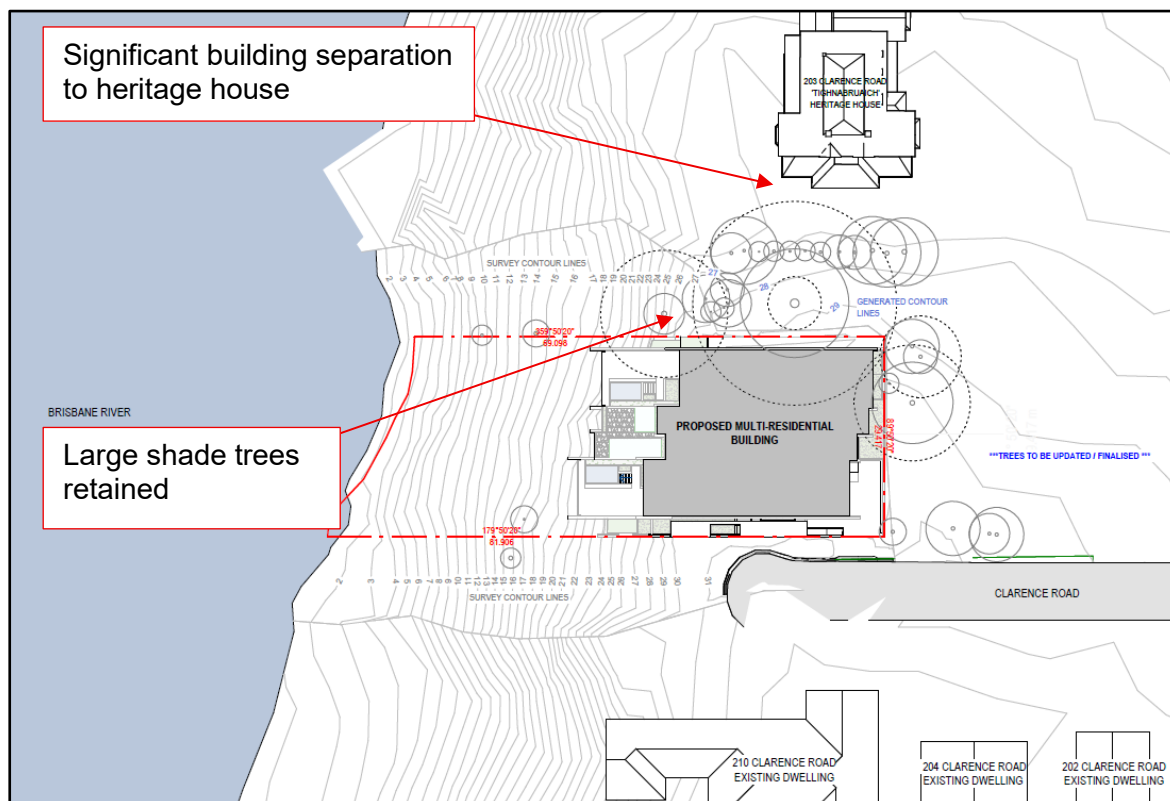


Figure 11: Proposed Site Plan (Source: Bureau Proberts)



Figure 12: Shade Trees on Western Boundary to be Retained (Source: Independent Arboricultural Services)

Side Setbacks

The minimum side setbacks are prescribed by the Multiple Dwelling Code. To provide a consistent built form, the development provides a northern side setback of 1.7m to the balcony and 2.5m to the wall above ground floor. A built to boundary wall is proposed at ground level and level 1 to cater for the basement ramp and a landscape planter. The minimum northern side boundary setback to Level 2 is compliant.

Notably, built to boundary walls along side boundaries, where the maximum length proposed is 15m, are permitted in accordance with A07.2 and A07.3 of the Multiple Dwelling code. The development proposes a built to boundary wall along the northern side boundary that exceeds 15m in length.

A response to performance outcome PO7 of the Multiple Dwelling code is required for the proposed side setback at ground level and Levels 3-4. The proposed side boundary setbacks achieve PO7 of the Multiple Dwelling code in the following ways:

- The northern side boundary is not directly adjoined by any existing structures (Figure 13). More specifically, the development adjoins a grassed area of the adjoining site's garden and would not result in a built to boundary wall impacting amenity. In fact, the existing house is afforded an existing built to boundary wall approximately 15m in length and approximately 3m in height in sections.
- The prospect of future built form occurring within the adjoining heritage property in proximity to the built to boundary wall is also limited. The state heritage status of the site sets a strong expectation that any future works would be carefully managed and designed to conserve the cultural heritage significance of the place. This significance is derived not only from the principal building itself but also from its mature vegetation and expansive garden setting, all of which extend to the interface with the proposed development.



Figure 13: Existing Interface to Northern Boundary

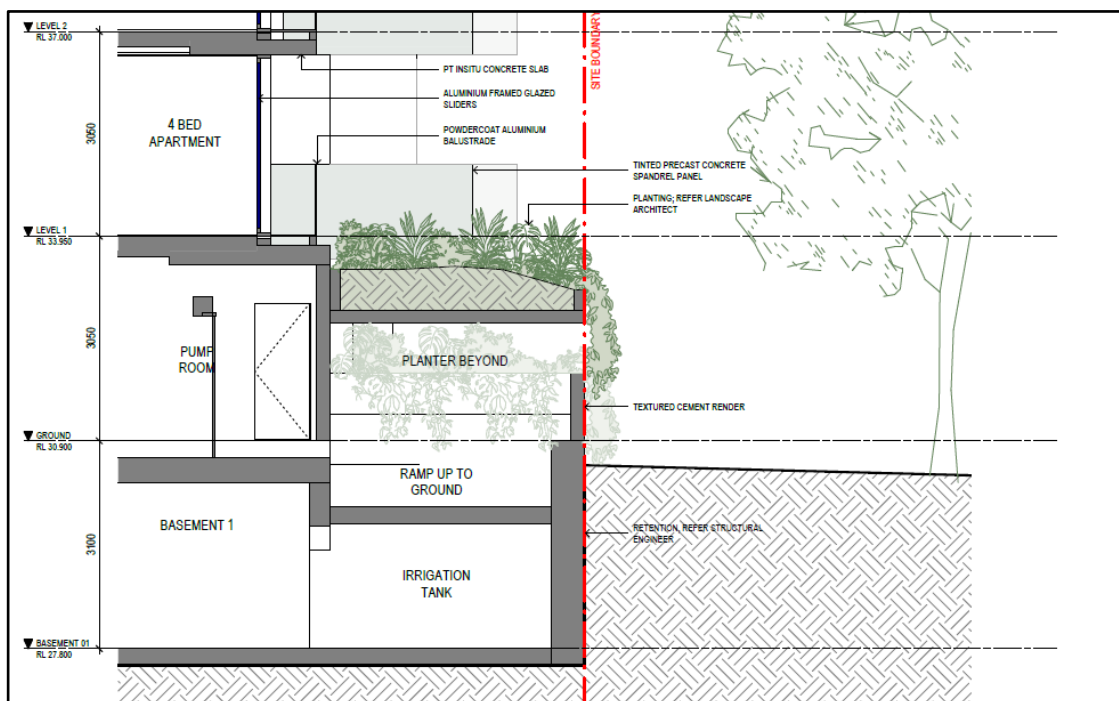


Figure 14: Interface Section 4 – Northern Boundary (Source: Bureau Proberts)

Further requirements are prescribed by Acceptable Outcome 12.1 of the Waterway Corridors Overlay code. The site, being located on the Brisbane River corridor sub-category, requires development to be set back a minimum of 20m horizontal distance to the highest astronomical tide. As shown in Figure 15 below, the tide line runs through a small portion of the south-east corner of the site and is significantly separated from the building pad. Therefore, the development will be located more than 20m from the tide line.

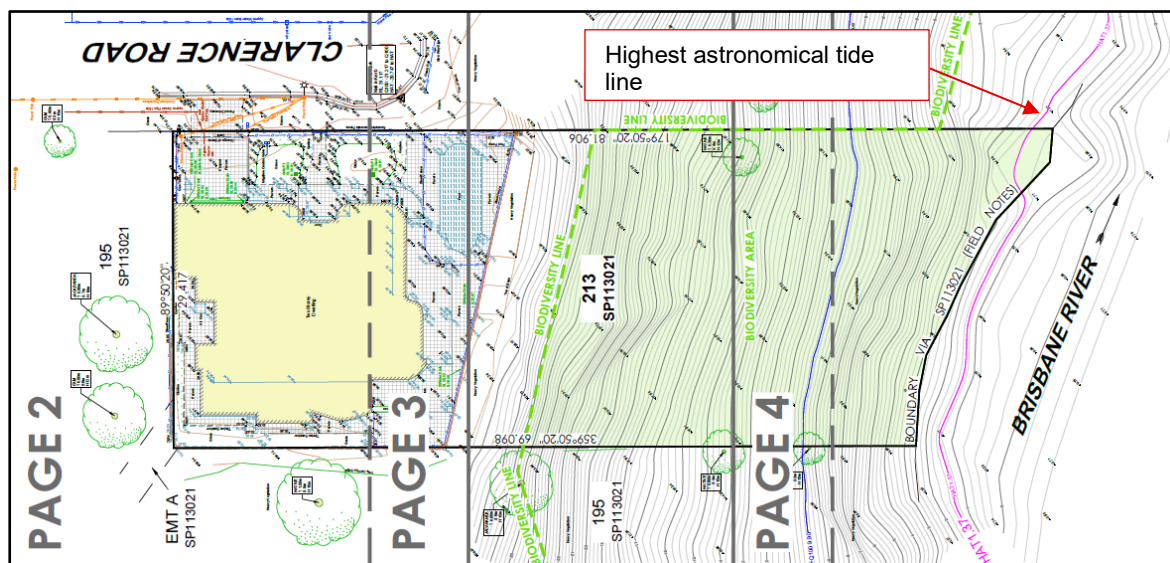


Figure 15: Land Survey (Source: 3020 Surveys)

5.2.3 Building Height

The site is located within the Indooroopilly Centre Neighbourhood Plan area however, the neighbourhood plan code does not dictate building height or height transition requirements for the site. Building height for the site is prescribed by Table 5.5.2 of the Planning Scheme. Specifically, a maximum “acceptable outcome” height of 3 storeys and 11.5m is prescribed where any site has frontage to a road with a reserve width of 15.5m or more and any part of the site is within 400m walking distance of a dedicated public pedestrian access point of a railway or busway station.

The site is located within 400 metres walking distance of the Indooroopilly Train Station. Therefore, the code assessable height threshold for the site is 3 storeys and 11.5m. Notably, the code assessable building height threshold will increase to 4 storeys from 18 September 2026, in accordance with the ‘More Homes, Sooner’ Planning Scheme amendment.

Notwithstanding, the development proposes a maximum building height of 4 storeys and 14m above NGL, which triggers Impact Assessment under the current Planning Scheme (Figure 16). More specifically, the ‘Riverhome’ is a maximum of 2 storeys above NGL and is separate to the main building, stepping down to the natural topography of the site. The 4 storey maximum height relates to the main apartment building on the higher area of the site.

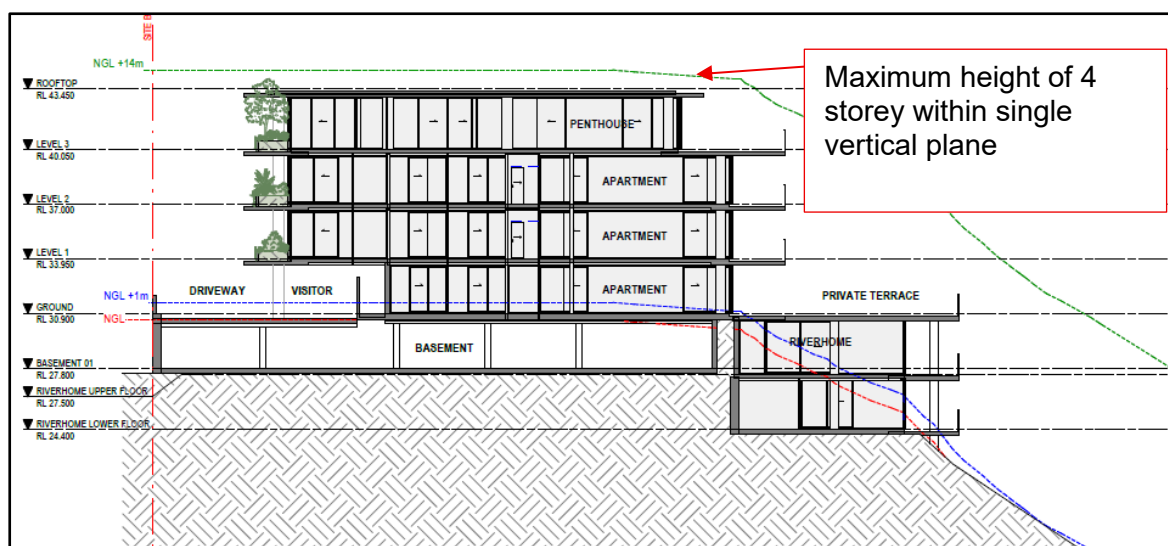


Figure 16: Section 2 (Source: Bureau Proberts)

As such, a response to performance outcome PO4 of the Multiple Dwelling code is required for the proposed building height. PO4 reads as follows:

Development has a building height, scale and form that improves the amenity and achieves the intended outcomes of the zone or neighbourhood plan area, contributes to a cohesive streetscape and built form character and is:

- a. consistent with the anticipated density and assumed infrastructure demand;*
- b. aligned to community expectations about the number of storeys to be built, having regard to the intent for the zone precinct and the predominant height of approved buildings in the street;*
- c. proportionate to and commensurate with the site area and frontage width so as not to be overbearing on the street or adjoining development;*
- d. designed to avoid a significant and undue adverse amenity impact to adjoining development;*
- e. sited to enable existing and future buildings to be well separated from each other and to avoid affecting the potential development of adjoining sites;*
- f. considerate of street conditions, the topography of the area and site slope;*
- g. designed to maintain significant view points and corridors;*
- h. designed and orientated to retain solar access to key public spaces and adjoining buildings.*

The proposed building height achieves the criteria within the performance outcome as follows:

- With regard to item (a), the proposal is consistent with the anticipated density and assumed infrastructure demand. Table SC3.1.3—Planned density and demand generation rate for an infrastructure network of City Plan 2014 outlines a planned density for multiple dwellings in Low-Medium Density Residential areas as 44.3 dwellings per net developable hectare, equivalent to around 9.5 dwellings on the subject site. The proposal is for 8 dwellings.
- With regard to item (b), the proposal is within a reasonable community expectation about the number of storeys to be built, having regard to the intent for the zone precinct and the height of approved buildings in the street. Whilst a 3 storey form is the ‘acceptable outcome’ on the subject site, community expectations would also have regard to the higher order planning provisions, including the balance of PO1, and those expectations would include that additional height can be contemplated within specific contexts. The subject site represents such a context. The proposal would be viewed as a logical addition to the diverse array of medium rise built forms along Clarence Road. Further, community expectations would have regard to emerging planning policy. The proposed height of 4 storeys is consistent with the anticipated density and scale that is proposed within the ‘More Homes, Sooner’ Planning Scheme amendment for sites in key locations in the Low-Medium Density Residential Zone.
- With regard to item (c), the proposal is proportionate to and commensurate with the site area and frontage width so as not to be overbearing on the street or adjoining development. The combined ‘frontage’ to Clarence Road (both formed and unformed) and the Brisbane River is over 100m.
- With regard to items (d) and (e), the proposal is designed to avoid a significant and undue adverse amenity impact to adjoining development and to enable existing and future buildings to be well separated from each other and to avoid affecting the potential development of adjoining sites. The prospect of future built form

occurring within the adjoining heritage property in proximity to the common boundary is also limited. The state heritage status of the site sets a strong expectation that any future works would be carefully managed and designed to conserve the cultural heritage significance of the place. This significance is derived not only from the principal building itself but also from its mature vegetation and expansive garden setting, all of which extend to the interface with the proposed development. The common side and rear boundaries to the adjoining heritage site contain large shade trees that act as visual and acoustic buffers and ensure that amenity impacts are avoided. Further, the development maintains a separation to the adjoining dwelling house of approximately 20 metres.

- With regard to item (f), the proposal is considerate of street conditions, the topography of the area and site slope. The site is at the termination of Clarence Road, which has a reserve width of 20m.
- With regard to item (g), the proposal is designed to maintain significant view points and corridors as no recognised view points or corridors are located on or through the site.
- With regard to item (h), the proposal is designed and orientated to retain solar access to key public spaces and adjoining buildings. The attached shadow analysis prepared by Bureau Proberts shows that at the winter solstice, the shadow cast by the proposed building does overshadow key public space or adjoining buildings.



Figure 17: Subject site along Clarence Road, with taller forms to the north (right of image)

5.2.4 Site Cover

The Indooroopilly Centre Neighbourhood Plan does not prescribe a maximum site cover for the site. Site cover is determined by the Multiple Dwelling Code. Acceptable Outcome AO8 of the Multiple Dwelling Code states that the maximum site cover for the Low-medium Density Residential Zone is 45%.

The development proposes a maximum site cover of 53.7% at ground level, which requires a response to the Performance Outcome. Notwithstanding, the proposed site cover achieves the criteria listed in performance outcome PO8 of the Multiple Dwelling Code as follows:

- As shown in the table below, the only alternative to the Acceptable Outcome stems from the proposed ground level site cover. The maximum site cover on all remaining levels changes between 17.8% and 34.3%, resulting in a significant modulation and articulation to the building form at each level. The development's average site cover sits below the 45% maximum and remains consistent with the intended form and intensity of the street.

Level	Site Cover – excl. landscaping, slab etc	Site Cover – incl. landscaping, slab etc
Riverhome	365m ² (17.8%)	383m ² (18.5%)
Ground	1,042m ² (44.4%)	1,174m ² (53.7%)
1	687m ² (31.5%)	7735m ² (35.5%)
2	688m ² (31.5%)	748m ² (34.3%)
3	661m ² (19.5%)	748m ² (34.3%)
Rooftop	426m ² (19.5%)	571m ² (26.2%)

- The development provides significant landscaping and private and communal outdoor spaces for residents to support outdoor subtropical living and residential amenity (Figure 18).
- The development has been designed to maintain the significant trees along the common boundaries to the adjoining heritage site, to maximise visual buffers and support amenity (Figure 19).
- The development proposes 41% of the site for deep planting to retain significant vegetation along the riverfront, and to provide an expanse of dense exotic understory.

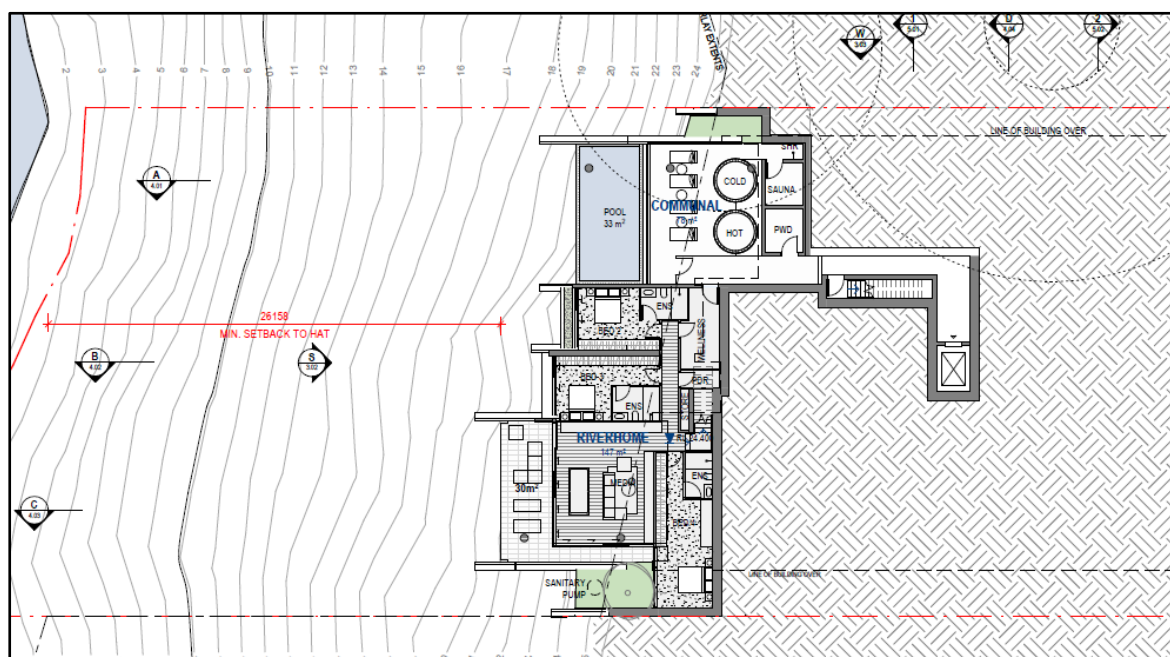


Figure 18: Riverhome Lower Level Plan (Source: Bureau Proberts)

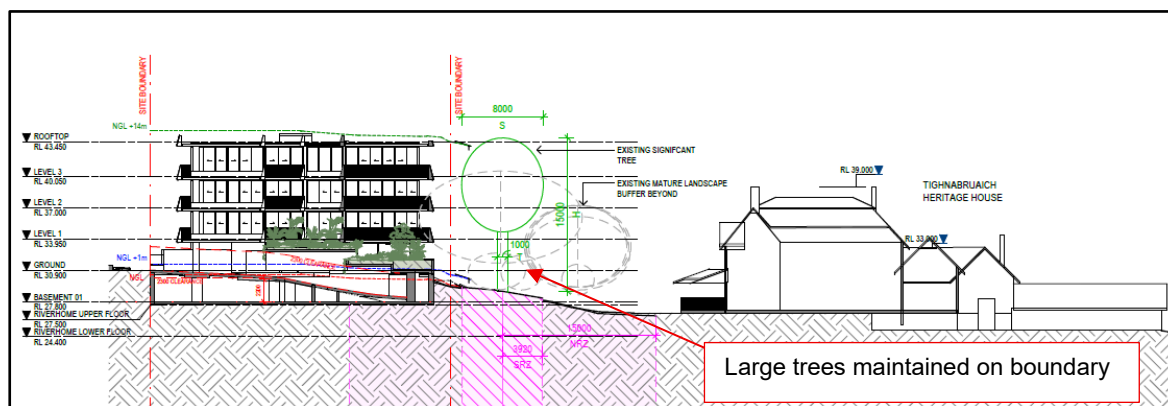


Figure 19: Section E – Separation to Heritage House (Source: Bureau Proberts)

5.2.5 Landscaping / Open Space

Private Open Space

Acceptable Outcome AO31.1 of the Multiple Dwelling Code prescribes that developments provide a minimum area of private open space of 35m² for ground floor units, and 12m² for above ground units, each with a minimum dimension of 3m.

As demonstrated in the Architectural Plans, each unit is afforded more than the minimum requirement for private open space. A breakdown of the proposed private open space areas for each unit is provided in the table below.

Unit	Private Open Space (m ²)
Riverhome	100
1	121
2	148
3	45
4	61
5	45
6	61
Penthouse	208

Landscaping/Deep Planting

Acceptable Outcomes AO29.1 to AO29.4 of the Multiple Dwelling Code, prescribe the minimum Acceptable Outcome for deep planting. As shown in the Landscape Concept Plans, the development proposes several areas for deep planting, which totals 898m² (41%). The proposed deep planting is compliant with AO29.1 – AO29.4 in the following ways:

- The deep planting represents 41% of the site area.
- The area has a minimum unobstructed dimension of well over 4m.
- The area is able to accommodate trees planted in natural ground and is 100% open to the sky.

- The area can be accessed for maintenance purposes.
- Deep planting is proposed to retain the significant vegetation within the biodiversity overlay along the front and side boundaries, to soften the built form when viewed from the public realm.
- The areas are exclusively used for landscaping and do not contain any hardstand or services.
- The planting area can accommodate a tree capable of growing to a minimum canopy diameter of 5m and a minimum height of 5m within 5 years of planting (refer to Landscape Concept Plan).

Notwithstanding, the development seeks a performance outcome with respect to the front and side boundary landscaping requirements listed in AO28.1. Of note, the site has a unique configuration due to the existing cul-de-sac setting of the street. Technically, deep planting areas will be available along the front boundary line however, these will not allow trees to cast shadows over the verge. As such, a response to performance outcome PO28 is required.

The development achieves the performance outcome in the following ways:

- The site is located at the end of a cul-de-sac street and does not anticipate pedestrian traffic other than that of residents or visitors. The internal pedestrian pathways are covered and provide shade.
- The development proposes wrapped balconies that can provide opportunities for casual surveillance of the street.
- The development provides multiple landscape planters throughout each level that are visible from the street, to improve streetscape character, contribute positively to the amenity of the building and soften the overall built form.
- The overall design promotes subtropical living through the use of large open space areas, completed by supporting landscape planting.
- The development maintains the large deep planting area along the riverside, which further contributes to the amenity of the building and softens the built form when viewed from the public realm.

5.2.6 Car Parking / Servicing

Car & Bicycle Parking

As described in Section 4.5.1, the site is defined as a 'Key Location' and is subject to reduced car parking rates under Table 13 of the TAPS Policy. Specifically, the minimum car parking rates for the proposed development are:

- Minimum 1 spaces per 1 bedroom dwelling
- Minimum 1.2 spaces per 2 bedroom dwelling
- Minimum 1.6 spaces per 3 bedroom dwelling
- Minimum 2 spaces per 4 or above bedroom dwelling
- Minimum 0.25 spaces per dwelling for visitor parking

The development proposes 6 x 4 bedroom and 2 x 3 bedroom units, which requires a minimum of 16 resident spaces and 2 visitor spaces. The development proposes 21 resident spaces within the basement and 2 visitor spaces at ground level, which is a compliant solution.

Refer to the Traffic Impact Statement Report prepared by ITE Consulting for further details.

Servicing

A Waste Management Plan for the development has been prepared by ITE Consulting in accordance with Refuse Planning Scheme Policy. As demonstrated in Figure 20 below, a waste storage room is provided at ground level to store 6 x 360L bins and 3 x 240L bins and a hydraulic bin press.

Residents will dispose of their waste and recycling manually across the 240L waste and 360L recycling bins provided in the waste room. The bin press compactor will only be accessible to the building manager and will be partitioned with safety systems and screening from the waste room.

Any waste generated from communal areas of the site will be collected by site management staff and emptied into the appropriate bins in the bin storage rooms. Bins will be collected from the bin storage room by the building manager and taken to the kerb for servicing via a bin tug. After servicing has occurred, the building manager will replace the bins in the bin room.

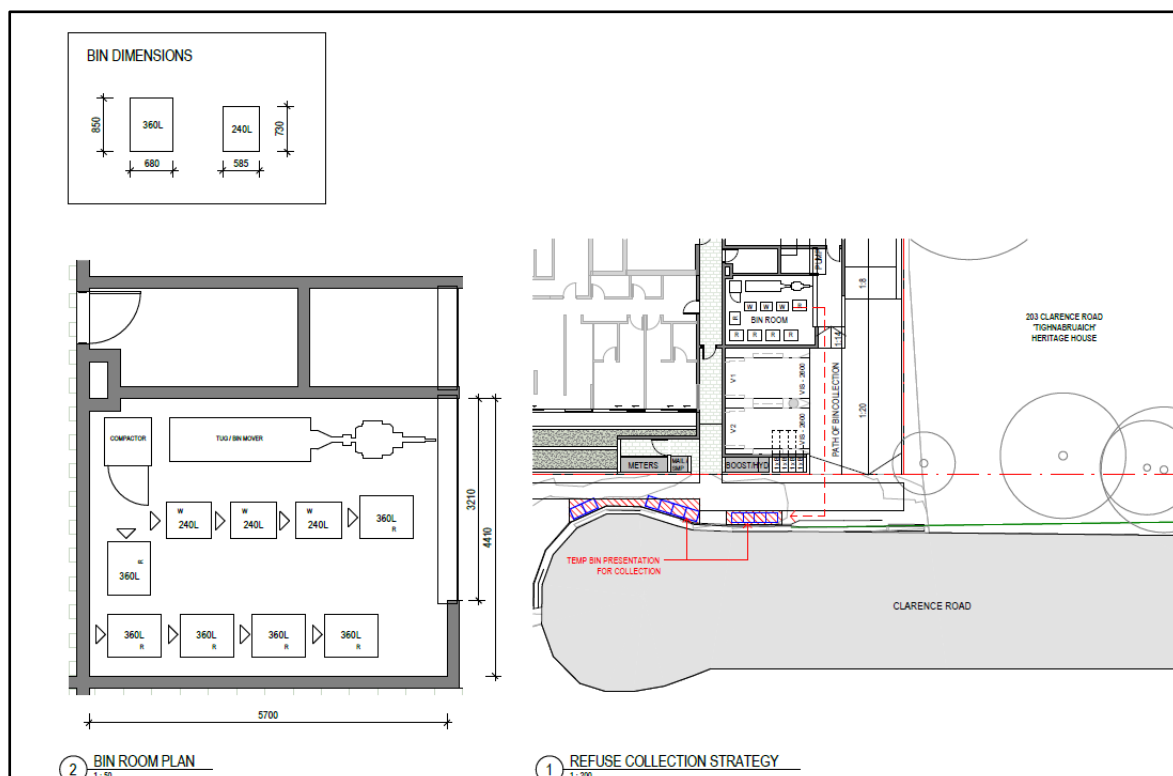


Figure 20: Refuse Storage (Source: Bureau Proberts)

It is proposed to service the bins via kerbside collection from a side loading RCV. As demonstrated in Appendix B of the Waste Management Plan, the RCV can manoeuvre in the street.

5.2.7 Biodiversity

The southern portion of the site is mapped within the Biodiversity overlay as containing High Ecological Significance (HES) and matters of state environmental significance (MSES) sub-category across the southern extent of the site (Figure 21).

As discussed within the Detailed Ecological Assessment prepared by S5 Environmental, the majority of the development is clear of the HES line. Where there is encroachment into the HES area, the development proposes to interfere with planted garden beds and exotic ground and shrub species, therefore it is S5 Environmental's opinion that no offset is warranted. No significant residual impact on MLES is expected from the proposed level of interference by the development.

However, whilst no residual impact to MLES is expected from the proposed level of interference, to satisfy the purpose of the Biodiversity Overlay code with regards to "protection, enhancement and restoration", a financial contribution for encroachment into HES is proposed in lieu of rehabilitation on site due to the challenging gradient of the southern extent.



Figure 21: Biodiversity Overlay (Source: BCC Interactive Mapping)

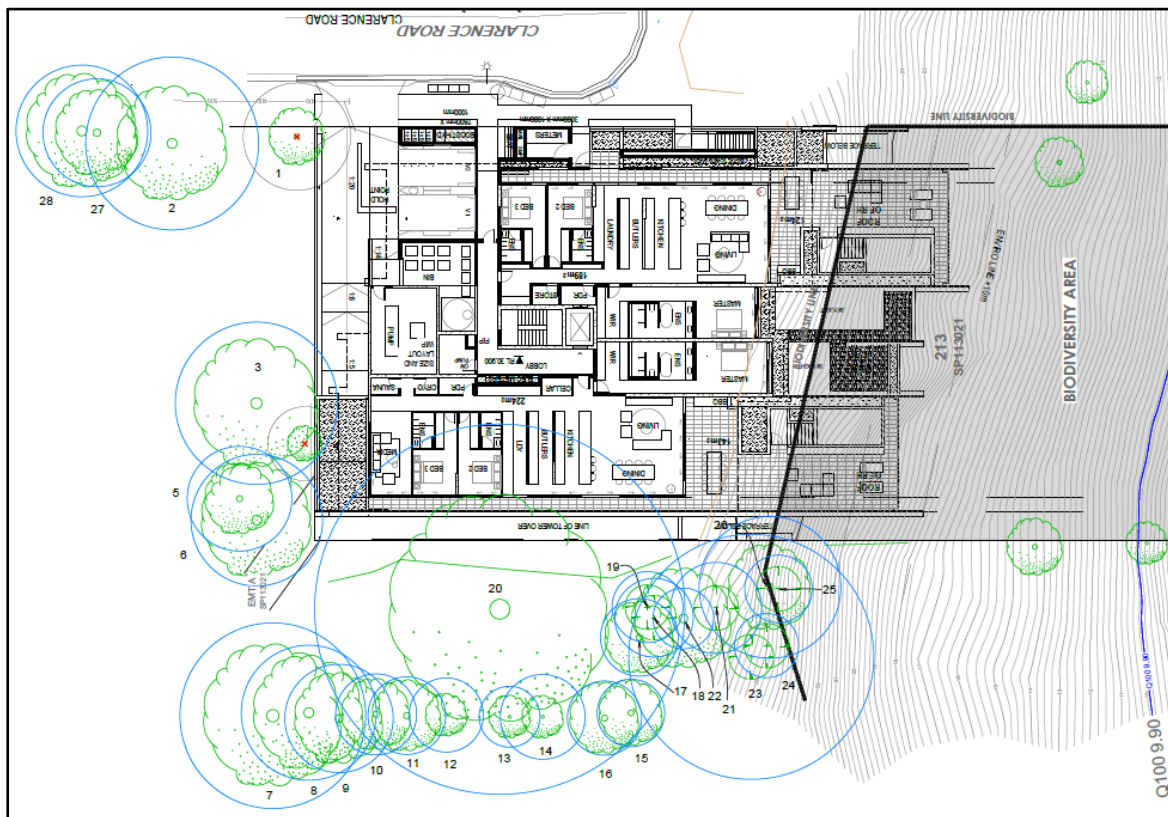


Figure 22: Vegetation Retention Plan (Source: S5 Environmental)

5.2.8 Stormwater Management

As discussed within the Civil Code Compliance Report prepared by Morgan Consulting Engineers, the existing roofwater from the dwelling is collected via downpipes and discharged at the rear of the site towards the Brisbane River. Surface runoff from the site is collected via gully pits and is discharged to the landscaped area south of the site. The runoff then sheet flows towards the Brisbane River. Therefore, the lawful point of discharge is the Brisbane River.

It is proposed to decommission the existing stormwater connection to the rear of the site and construct new connections with scour protection and a level spreader in the Biodiversity Area to decelerate runoff and decrease sediment erosion risk. Stormwater will continue to discharge to the Brisbane River as the site's lawful point of discharge. No detention is proposed given the position of the site at the bottom of the catchment. Further, no stormwater quality treatment is required.

5.2.9 Heritage

The site is identified within the Heritage Overlay as adjoining a heritage listed site. Specifically, the site at 203 Clarence Road is identified as Tighnabruaich, a State heritage place at 203 Clarence Road, Indooroopilly, on Lot 195 on SP113021. It is entered in the Queensland Heritage Register as Place ID 600229.

As described within the Heritage Impact Assessment Report prepared by Pendergast Architects, the interface between the common boundaries of the two sites is sensitive because the cultural heritage significance of Tighnabruaich includes its garden setting and the prominence and legibility of the principal house within it.

The principal potential effect is therefore a change to the visual and spatial setting of the heritage place rather than the loss of significant fabric.

Notwithstanding, Section 8 of the Heritage Impact Assessment provides design parameters and mitigation for the proposed development, to ensure compliance with the overlay and relevant SDAP Code. Specifically, the proposed design is carefully resolved through its stepped response to the site, strong horizontal articulation, recessed wall and glazing planes, subdued green-grey material palette and integrated planting.

Together with the separation from the principal house and existing vegetation at the common-boundary interface, these measures moderate the apparent scale and bulk of the development and reduce its potential to visually compete with Tighnabruaich.

The contemporary, non-replica architectural expression also maintains a clear distinction between the new development and the nineteenth-century heritage place, preserving the legibility of Tighnabruaich as the earlier and culturally significant building.

5.2.10 Traditional Building Character

The site is identified within the Traditional Building Character Overlay (Neighbourhood Character). As noted within the Heritage Impact Assessment Report, the existing Dwelling House was not built prior to 1946, therefore a development application for Building Works (Demolition) is not required under Table 5.10.21 of the Planning Scheme. An application is required for Building Works involving a Multiple Dwelling, which requires a response to the Traditional Building Character (Design) Overlay Code (See Appendix B).

The development proposes a 4 storey Multiple Dwelling on the site, which has been designed to reflect the traditional external elements and themes expected within the Neighbourhood Character category. While the proposed development exhibits a more contemporary architectural expression than the traditional house forms typically associated with the overlay, it is nevertheless considered to represent a high quality design outcome that responds appropriately to the character objectives of the City Plan.

More specifically, the development provides the following design elements:

- The provision of strong horizontal planes and deep cantilevers, establishing a clear language of structure, proportion and horizontality. Each façade is supported by substantial balcony areas, with operable glazing, to encourage outdoor living and allow access to natural light and breezes.

- Projecting blades, terraces and deep overhangs, to each boundary, break down the building mass, provide shade and privacy, and allow this modern building to exist comfortably amongst more traditional houses.

The bureau's design statement notes the following on the architecture and character of the locality:

Architecturally, Indooroopilly also holds particular significance in the evolution of Brisbane's modernist residential identity. From the mid-twentieth century, the suburb and surrounding inner west became a fertile setting for design exploring a more progressive and distinctly subtropical approach to modernism. This legacy established many of the qualities now synonymous with Brisbane's best residential architecture: clarity of structure, deep shade, natural ventilation, honest materiality, generous outdoor living and an intrinsic connection to landscape. International modernist principles were adapted to the particularities of Brisbane, creating an architecture that was simultaneously rational and relaxed, refined and responsive to climate...

[The proposal] presents an opportunity to continue this lineage rather than simply reference it. Its steep terrain, vegetated setting and suburban character encourages a built form that responds rather than imposes - elevated above the ground, stepping and embedded with topography, opening toward breezes and outlook, and dissolving the traditional boundary between architecture and garden.

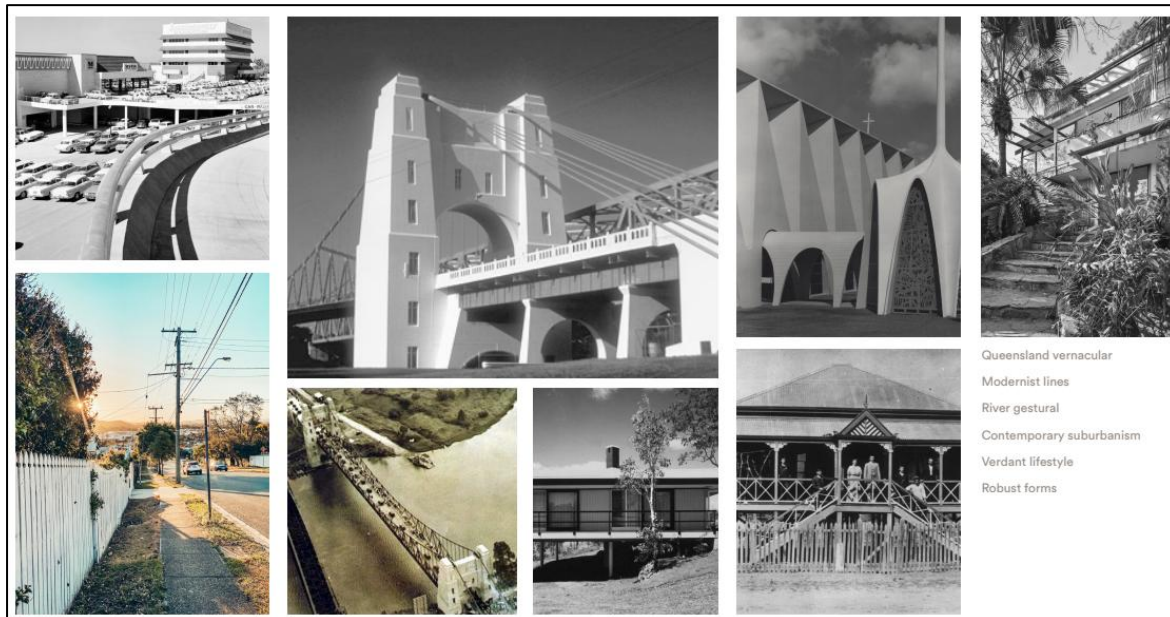


Figure 23: Local architectural character reference image



Figure 24: Render – Development Viewed From River (Source: Bureau Proberts)

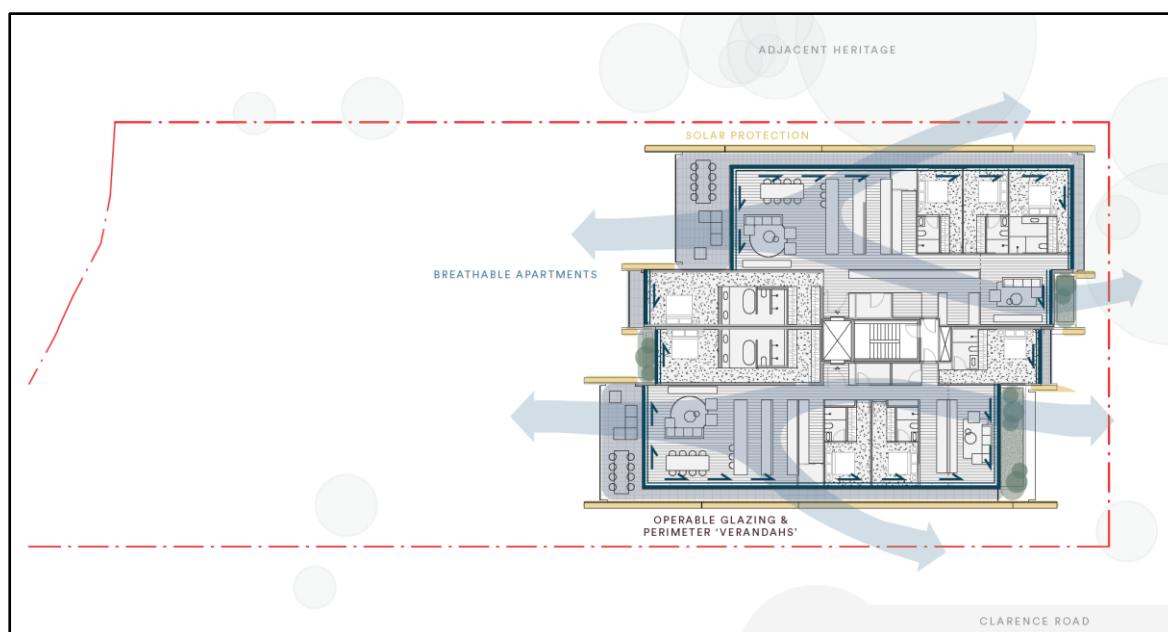


Figure 25: Level 2 'Breathable Apartments Plan' (Source: Bureau Proberts)

5.2.11 Presentation to riverscape

The site is mapped within Brisbane River Corridor Section 2. The numerical setback 'acceptable outcome' in this circumstance is 20 metres from the Highest Astronomical Tide (HAT). As illustrated, the minimum setback to HAT is in the order of 26.158m, which complies with the Acceptable Outcome. Notwithstanding, as built form is proposed within

the mapped overlay, PO11 of the corresponding Waterway Corridor Overlay Code is relevant. PO11 reads:

PO11

Development of a site in the Brisbane River corridor sub-category – sections 1 - 5 abutting the Brisbane River:

- a. maintains and enhances the attractive appearance of the Brisbane River and its banks, when viewed from the Brisbane River, from development near the Brisbane River, and from other public viewing points;*
- b. uses materials for buildings, structures and landscaping which are durable, complement surrounding buildings, the visual character of the area and the character, functions and values of the corridor section*

The proposal responds to PO11 in the following way:

- The bureau^proberts designed building presents a striking yet measured architectural expression, where strong horizontal forms, sculptural green-pigmented concrete and deep cantilevers are integrated with Indooroopilly's steep, vegetated landscape (Figure 26). The proposal will present as a sculptural architectural form amongst the existing vegetated bank. The materials are durable, of a high standard, and will complement surrounding built form, including nearby river civic infrastructure such as the Walter Taylor Bridge.
- By positioning the development at the northern portion of the site, there is c. 900sqm of landscaping between the building and the highest astronomical tide (HAT). The southern portion of the site is described in the Detailed Ecological Assessment Report prepared by S5 as containing no canopy or sub-canopy vegetation, but rather being dominated by extensive overgrowth of invasive shrub and groundcover species. This area nevertheless provides for a rugged, naturalised buffer between the building and the HAT.
- The landscape strategy illustrated on the attached plans by Cusp is to integrate containerised planting throughout the building, allowing vegetation to cascade over the more robust architectural forms and spill into the rugged riverbank. Planting is paired with visually recessive materials and muted building tones, softening the built form and strengthening its integration with the surrounding landscape.



Figure 26: Architectural renders illustrating the proposals response to the Brisbane River and its banks

5.3 Summary & List of Supporting Specialist Reports

The development application is supported by the following consultant reports and plans:

- Architectural Plans prepared by Bureau Proberts;
- Urban Design Report prepared by Bureau Proberts;
- Heritage Impact Assessment Report prepared by Pendergast Architects;
- Land Survey prepared by 3020 Surveys;
- Bushfire Hazard Assessment and Management Plan prepared by S5 Environmental;
- Detailed Ecological Assessment Report prepared by S5 Environmental;
- Vegetation Retention Plan prepared by S5 Environmental;
- Landscape Concept Report prepared by CUSP;
- Civil Code Compliance Report prepared by Morgan Consulting Engineers;
- Concept Bulk Earthworks Plan prepared by Morgan Consulting Engineers;
- Concept Services Plan prepared by Morgan Consulting Engineers;
- Noise Impact Assessment Report prepared by Acoustic Logic;
- Traffic Impact Assessment Report prepared by ITE Consulting Engineers; and
- Waste Management Plan prepared by ITE Consulting Engineers.

5.4 Staging

No staging is proposed as part of the proposal.

5.5 Infrastructure Charges

In accordance with the Brisbane Adopted Infrastructure Charges Resolution (No. 12) 2023, infrastructure charges are to be imposed in the following manner. The below charges and credits relate to those to be imposed by Brisbane City Council and their associated distributor-retailer, Urban Utilities.

Credits for Existing or Previous Uses:

Credit use	Credit unit	Total value per demand unit	BCC value per demand unit	UU value per demand unit	Number of credit units	Value of Credit
Lot	Number of lots	\$37,586.66	\$18,793.33	\$18,793.33	1	\$37,586.66
Total Credit:						\$37,586.66

Demand Charges:

Demand use	Demand unit	Total value per demand unit	BCC value per demand unit	UU value per demand unit	Number of demand units	Demand Value
Multiple Dwelling	3 or more bedroom dwelling	\$37,586.66	\$18,793.33	\$18,793.33	8	\$300,693.28
Gross Charge:						\$300,693.28
Credits:						\$37,586.66
Net Charge:						\$263,106.62

Trunk Infrastructure / Offsets

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

5.6 Approval Requirements

In accordance with Section 85 of the Planning Act 2016, a Currency Period of 6 years is requested for the first Material Change of Use applied for.

6.0 Legislative Framework

6.1 Purpose of the Planning Act 2016

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

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

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

6.2 Development Assessment System

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

Parts 1, 2, 3, 4 and 5 of the Development Assessment Rules are consequently applicable to this development application. Of note, the Applicant does not choose to opt out of receiving an Information Request and consequently the decision as to whether to issue an Information Request is left at the discretion of the Council and triggered referral agency.

6.3 State Planning Instruments

6.3.1 State Planning Policies

The State Planning Policy is a State Planning Instrument outlining matters of State Interest. In accordance with the Planning Act 2016, a Local Government in assessing a development application must give consideration to any relevant components of the State Planning Policy if the Planning Scheme has not yet appropriately integrated the relevant State Interest Policies. Part E of the State Planning Policy outlines 5 themes and 17 State Interest Policies and associated Assessment Benchmarks to which development is to be assessed. The manner in which the proposed development responds to these State Interest Policies and Assessment Benchmarks can be seen below:

State Interest Policy	Project Assessment and Compliance
Liveable Communities and Housing	
Housing Supply and Diversity	The development provides 8 x 3+ bedroom units within the LMR Zone, that are serviced by appropriate infrastructure. The use and scale of the development is anticipated for the site.
Liveable Communities	The development provides 8 3+ bedroom units within the LMR Zone, that are serviced by appropriate infrastructure. The use and scale of the development is anticipated for the site.
Economic Growth	
Agriculture	Not Applicable
Development and Construction	The proposal supports development and construction activity through the provision of 8 new dwellings on land appropriately zoned for low medium density residential development.
Mining and Extractive Resources	Not Applicable
Tourism	Not Applicable
Environment and Heritage	
Biodiversity	Refer to the Ecological Assessment Report prepared by S5 Environmental. The site is mapped as containing high ecological significance however, only minor removal is proposed, which will not impact on the biodiversity of the site.

State Interest Policy	Project Assessment and Compliance
Coastal environment	The development is not proposed within the areas mapped in the Coastal Hazard overlay nor will any earthworks occur in these areas.
Cultural heritage	The site adjoins a State Heritage site however, it is not anticipated to create any impacts. Refer to the Heritage Impact Assessment report.
Water quality	Not Applicable The proposal is located within an urban area and on a site of less than 2500m ² .
Safety and Resilience to Hazards	
Emissions and Hazardous Activities	Not Applicable
Natural Hazards, Risk and Resilience	The site is mapped within the flooding, biodiversity, coastal hazard and acid sulfate soils overlays. The development has been designed to mitigate these impacts, as discussed within the attached consultant reporting.
Infrastructure	
Energy and Water Supply	Not Applicable The proposed development is not of State significance in relation to energy or water supply.
Infrastructure Integration	Not Applicable The site has access to all necessary urban infrastructure and utility services.
Transport Infrastructure	Not Applicable The subject site is less than 5,000m ² .
Strategic Airports and Aviation Facilities	Not Applicable
Strategic Ports	Not Applicable

6.3.2 Regional Plan

The subject site is contained in the Urban Footprint within the *South East Queensland Regional Plan*. The intent of the Urban Footprint is to accommodate a range of urban uses in the forms of housing, industry, businesses, infrastructure, community facilities and urban open space. The proposal is for Material Change of Use and Building Works for Multiple Dwelling, thus the application is consistent with the intentions of the Urban Footprint.

6.4 Local Planning Instruments

6.4.1 City Plan 2014

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

6.4.2 Strategic Framework

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

appropriate development occurs in the planning scheme area for the life of the planning scheme.

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

- Brisbane's industrial economy
- Brisbane's identity
- Brisbane's housing and accommodation choices
- Brisbane's healthy and safe communities
- Brisbane's environmental values
- Brisbane's environmental quality and sustainable design
- Brisbane's adaptation approaches
- Brisbane's transport infrastructure networks
- Brisbane's other infrastructure networks
- Brisbane's coordinated infrastructure planning and delivery
- Brisbane's City Centre
- Brisbane's Major Industry Areas
- Brisbane's Major Centres
- Brisbane's Suburban Living Areas
- Brisbane's Greenspace System
- Brisbane's Growth Nodes on Selected Transport Corridors.

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

6.4.3 Category of Assessment

The proposed development is categorised as Impact Assessment in accordance with Part 5 of the City Plan 2014.

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

Overlay	Level of Assessment in accordance with Part 5.10	Assessment Benchmarks
Airport Environs Overlay	No Change	Airport Environs Overlay Code
Biodiversity Areas Overlay	No Change	Biodiversity Areas Overlay Code
Bushfire Overlay	No Change	Bushfire Overlay Code
Coastal Hazard Overlay	No Change	Coastal Hazard Overlay
Community Purposes Network Overlay	No Change	Community Purposes Network Overlay Code
Critical Infrastructure and Movement Network Overlay	No Change	Critical Infrastructure and Movement Network Overlay Code
Dwelling House Character Overlay	Not Applicable	NA
Flood Overlay	No Change	Flood Overlay Code
Heritage Overlay	No Change	Heritage Overlay Code
Potential and Actual Acid Sulfate Soils Overlay	No Change	Potential and Actual Acid Sulfate Soils Overlay Code
Road Hierarchy Overlay	No Change	Road Hierarchy Overlay Code
Streetscape Hierarchy Overlay	No Change	Streetscape Hierarchy Overlay Code
Traditional Building Character Overlay	No Change	Traditional Building Character Overlay Code
Transport Noise Corridor Overlay	No Change	Transport Noise Corridor Overlay Code
Waterways Corridors Overlay	No Change	Waterways Corridors Overlay Code

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

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

6.5 General Assessment Provisions

The proposal has been assessed against Version 36/2026 of the Brisbane City Plan 2014 (effective 12 June 2026)

Zones

The Low Medium Density Residential LMR2 zone is intended to provide for a mix of dwelling types including dwelling houses, 2 to 3 storey low rise multiple dwellings and dual occupancy uses. The zone is intended to provide housing diversity and a sensitive

transition both to adjoining sites that contain dwelling houses and between busier road and centres and low density residential areas.

The proposal is considered to further the intent for this zone and is in accordance with the overall outcomes of the Low-Medium Density Residential LMR2 zone. A response to the particular elements of the Low-Medium Density Residential LMR2 zone is set out below:

The proposal is in accordance with the overall outcomes of the Low-Medium Residential zone.

Low-medium density residential zone code	
Overall Outcome	Proposal
Zone role overall outcomes	
(a) Development in the zone supports the implementation of the policy direction set in the Strategic framework, in particular: (i) Theme 2: Brisbane's outstanding lifestyle and Element 2.2 – Brisbane's housing and accommodation choices; (ii) Theme 5: Brisbane's CityShape, Element 5.3 – Brisbane's Major Centres and Element 5.5 – Brisbane's Suburban Living Areas and Element 5.8 – Brisbane's Growth Nodes on Selected Transport Corridors.	Complies The proposal supports the Strategic Framework by providing additional housing and housing choice within an established Low-medium Density Residential area with good access to public transport, centres, services and infrastructure.
Development location and uses overall outcomes	
(a) Development comprises a mix of low and low-medium rise, low-medium density residential development.	Complies The proposal provides a 4 storey Multiple Dwelling comprising 8 dwellings, consistent with the intent of the low-medium density residential function of the zone and the intended changes proposed under the More Homes, Sooner amendment.
(b) Development allows for urban consolidation and better use of physical and social infrastructure.	Complies The proposal provides a 4 storey Multiple Dwelling comprising 8 dwellings, consistent with the intent of the low-medium density residential function of the zone and the intended changes proposed under the More Homes, Sooner amendment.
(c) Development supports the creation of a walkable neighbourhood with the potential for residents to live within walking distance of regular public transport, nearby centres, recreational opportunities and community facilities, and reduces vehicle-based trips to work, shops or centres.	Complies The site is approximately 380m walking distance from Indooroopilly railway station. Further, the site is within 800m of the Indooroopilly Principle Centre Zone.
(d) Development provides for co-existence of dwelling houses, dual occupancies or multiple dwellings.	Complies The proposed Multiple Dwelling is an anticipated residential use within the Low-medium Density Residential Zone and contributes to housing diversity and the intended mix of residential accommodation.
(e) Development retains an existing dwelling house that is located on land within the Traditional	The site contains an existing post war dwelling house that does not hold any character significance. It is proposed to be demolished to facilitate the development.

Low-medium density residential zone code	
Overall Outcome	Proposal
building character overlay, Heritage overlay or Pre-1911 building overlay.	
(f) Development for alternative housing types, such as rooming accommodation, a residential care facility or a retirement facility together with ancillary convenience activities and allied services (care co-located uses), which provide housing diversity and enable people to find suitable accommodation throughout their life cycle: (i) meets amenity expectations of residents; (ii) meets the bulk and building height requirements of the Multiple dwelling code or any applicable neighbourhood plan and is not adjoining a dwelling house if rooming accommodation for 6 persons or more; (iii) meets the bulk and building height requirements of the Retirement and residential care facility code if a residential care facility or retirement facility.	Not Applicable The proposal does not involve rooming accommodation, a residential care facility or retirement facility.
(g) Development for complementary residential accommodation options including short-term accommodation support, and meet the needs of visitors to, nearby destinations such as hospitals and is located in highly accessible locations fronting an arterial or suburban road that carries more than 6,000 vehicles per day in the Up to 3 storeys zone precinct or the 2 or 3 storey mix zone precinct.	Not Applicable The proposal does not involve short term accommodation.
(h) Development for a relocatable home park or tourist park may continue to operate and expand on existing sites in the Up to 3 storeys zone precinct or 2 or 3 storey mix zone precinct to provide housing diversity.	Not Applicable The proposal does not involve a relocatable home park or tourist park.
(i) Development for a dwelling unit may occur as part of a non-residential use.	Not Applicable The proposal does not involve a dwelling unit associated with a non-residential use.
(j) Development reflects and supports the level of comfort, quiet, privacy and safety (including impacts of glare, odour, light, noise, traffic, parking, servicing and hours of operation) reasonably expected within a low-medium density, but predominantly permanent residential environment.	Complies The proposal is for residential development and is designed to maintain the level of privacy, safety and residential amenity expected within a low medium density residential area. Setbacks, landscaping, privacy and servicing matters are addressed through the detailed design, as demonstrated in the assessment against the applicable codes in Appendix A.
(k) Development for an active frontage use on land within the Active frontages in residential zones overlay is to comply with the Active frontages in residential zones overlay code.	Not Applicable The proposal does not involve an active frontage use.
(l) Development for commercial character building activities on land within the Commercial character building overlay is to comply with the Commercial character building (activities) overlay code.	Not Applicable The proposal does not involve a commercial character building.
(m) Development for a compatible and individual small-scale non-residential use which is a community care centre, community use, health care service, office,	Not Applicable No non-residential use is proposed.

Low-medium density residential zone code	
Overall Outcome	Proposal
shop or veterinary service (together with any associated caretaker's accommodation or dwelling unit) where not on land within the Commercial character building overlay or the Active frontages in residential zones overlay, is to:	
(i) have a gross floor area of less than 250m²; (ii) serve local residents' day-to-day needs; (iii) not undermine the viability of a nearby centre.	
(n) Development which would result in the co-location of new non-residential uses may only occur along an active frontage identified on the Active frontages in residential zones overlay map or where located in two or more adjoining commercial character buildings.	Not Applicable No non-residential use is proposed.
(o) Development for a home-based business may operate in a dwelling house, dual occupancy or multiple dwelling and is of a scale and nature that protects the amenity of adjoining residents.	Not Applicable The proposal does not involve a home-based business.
(p) Development for any other non-residential use serves a local community facility need only such as a child care centre or a substation.	Not Applicable No other non-residential use is proposed.
Development form overall outcomes	
(a) Development for a residential building occurs on appropriately sized and configured lots and is of a height, bulk, scale and form which is tailored to its specific location and to the characteristics of the site within the Low-medium density residential zone and the relevant zone precinct and reinforces a distinctive subtropical character of low to low-medium rise buildings with a landscaped streetscape and recreation areas.	Complies The proposal provides 8 dwellings over 4 storeys on a 2,181m ² site within the LMR2 Low-medium Density Residential Zone (2 or 3 Storey Mix). The site is appropriately sized and configured to accommodate the proposed development. The building design provides an appropriate bulk, scale and form, with articulation achieved through breaks between buildings, balconies, variation in materials and finishes, private courtyards and landscaped areas, particularly along the Clarence Road frontage. These elements assist in reducing the building bulk and provide a built form suited to the site and Clarence Road streetscape, while reinforcing the subtropical character of low to low medium rise buildings within a landscaped streetscape with access to recreation areas.
(b) Development provides for a building to have a building height and bulk that responds to:	Complies The proposed height, bulk and scale respond to the site area, regular configuration, steep slope and surrounding built form. The existing and proposed boundary vegetation significantly buffers the development from the adjoining heritage site. Further, the site is located at the end of a cul-de-sac and is not surrounded by smaller lots.
(c) Development provides for setbacks which suitably buffer a residential use from an activity in an adjoining non-residential zone.	Not Applicable The site does not adjoin a non-residential zone requiring additional buffering.
(d) Development supports a subtropical character by ensuring that:	Complies

Low-medium density residential zone code	
Overall Outcome	Proposal
(i) the building form, spacing, orientation and design ensure dwellings are well designed and sensitive to the city's climate; (ii) residents on the site, as well as residents of existing or future dwellings on adjoining sites, have sufficient privacy and good access to daylight, sunlight and breezes to enable the intended use of indoor and outdoor spaces.	The development provides excellent building separation, appropriate orientation, private courtyards and balconies to both upper levels of all dwellings, together with landscaping. The units are orientate towards the Brisbane River and do not directly overlook the adjoining properties. These elements also support access to daylight and breezes and provide appropriate residential amenity for future residents.
(e) Development provides quality private and public open spaces and landscaping, including deep planting that softens the scale of the dwellings, provides spaces for outdoor activity areas and encourages outdoor living.	Complies The proposal provides private open space and landscaping, including areas of deep planting, to support outdoor living and soften the built form. Each dwelling is afforded more than the minimum requirement for open space, with opportunities for passive and active recreation in the communal space.
(f) Development provides for a building design that interfaces with the street and other adjoining public spaces, including via habitable uses at ground level (with parking located below or behind buildings unless a dwelling house or dual occupancy) which provides surveillance and encourages activation of parks and streets.	Complies The proposal provides private open space and landscaping, including areas of deep planting, to support outdoor living and soften the built form. Each dwelling is afforded more than the minimum requirement for open space, with opportunities for passive and active recreation in the communal space. the upper level balconies wrap around the building to provide casual surveillance opportunities to the street. Parking is contained within the ground and basement levels.
(g) Development provides for a residential dwelling that fronts a heavily trafficked road or other noise source to be: (i) suitably located and orientated on the site; (ii) designed and finished to minimise noise intrusion while maintaining some opportunities for interface with and surveillance of the street.	Complies Clarence Road is identified as a Neighbourhood Road and is not a heavily trafficked road requiring a specific noise response. The site is within proximity of the Rail corridor however, the Noise Impact Assessment Report has provided mitigation measures for the development.
(h) Development responds to land constraints, mitigates any adverse impacts on environmental values and addresses other specific characteristics, as identified by overlays affecting the site or in codes applicable to the development.	Complies The accompanying consultant reports address each overlay pertaining to the site's known hazards, including bushfire, flood, coastal hazard and biodiversity.

The proposal is in accordance with the overall outcomes of the 2 or 3 storey mix zone precinct.

Low-medium density residential zone code – 2 or 3 storey mix zone precinct	
Overall Outcome	Proposal
2 or 3 storey mix zone precinct overall outcomes	
(a) Development comprises a mix of dwelling types including dwelling houses, 2 to 3 storey low rise multiple dwellings (such as apartments and row houses) and dual occupancy, to provide housing diversity and a sensitive transition both to adjoining sites that contain dwelling houses and between busier roads or centres and lower density residential areas.	Alternative Outcome While the proposal exceeds the 2 to 3 storey building forms referenced within this outcome, it is considered to achieve the underlying planning intent. The subject site is located in a highly accessible urban area with convenient access to public transport, services, employment opportunities and community

Low-medium density residential zone code – 2 or 3 storey mix zone precinct	
Overall Outcome	Proposal
	infrastructure, making it an appropriate location for a modest increase in residential intensity. Further, the proposal supports the Strategic Framework by providing additional housing and housing choice within an established Low-medium Density Residential area with good access to public transport, centres, services and infrastructure. The proposal aligns directly with the anticipated Planning Scheme amendment 'More Homes, Sooner' which will increase the 'Acceptable Outcome' and code assessable height threshold to 4 storeys and 14m. This form of development provides an additional housing choice within the locality and represents an appropriate low medium density outcome in a well serviced location close to public transport, centres and existing infrastructure.
(b) Development of low-medium rise, low-medium density residential buildings: (i) are of predominantly 2 storeys, or of up to 3 storeys in height where located within easy walking distance of a public transport node; (ii) are located on suitable sites, in accessible locations, near to public transport and larger centres or key destinations.	Alternative Outcome The proposal does not strictly accord with the building heights contemplated by this outcome, being four storeys rather than the predominantly 2 storeys, or up to 3 storeys in locations within easy walking distance of a public transport node. However, the proposal is considered to achieve the underlying intent of the provision when assessed holistically. Importantly, the proposed built form has been designed to ensure that no material adverse amenity impacts arise for adjoining properties, including in relation to privacy, overlooking, overshadowing, visual bulk or loss of outlook. The proposal supports the Strategic Framework by providing additional housing and housing choice within an established Low-medium Density Residential area with good access to public transport, centres, services and infrastructure. The proposal aligns directly with the anticipated Planning Scheme amendment 'More Homes, Sooner' which will increase the 'Acceptable Outcome' and code assessable height threshold to 4 storeys and 14m. This form of development provides an additional housing choice within the locality and represents an appropriate low medium density outcome in a well serviced location close to public transport, centres and existing infrastructure.
(c) Development for a residential use other than a dwelling house is of a scale and bulk that co-exists comfortably with an adjoining dwelling house, even though it might have a bulk and scale greater than a dwelling house.	Complies The proposed Multiple Dwelling is of a bulk and scale that can comfortably coexist with adjoining residential development. Building separation, setbacks, landscaping, private open space and the orientation of balconies and living areas have been designed to maintain privacy and amenity for adjoining properties. The proposal is a direct response to the anticipated Planning Scheme amendment 'More Homes, Sooner'

Low-medium density residential zone code – 2 or 3 storey mix zone precinct	
Overall Outcome	Proposal
	which will increase the code assessable height limit to 4 storeys.
(d) Development design, height and setbacks provide a sensitive transition at the edge of the site to an adjoining dwelling house or land in a lower density zone or zone precinct.	Complies The proposed 4 storey height is consistent with established and more recent development within the immediate locality, including contemporary larger scale development in the nearby Mixed Use Zones and Centre Zones near the train station. The adjoining dwelling house to the west is located within the same Low-medium Density Residential Zone but not within a lower density zone or precinct. As such, the applicable building height transition within 10m of the common boundary is 9.5m and 2 storeys. Refer to Section 5.2.3.
(e) Development for a residential use other than for a dwelling house incorporates setbacks and landscaping which contribute to a cohesive and compatible human-scale streetscape.	Complies The proposal incorporates setbacks, landscaping and articulated building design to provide a compatible human scale streetscape. The front dwellings address Clarence Road via balconies and living areas, with landscaping along the frontage assisting to soften the built form and provide a cohesive residential streetscape.
(f) Development responds to local characteristics, such as protection of view corridors, reinforces a green landscape character and responds to the surrounding character and architecture.	Not Applicable The site is not identified as being in a protected view corridor. Landscaping within the site will contribute to a green landscape character.

Neighbourhood Plans

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

Indooroopilly Centre Neighbourhood Plan Code	
Overall Outcome	Proposal
a) Indooroopilly centre develops as a centre and will build on the strength of its existing retail, commercial and community sectors to become the principal location for these activities in western Brisbane.	Complies The site is identified as a Key Location due to its proximity to the railway station. The development of the site aligns with the proposed intent of the More Homes, Sooner amendment, which anticipates increased ty to support the nearby centres.
b) Development creates a diverse, integrated, mixed use centre hosting retail and commercial office uses, higher density dwellings and a range of community and recreational facilities that are concentrated around existing and future public transport nodes to encourage greater use of public transport services and attract further investment in new public transport facilities in and serving Indooroopilly centre.	Complies The site is identified as a Key Location due to its proximity to the railway station. The development of the site aligns with the proposed intent of the More Homes, Sooner amendment, which anticipates increased ty to support the nearby centres. The development proposes a 4 storey multiple dwelling containing 8 units that appropriately increases the density and housing choice for the site.

Indooroopilly Centre Neighbourhood Plan Code	
Overall Outcome	Proposal
c) Development is of a height, scale and design that is consistent with the intended height, bulk and character of the relevant precinct and does not result in a density that would place disproportionate pressure on transport infrastructure, public space or community facilities.	Complies The site is identified as a Key Location due to its proximity to the railway station. The development of the site aligns with the proposed intent of the More Homes, Sooner amendment, which anticipates increased ty to support the nearby centres. The development proposes a 4 storey multiple dwelling containing 8 units that appropriately increases the density and housing choice for the site.
d) Open space, including Keating Park and the former Witton Barracks, is an integral part of the local active transport network and offers a variety of accessible and comfortable community meeting places and recreational spaces.	Not Applicable The site is not located in proximity to open space.
e) New houses and other development in areas with strong traditional architectural character of buildings built in 1946 or before, complement traditional streetscape characteristics and in specified residential areas along highly trafficked roads, the introduction of appropriate new uses is encouraged, where this leads to the preservation of heritage or character buildings.	Complies Refer to the Urban Design Report prepared by Bureau Proberts and the Heritage Impact Assessment Report prepared by Pendergast Architects. The existing house on site was not built prior to 1946 and has no significant character. Notwithstanding, the design takes inspiration from the historic infrastructure of the area including the Walter Taylor Bridge and nearby centres. The development appropriately mitigates any perceived impact from the common boundary to the adjoining heritage listed site.
f) A range of community facilities and services is supported within the neighbourhood plan area that caters for residents, employees and visitors. New development assists in the provision of community spaces to meet the needs of the growing local community. Community facilities are encouraged to co-locate with public and private open space.	Not Applicable The development is a residential use.
g) Higher density development requires larger sites that will be achieved through lot amalgamation.	Not Applicable The development is not high density.
h) Multiple dwellings are not accommodated in the Low density residential zone.	Complies The site is located on the LMR Zone.
i) Development is of a height, scale and form, including expansive podium and tower element, which does not adversely compromise air quality and is consistent with the amenity, character, community expectations and infrastructure assumptions intended for the precinct.	Complies The proposed height reflects the intended outcome of the More Homes, Sooner planning scheme amendment. Further, the proposed site cover, setbacks and car parking provision for the development is largely compliant and aligns with community expectation for the LMR zone. Where necessary, mitigation measures are provided to protect residents against acoustic impacts of the railway corridor and overlooking from adjoining properties.
Multi-purpose Centre Precinct – Not Applicable	
Development in the Moggill Road North sub-precinct – Not Applicable	

Indooroopilly Centre Neighbourhood Plan Code	
Overall Outcome	Proposal
<i>Development in the Indooroopilly shopping centre mixed use sub-precinct – Not Applicable</i>	
<i>Witton Barracks precinct – Not Applicable</i>	
<i>Special context area precinct – Not Applicable</i>	

Development Codes

The Multiple Dwelling Code is triggered and assessed in Appendix B of this report.

In accordance with Part 5, Table 5.3.5.1 of City Plan 2014, the above Development Codes trigger the following Prescribed Secondary Codes:

- Filling and Excavation Code
- Infrastructure Design Code
- Landscape Work Code
- Outdoor Lighting Code
- Park Planning and Design Code
- Stormwater Code
- Transport, Access Parking and Servicing Code
- Wastewater Code.

Where applicable, these Prescribed Secondary Codes have been addressed within Appendix B of this report and in the accompanying consultant documentation.

Overlay Codes

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

- Airport Environs Overlay
- Biodiversity Areas Overlay
- Bushfire Overlay
- Coastal Hazard Overlay
- Community Purposes Network Overlay
- Critical Infrastructure and Movement Network Overlay
- Dwelling House Character Overlay
- Flood Overlay
- Heritage Overlay
- Potential and Actual Acid Sulfate Soils Overlay
- Road Hierarchy Overlay
- Streetscape Hierarchy Overlay
- Traditional Building Character Overlay
- Transport Noise Corridor Overlay
- Waterway Corridors Overlay.

Planning Scheme Policies

Further the following Planning Scheme Policies have been considered and seen to be suitably complied with through the preparation of this development application:

- Biodiversity Areas Planning Scheme Policy
- Bushfire Planning Scheme Policy
- Coastal Hazard Planning Scheme Policy
- Crime Prevention Through Environmental Design Planning Scheme Policy
- Flood Planning Scheme Policy
- Graffiti Prevention Planning Scheme Policy
- Heritage Planning Scheme Policy
- Infrastructure Design Planning Scheme Policy
- Landscape Design Guidelines for Water Conservation Planning Scheme Policy
- Potential and Actual Acid Sulfate Soils Planning Scheme Policy
- Refuse Planning Scheme Policy
- Traditional Building Character Planning Scheme Policy
- Transport, Access, Parking and Servicing Planning Scheme Policy
- Transport Air Quality Planning Scheme Policy
- Vegetation Planning Scheme Policy.

6.6 Local Laws

The development may necessitate a NALL permit, which can be reflected in a condition of approval.

6.7 Referral Agencies

The site directly adjoins *Tighnabruaich*, a State heritage place at 203 Clarence Road, Indooroopilly, on Lot 195 on SP113021. It is entered in the *Queensland Heritage Register* as Place ID 600229.

The change from a single residential use to a multiple dwelling use constitutes a material change of use on land adjoining a Queensland heritage place, which requires a referral to the State. The applicable State heritage assessment benchmark is *State Development Assessment Provisions, State Code 14: Queensland heritage, Table 14.4, Performance Outcome PO8*.

The site is also mapped within the *Brisbane City Plan 2014 Heritage overlay*, Area adjoining heritage sub-category. The operation of the *Heritage overlay code* is addressed in Section 4.3 of the Heritage Impact Assessment Report prepared by Pendergast Architects.

7.0 Emerging and Non-Statutory Policy

7.1 More Homes, Sooner – Planning Scheme Amendment

Brisbane City Council's proposed *More Homes, Sooner – Low-medium Density Residential Design Amendment* ("More Homes, Sooner") is considered a relevant matter in the assessment of the application. The amendment reflects Council's current planning policy direction for increasing housing supply within the Low-medium Density Residential Zone.

The proposed amendment was publicly notified between 20 February and 20 March 2026 and has therefore progressed beyond preliminary policy development and through the statutory public consultation stage of the planning scheme amendment process. Moreover, it is expected to be incorporated into the Planning Scheme in September 2026. The progression of the *More Homes, Sooner* amendment through public consultation therefore increases the weight that may be given to the proposed changes, although the amendment has not yet commenced as part of City Plan.

The amendment is consistent with the broader direction established by Brisbane's Sustainable Growth Strategy 2023. The Sustainable Growth Strategy identifies the need to increase housing supply, diversity and choice in well located areas, while the *More Homes, Sooner* amendment proposes specific changes to the Low-medium Density Residential Zone to support increased housing supply, including greater opportunities for 3 and 4 storey development in appropriate locations.

Importantly, the amendment proposes to combine the existing LMR2 (2 or 3 Storey Mix) and LMR3 (Up to 3 Storeys) precincts into a new Low-medium Density Residential (3 or 4 Storey Mix) Zone Precinct. Under the proposed framework, Council identifies well serviced areas near commercial centres and high frequency public transport as Key Locations, with greater development opportunities provided in these locations.

Under the proposed framework, the amendment provides for:

- 3 storey Multiple Dwellings on sites with an area greater than 600m², including sites outside Key Locations; and
- up to 4 storey Multiple Dwellings on sites greater than 800m² within Key Locations.

The subject site, which is defined as a Key Location, has an area of 2,181m² and the proposal comprises 8 dwellings over 4 storeys. The proposal is therefore consistent with the 4 storey Multiple Dwelling outcome proposed under the amendment for LMR sites greater than 800m² within Key Locations.

The amendment remains relevant to the subject site given that it is located within the existing LMR2 – 2 or 3 Storey Mix Precinct and the proposed amendment would place the site within the new 3 or 4 Storey Mix Zone Precinct.

Council has also progressed the *More Homes, Sooner – Car Parking for Multiple Dwellings* Amendment, which was adopted on 9 June 2026 and commenced in City Plan on 12 June 2026. The amendment introduced reduced citywide car parking rates for Multiple Dwelling development, together with further reductions for sites within Key Locations. The commencement of these provisions further demonstrates Council's broader approach to facilitating additional housing within established urban areas.

The proposed additional fourth storey therefore does not result in an excessive or unanticipated increase in development intensity. Rather, it is consistent with the type and

scale of Multiple Dwelling development proposed under the amendment for LMR sites greater than 800m².

Accordingly, the proposed *More Homes, Sooner* amendment provides further support for the proposed 4 storey built form. As the amendment has progressed through public consultation, greater weight may be given to the proposed changes, providing further support for approval of the proposed additional storey. The amendment does not form part of the current statutory planning scheme however, should be considered when assessing the application, given its anticipated adoption in September 2026.

8.0 Reasons for Approval

Based on the information provided within the body of this report, and the accompanying consultant reporting, we are of the opinion that the proposed development application should be supported as follows:

- The proposed development appropriately responds to the characteristics of the subject site and the locality, including the Brisbane River and adjoining dwellings.
- The design of the development is to be a high architectural standard, providing for locally significant design excellence.
- The development serves to provide additional housing supply and diversity (8 x large floor plate units) where demand exists for such a product.
- The proposal substantially complies with the relevant assessment benchmarks. Where alternative outcomes are sought (namely for the height of the building), the proposal complies with the higher order provisions of the scheme and is consistent with emerging planning policy for the site. Importantly, the development recognises the intent for additional housing on sites identified as 'Key Locations'.
- The proposal does not result in unreasonable amenity impacts, with no adverse overshadowing of neighbouring habitable spaces, no interruption of protected views, and no material privacy impacts on surrounding properties. The natural hazard risk to the site is low and manageable. In particular, the bushfire hazard is categorised as "low", and the proposal meets the necessary habitable and non-habitable floor levels.
- There is no ecological impact from the proposal. The Detailed Ecological Assessment prepared for the site identified limited biodiversity value available on the site. The development has been strategically positioned to occupy historically disturbed areas.
- The development is located, designed and scaled so that its form, bulk and proximity minimises adverse impacts on the cultural heritage significance of the adjoining Queensland heritage place (*Tighnabruaich*). The legibility and prominence of Tighnabruaich is protected within its retained grounds and there is no disruption of public views to the place.
- The operational components of the development (namely access and servicing, stormwater management and refuse collection) have been demonstrated to be functional and comply with relevant standards.

9.0 Conclusions and Recommendations

This town planning report has been prepared on behalf of 213 Clarence Rd Pty Ltd, with respect to a Development Application seeking a Development Permit for a Material Change of Use and Building Work for a Multiple Dwelling (8 Units) at 213 Clarence Road, Indooroopilly.

The development application aligns with the Planning Scheme intent for sites within the Low-Medium Density Residential Zone via the introduction of a well-designed Multiple Dwelling within proximity to major public transport stations and local centres.

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

Urban Strategies Pty Ltd

September 2026

APPENDIX A – Detailed Assessment of Strategic Framework

Theme 1: Brisbane's globally competitive economy

Element 1.2 - Brisbane's industrial economy

The site is not located within an industrial zone or precinct.

Theme 2: Brisbane's outstanding lifestyle

Element 2.1 - Brisbane's identity

Table 3.4.2.1— Brisbane's identity		
Specific outcomes	Land use strategies	Proposal
Sense of place		
SO1 Brisbane has a strong urban legibility.	L1.1 World-leading design standards guide new iconic developments on selected City Centre sites.	Not Applicable
	L1.2 Larger buildings are planned for and deliberately located to enable the design and function of such buildings to contribute positively to Brisbane's natural and built form legibility.	Not Applicable
	L1.3 Public realm design, building setbacks, vegetation and landscaping contribute positively to Brisbane's natural and built form and legibility.	The development results in a built form that creates significant separation to the adjoining houses with large landscape buffers to further reduce the bulk and scale. Overall, the development provides a sub-tropical design anticipated for the area.
SO2 Brisbane has a clear identity as a subtropical river city.	L2.1 Development protects and enhances the recreational and cultural values of the Brisbane River.	The development orientates the building towards the Brisbane River to maximise views. Further, the development will maintain the ecological value along the river.

Table 3.4.2.1— Brisbane's identity

Specific outcomes	Land use strategies	Proposal
	L2.2 Development design includes and protects visual and physical connections to the river and waterways, integrating internal and external spaces.	The development orientates the building towards the Brisbane River to maximise views. Further, the development will maintain the ecological value along the river.
	L2.3 In the City Centre, priority is given to access to the river for pedestrians through building design, attractive streetscapes, public spaces and arcades as well as pedestrian and cycle river crossings.	Not Applicable
SO3 Brisbane is experienced as a series of varied, distinctly separate neighbourhoods.	L3.1 Distinct urban neighbourhoods are identified and described, and land use and built form tailored accordingly.	Not Applicable The site is mapped as a suburban neighbourhood.
	L3.2 Development in activity centres and Growth Nodes on Selected Transport Corridors is carefully designed to create identifiable urban precincts.	The site is located within a Growth Node and is designed to provide access to the nearby railway station.
	L3.3 Features currently contributing to a community's sense of place are identified, protected and reinforced.	The site adjoins a State heritage place. As demonstrated within the Heritage Impact Assessment, the development does not introduce any impacts on the heritage place.
SO4 Brisbane's urban public realm contributes to the legibility, identity and sense of place of local communities.	L4.1 The public domain in centres and Growth Nodes on Selected Transport Corridors is attractive being well planned, well designed and well landscaped.	Not Applicable The development is not located within any public domain.
	L4.2 Development in centres and Growth Nodes on Selected Transport Corridors contributes to well integrated and contextually appropriate public art and community expression in local public domain, streetscapes and buildings.	Not Applicable The development is not located within any public domain.

Table 3.4.2.1— Brisbane's identity

Specific outcomes	Land use strategies	Proposal
	L4.3 Development of Future Suburban Living Areas supports the emergence of an identifiable local character.	Not Applicable
	L4.4 Key civic spaces are identified and protected, maintained and enhanced via overlays.	Not Applicable
SO5 Brisbane's development and infrastructure strengthens local identity.	L5.1 Development responds to and reinforces locally distinctive design, landscape, heritage, social values, patterns of development and culture.	The site adjoins a State heritage place. As demonstrated within the Heritage Impact Assessment, the development does not introduce any impacts on the heritage place. The building design takes inspiration from the nearby Walter Taylor Bridge and traditional building character in the area.
	L5.2 Infrastructure is carefully designed to contribute to sense of place and protect local attributes, values and features.	The development does not propose any new infrastructure. The development will be connected to all necessary infrastructure.
SO6 Brisbane's scenic assets, important cultural landscapes and urban views which contribute to the city's distinctive character are protected and made more accessible.	L6.1 Views of Brisbane's important landscapes as seen from key public vantage points are identified and protected.	Not Applicable
	L6.2 Universal access is provided to public vantage points, including key sites on the Brisbane River, the foreshores and high points.	Not Applicable
	L6.3 Iconic vistas are identified and protected, maintained and enhanced via overlays.	Not Applicable
Subtropical urban design		

Table 3.4.2.1— Brisbane's identity

Specific outcomes	Land use strategies	Proposal
SO7 Brisbane's subtropical design of development and spaces creates a point of difference and distinguishes the city from other capital cities.	L7 The siting, orientation and design of development and public spaces promotes subtropical urban design.	The development is designed to maximise views along the Brisbane River Corridor. Further, the design incorporates extensive planting and landscaping with extensive sub-tropical built form elements.
SO8 Brisbane's backyards contribute strongly to local character by providing green landscapes in urban areas.	L8 Development in low density areas of Suburban Living Areas predominantly maintains a block pattern that accommodates backyards and large trees.	Not Applicable
SO9 Brisbane's subtropical character is accentuated by urban design where development supports outdoor living and subtropical planting that reduce urban heat island effects.	L9.1 Deep planting is incorporated as a feature into higher density development.	Not Applicable
	L9.2 Development provides landscaping and maintains vegetation to provide natural shade to mitigate heat island impacts and create comfortable pedestrian environments.	The development proposes a large area of deep planting along the southern boundary, and landscaping throughout the built form.
	L9.3 Development is encouraged to incorporate best-practice landscaping solutions.	The development proposes a large area of deep planting along the southern boundary, and landscaping throughout the built form. The Landscape Concept Plans describes the proposed landscaping solutions.
SO10 Brisbane's transport routes are highly shaded to promote active travel between local destinations and provide major roads with clearly identifiable markers for travel throughout the city.	L10.1 Neighbourhood plans and the city-wide streetscape hierarchy identify subtropical boulevards and a network hierarchy of street types, where development provides greater numbers of street trees along identified transport and activity routes.	Not Applicable The neighbourhood plan does not identify the street as a transport or activity route.
	L10.2 Development and transport infrastructure creates continuous, well-shaded, green routes along identified major roads.	Not Applicable

Table 3.4.2.1— Brisbane's identity

Specific outcomes	Land use strategies	Proposal
SO11 Brisbane's public infrastructure and parks reinforce a subtropical landscape.	L11.1 Public infrastructure is designed to respond to a subtropical climate and incorporates landscaping, shade and water management features.	Not Applicable
	L11.2 Parks, including urban commons, are provided in centres and Growth Nodes on Selected Transport Corridors, Suburban Living Areas and Future Suburban Living Areas and are appropriately designed and detailed to function as an 'outdoor living room' for surrounding residents and workers.	Not Applicable
Urban design and architecture		
SO12 The urban design of Brisbane's development is cognisant of the role and function of the individual area in which it is located and reinforces or reinterprets the character of that area.	L12 The design of development in centres and Growth Nodes on Selected Transport Corridors, Suburban Living Areas and Future Suburban Living Areas contributes positively to the desired or emerging character, sustainability, health and wellbeing, legibility and local context of the neighbourhood.	Refer to the Urban Design Report prepared by Bureau Proberts. The overall form appears homogeneous but much like its river setting, is shaped in subtle ways to morph and stretch around its perimeter - with street and river elevations shaped in relation to the varied apartment densities within. The development results in a 4 storey multiple dwelling in the LMR Zone with a sub-tropical design within proximity to major public transport and principal centres, which is an intended outcome for the area and represents the emerging character.
SO13 Brisbane's development forms a positive part of the city's legacy and enhances a site's value, the public domain and the city.	L13 Buildings and public spaces exhibit design excellence in form, function and detailing, and enhance the city through the creation of high-quality, contemporary and well-articulated subtropical urban streetscapes.	Refer to the Urban Design Report prepared by Bureau Proberts. The overall form appears homogeneous but much like its river setting, is shaped in subtle ways to morph and stretch around its perimeter - with street and river elevations shaped in relation to the varied apartment densities within. The development results in a 4 storey multiple dwelling in the LMR Zone with a sub-tropical design within proximity to major public

Table 3.4.2.1— Brisbane's identity

Specific outcomes	Land use strategies	Proposal
		transport and principal centres, which is an intended outcome for the area and represents the emerging character.
SO14 Brisbane's urban environments, public domains and movement systems are well located, well connected, permeable and legible.	L14.1 The road hierarchy, streetscape hierarchy and bicycle network determines the distribution and type of public spaces and pedestrian and cycle connections between destinations and public transport stops.	The development will provide a minor pathway within the verge, to direct residents towards the railway station.
	L14.2 Provision of open space is appropriate to the scale and function of the area and is integrated with the urban structure.	The development provides more than the minimum requirement for private and communal open space.
SO15 Brisbane has a high level of land use and movement network connectivity within centres and Growth Nodes on Selected Transport Corridors.	L15 Precinct, street and building design: (a) provides a high level of connectivity and accessibility for pedestrians, public transport, business and services; (b) provides direct, convenient, comfortable, safe and equitable pedestrian and cycle routes between public transport stops, centres, key destinations and adjoining neighbourhoods; (c) provides fine-grain pedestrian, cycle and mobility aid permeability, including privately owned and publicly accessible arcades; (d) integrates with Brisbane's traditional grid street layout and includes signage and clear sightlines.	The building design provides clear and accessible pedestrian and vehicular access points that directly link to the local transport routes.
SO16 Brisbane's smaller civic spaces on development sites and local streets merge to optimise local public domain needs.	L16 Streetscape hierarchies identify circumstances where arcades, building and corner setbacks and widened footpath areas can contribute to the creation of small, fine-grain open spaces.	Not Applicable

Table 3.4.2.1— Brisbane's identity

Specific outcomes	Land use strategies	Proposal
SO17 Brisbane's urban environment contributes to an outstanding lifestyle for the city.	L17 The public domain, public places and development offer people a range of opportunities and experiences to live, work and play in their local neighbourhood and provide an urban environment which: (a) creates high-quality, legible, useable and durable spaces; (b) incorporates opportunities for relaxing or socialising; (c) is inclusive and celebrates local culture and identity; (d) is safe, familiar, comfortable and connected; (e) exhibits best-practice subtropical building design; (f) integrates landscape and building form to improve amenity; (g) encourages activity and wellbeing of residents, workers and visitors; (h) is stimulating, enjoyable and useable through balancing variety and consistency in building form, scale and densities.	The development proposes a clear, sub-tropical design that provides large areas of private and communal open space to encourage outdoor living in passive and active settings. The site's proximity to the local centre and major transport options further encourages outdoor activity and social interaction.
SO18 Brisbane's urban design ensures that public safety and perceptions of public safety are maximised.	L18.1 Crime prevention through environmental design principles are used in the siting, design and functioning of buildings, pedestrian and cycle paths, transport facilities, public domain and other pedestrian-focused spaces.	The development has been sited to allow views to the public domain, including the Brisbane river and street. The pedestrian entrance is afforded sufficient lighting and is visible from the upper levels.
	L18.2 Specific crime prevention through environmental design requirements are tailored to different land uses and specific vulnerable elements and settings.	The development has been sited to allow views to the public domain, including the Brisbane river and street. The pedestrian entrance is afforded sufficient lighting and is visible from the upper levels.
Heritage, character and cultural values		
SO19	L19.1	Not Applicable

Table 3.4.2.1— Brisbane's identity

Specific outcomes	Land use strategies	Proposal
Brisbane's important buildings and places that are important to the city's history are protected.	Heritage places and precincts of important local, city-wide or State cultural heritage significance or special significance to Aboriginal people are identified and protected in accordance with the principles of The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance.	
	L19.2 The adaptation or re-use of heritage places for purposes that retain the significance of the place is supported.	Not Applicable
	L19.3 Development in or adjacent to identified heritage places or precincts protects the cultural heritage significance of the place or precincts.	The site is located adjacent to a QLD state heritage site and has been designed to ensure there is no impact on the adjoining trees or heritage house. Refer to the Heritage Report.
SO20 Brisbane's distinctive suburban identity is reinforced by its character housing precincts.	L20.1 Character buildings built in 1946 or before are protected via overlays.	The site is located within the TBC overlay however, the house on site was not constructed prior to 1946.
	L20.2 Development proposals maintain the traditional building character housing that individually and collectively contributes to the distinctive character of the area and streetscape.	The site is located within the TBC overlay however, the house on site was not constructed prior to 1946.
	L20.3 Traditional housing styles and materials, such as timber and tin and masonry construction, are recognised as being important to character areas and are retained. Surrounding development respects traditional design elements while allowing for compatible innovative design responses.	The proposed design reflects the existing built form character of Indooroopilly, including the Walter Taylor Bridge and local centre. Further, each unit is afforded significant private open space that faces the Brisbane river, which reflects the traditional character of the area.
	L20.4 Development accords with neighbourhood plans which: (a) refine character aspects and overlays to better balance the demand for growth with character protection;	The neighbourhood plan does not list specific outcome for character protection.

Table 3.4.2.1— Brisbane's identity

Specific outcomes	Land use strategies	Proposal
	(b) identify locally responsive strategies to better integrate character buildings and precincts with anticipated growth and development.	
	L20.5 Other small shop and office buildings built in 1946 or before, known as commercial character buildings: (a) are protected from being demolished, removed or significantly altered and are afforded qualified commercial use for low-impact activities to ensure their continued contribution to the local character and lifestyle of the city; (b) fulfil a complementary role to other non-residential and centre uses in the growth areas of the city.	Not Applicable
SO21 Brisbane residents' appreciation of character areas, heritage buildings and the city's history is increased.	L21.1 Development and public domain design protects and directs attention towards local views of landmark heritage or character elements or iconic vistas identified in neighbourhood plans and overlays.	The development orientates the building towards the Brisbane River and provides significant landscape buffering to the adjoining lot, to not overshadow the existing heritage site.
	L21.2 Development provides noteworthy information regarding the cultural or historic significance of a site through works such as local heritage trails and interpretive signage.	Not Applicable
	L21.3 Public domain design and public art complements or interprets local history and character elements.	Not Applicable
SO22	L22.1	Not Applicable

Table 3.4.2.1— Brisbane's identity

Specific outcomes	Land use strategies	Proposal
The cultural connections that Aboriginal people have to Brisbane are recognised, maintained and protected in accordance with the Aboriginal Cultural Heritage Act 2003.	Public domain design promotes Aboriginal and Torres Strait Islander art and culture and acknowledges the history of Traditional Owners in locations of high cultural significance.	
	L22.2 Culturally significant sites and cultural landscapes are identified, protected and maintained.	Not Applicable
	L22.3 Meeting Places of contemporary importance to the Aboriginal and Torres Strait Islander communities are protected and maintained.	Not Applicable

Theme 2: Brisbane's outstanding lifestyle

Element 2.2 - Brisbane's housing and accommodation choices

Table 3.4.3.1— Brisbane's housing and accommodation choices

Specific outcomes	Land use strategies	Proposal
SO1 Brisbane's dwelling needs for future populations are met by matching growth to the existing and planned infrastructure in the city.	L1 Increased densities within Growth Nodes on Selected Transport Corridors are identified through a neighbourhood planning process and are in accordance with the Brisbane CityShape theme to accommodate anticipated future population.	The development is located in the LMR Zone and is identified as a Key Location. The proposed planning scheme amendment, More Homes, Sooner, will see the code assessable height limit increase to 4 storeys. Therefore, the proposed height and density are anticipated for the site.
SO2 Brisbane's housing is diverse in type and form, offering choice to different household types and individuals with specific housing needs.	L2 Residential development contributes to housing diversity, particularly supporting ageing in place and assisted living and housing suited to households on different incomes, within each neighbourhood and across the city, as outlined in the applicable zone or neighbourhood plan. Small-scale complementary uses (care co-located uses defined activity group) that are suited to integration and co-location with	The development proposed 8 units (3-5 bedrooms) with extensive outdoor living opportunities, within close proximity to local centres and public transport. The design improves housing diversity on the site and supports aging in place.

Table 3.4.3.1— Brisbane's housing and accommodation choices

Specific outcomes	Land use strategies	Proposal
	retirement facilities and residential care facilities are facilitated to support the provision of specialised services and retail for residents and visitors.	
SO3 Brisbane provides its temporary population ready access to suitable accommodation for business visitors, tourists and students.	L3.1 A range of accessible accommodation opportunities catering to a growing number of visiting professionals, temporary business visitors, tourists and students are conveniently located at or in proximity to major business and tourism destinations.	The development proposed 8 units (3-5 bedrooms) with extensive outdoor living opportunities, within close proximity to local centres and public transport. The design improves housing diversity on the site and supports aging in place.
	L3.2 There are opportunities for accommodation of employees in residential precincts in proximity to centres.	The development proposed 8 units (3-5 bedrooms) with extensive outdoor living opportunities, within close proximity to local centres and public transport. The design improves housing diversity on the site and supports aging in place.
	L3.3 New hotels and extensions to existing hotels are facilitated in the City Centre and other appropriate locations.	Not Applicable
SO4 Brisbane's existing Rural Neighbourhoods are maintained without expansion.	L4 Given the challenges in providing infrastructure in Rural Neighbourhoods they are not envisaged to expand.	Not Applicable
SO5 Brisbane's last remaining greenfield development areas are well planned and well delivered.	L5 Future Suburban Living Areas exhibit a strong sense of place and demonstrate best-practice urban design outcomes, including building on the landscape features of the locality and a high degree of legibility and permeability.	Not Applicable
SO6 Brisbane provides a variety of accommodation and housing near the city's major institutions and other Special Centres.	L6.1 Land is identified for a range of housing types including rooming accommodation, suitable to tertiary and international students, staff and visitors to major special-purpose centres or community	Not Applicable

Table 3.4.3.1— Brisbane's housing and accommodation choices

Specific outcomes	Land use strategies	Proposal
	institutions, such as hospitals, at appropriate locations proximate to education campuses or health institutions or along high-frequency public transport routes and with good access to urban services.	
	L6.2 Outside activity centres, Growth Nodes on Selected Transport Corridors and geographically nominated locations, rooming accommodation for students is supported where the surrounding amenity is maintained and there is good access to higher education campuses by way of public or active transport.	Not Applicable
	L6.3 Other special purpose institutions, for example defence bases, establish accommodation consistent with the applicable zone or neighbourhood plan, either on site or nearby where well served by transport and other urban facilities, as required to meet the particular housing choice needs for staff and visitors.	Not Applicable

Theme 2: Brisbane's outstanding lifestyle

Element 2.3 - Brisbane's healthy and safe communities

Table 3.4.4.1— Brisbane's healthy and safe communities

Specific outcomes	Land use strategies	Proposal
Natural hazards (flood, bushfire, landslide, coastal hazards and disturbance of acid sulfate soils)		
SO1 Brisbane's people and properties are not exposed to unacceptable risks as a result of landslides, bushfires, flood hazard, coastal inundation and disturbance of acid sulfate soils.	L1.1 Development prioritises, in order, the safety of people, protection of public infrastructure and protection of private property in the management of the economic, social and environmental impacts of natural hazards on the city.	The site is subject to several overlays including, flood, bushfire, landslide and coastal hazard. The development has been sited outside of these areas where possible resulting in an inclusion within the high hazard buffer area of the bushfire overlay only. A bushfire management plan has been prepared as a result.

Table 3.4.4.1— Brisbane's healthy and safe communities

Specific outcomes	Land use strategies	Proposal
	L1.2 Development avoids the unsafe isolation of communities by natural hazards.	The site is subject to several overlays including, flood, bushfire, landslide and coastal hazard. The development has been sited outside of these areas where possible resulting in an inclusion within the high hazard buffer area of the bushfire overlay only. A bushfire management plan has been prepared as a result.
	L1.3 Building design protects people and property from natural hazards.	The site is subject to several overlays including, flood, bushfire, landslide and coastal hazard. The development has been sited outside of these areas where possible resulting in an inclusion within the high hazard buffer area of the bushfire overlay only. A bushfire management plan has been prepared as a result.
	L1.4 Development provides for safe and effective emergency services access and evacuation.	The site is subject to several overlays including, flood, bushfire, landslide and coastal hazard. The development has been sited outside of these areas where possible resulting in an inclusion within the high hazard buffer area of the bushfire overlay only. A bushfire management plan has been prepared as a result. Emergency services can gain access from Clarence Road.
	L1.5 Development in areas where isolation cannot be avoided is able to provide for safe evacuation or safe refuge.	Not Applicable
SO2 Brisbane adopts a risk-management approach to natural hazards where both the planning scheme and development are responsive to evolving information about natural hazards and the consequential assessment of risk. Risk management balances the economic, social and environmental costs and benefits to the city.	L2.1 Development accords with the hazard assessment and mapping for flood, bushfire, landslide, coastal hazards and acid sulfate soils.	The site is subject to several overlays including, flood, bushfire, landslide and coastal hazard. The development has been sited outside of these areas where possible resulting in an inclusion within the high hazard buffer area of the bushfire overlay only. A bushfire management plan has been prepared as a result.
	L2.2 Development in locations susceptible to flood, bushfire, landslide, coastal hazards and acid sulfate soil disturbance addresses the	The site is subject to several overlays including, flood, bushfire, landslide and coastal hazard. The development has been sited outside of these areas where possible resulting in an inclusion within

Table 3.4.4.1— Brisbane's healthy and safe communities

Specific outcomes	Land use strategies	Proposal
	predicted risks, in particular, increased rainfall intensity, changes in overall rainfall, rising sea levels and increasing air temperatures.	the high hazard buffer area of the bushfire overlay only. A bushfire management plan has been prepared as a result.
	L2.3 Development responds to the identification of hazard-affected areas and the approach to their management is revised.	The site is subject to several overlays including, flood, bushfire, landslide and coastal hazard. The development has been sited outside of these areas where possible resulting in an inclusion within the high hazard buffer area of the bushfire overlay only. A bushfire management plan has been prepared as a result.
SO3 Brisbane's development is located, sited, designed and constructed to tolerate, not worsen, and adapt to natural hazards.	L3.1 Development is only located in higher hazard- affected areas where there is an overriding need in the public interest for the development to be located in the hazard-affected area, such as some essential community infrastructure, and the impacts and risks from hazards are to be mitigated.	The development is not proposed within a high hazard area shown on the applicable overlays.
	L3.2 Development for vulnerable, hard-to- evacuate and potentially hazardous uses is located according to ability to tolerate natural hazards, and its accessibility to the critical infrastructure and movement network.	Not Applicable
	L3.3 Development accords with the zoning and overlay provisions of the site which: (a) allows for an optimal range of uses consistent with the nature and degree of natural hazards, recognising the value of land as a valuable community, economic and environmental resource; (b) discourages the inappropriate use of land which is subject to unacceptable risk from natural hazards.	The development proposes a multiple dwelling in the LMR Zone, which is an anticipated use. the proposed building is largely situated outside of the mapped hazardous areas.
	L3.4	Not Applicable The site is not severely affected by natural hazards.

Table 3.4.4.1— Brisbane's healthy and safe communities

Specific outcomes	Land use strategies	Proposal
	Strategic assessment of natural hazards informs land use decisions. Development in areas severely affected by natural hazards (particularly in the case of flooding) is not further intensified for inappropriate uses and is otherwise hazard tolerant.	
	L3.5 Development accords with the land use allocations and assessment criteria of overlays intended to meet particular risks from natural hazards.	The site is subject to several overlays including, flood, bushfire, landslide and coastal hazard. The development has been sited outside of these areas where possible resulting in an inclusion within the high hazard buffer area of the bushfire overlay only. A bushfire management plan has been prepared as a result.
	L3.6 Development in areas where natural hazards are able to be mitigated with site-based responses is designed, sited and constructed to protect the safety and amenity of users and provide resilience to natural hazards, including minimising cost and time to recover from natural disaster events.	The site is subject to several overlays including, flood, bushfire, landslide and coastal hazard. The development has been sited outside of these areas where possible resulting in an inclusion within the high hazard buffer area of the bushfire overlay only. A bushfire management plan has been prepared as a result.
	L3.7 Development within Growth Nodes on Selected Transport Corridors is to avoid areas affected by natural hazards or risks are able to be mitigated within the requirements of zones, neighbourhood plans and overlays.	The site is subject to several overlays including, flood, bushfire, landslide and coastal hazard. The development has been sited outside of these areas where possible resulting in an inclusion within the high hazard buffer area of the bushfire overlay only. A bushfire management plan has been prepared as a result.
	L3.8 Development does not directly or cumulatively increase the extent or severity of a natural hazard, or create adverse impacts on others.	The site is subject to several overlays including, flood, bushfire, landslide and coastal hazard. The development has been sited outside of these areas where possible resulting in an inclusion within the high hazard buffer area of the bushfire overlay only. A bushfire management plan has been prepared as a result.
	L3.9	Refer to the Civil Code Compliance Report.

Table 3.4.4.1— Brisbane's healthy and safe communities

Specific outcomes	Land use strategies	Proposal
	Development avoids significant reduction of flood storage or conveyance capacity which adversely impacts on other parts of the city.	
	L3.10 Development manages stormwater flows to protect the health and safety of landowners.	Refer to the Civil Code Compliance Report.
SO4 Brisbane has adapted to the risks posed by natural hazards.	L4.1 Development is designed, approved and operated, taking into account the capacity of occupants to manage the predicted risk of natural hazards; to enable action to be taken to avoid, mitigate and respond to risk and impacts from natural hazards.	The development is sited to provide direct access to evacuation routes. The building is largely located outside of the high level hazard areas.
	L4.2 Development in existing urban areas severely affected by natural hazards will transition to more hazard-tolerant uses over time, by avoiding further intensification of inappropriate uses and by encouraging more hazard-tolerant land uses.	Not Applicable The site is not severely affected by natural hazards.
SO5 Brisbane's emergency services and community are well prepared to respond to natural hazards.	L5.1 Development is operated in a way that minimises the risk to people and property from natural hazards.	The site is subject to several overlays including, flood, bushfire, landslide and coastal hazard. The development has been sited outside of these areas where possible resulting in an inclusion within the high hazard buffer area of the bushfire overlay only. A bushfire management plan has been prepared as a result.
	L5.2 Occupants and owners of development are informed with regard to natural hazard management for their properties.	The site is subject to several overlays including, flood, bushfire, landslide and coastal hazard. The development has been sited outside of these areas where possible resulting in an inclusion within the high hazard buffer area of the bushfire overlay only. A bushfire management plan has been prepared as a result.

Theme 3: Brisbane's clean and green leading environmental performance

Element 3.1 - Brisbane's environmental values

Table 3.5.2.1— Brisbane's environmental values

Specific outcomes	Land use strategies	Proposal
Overall environmental values		
SO1 Brisbane's Greenspace System's biodiversity, recreational and cultural values and functions are protected, restored and enhanced.	L1 The Greenspace System, the majority of which occurs outside the urban footprint in the SEQ Regional Plan, also extends throughout the urban footprint through a series of district and metropolitan parks, waterway networks, sport and recreation areas and lands supporting biodiversity areas or scenic amenity values. Zones that occur within the Greenspace System are: (a) Conservation; (b) Environmental management; (c) Rural; (d) Rural residential; (e) Open space; (f) Sport and recreation.	Not Applicable The site is not mapped within the strategic framework mapping as a greenspace system.
SO2 Brisbane's Greenspace System provides an effective network of greenspace links and contributes to a regional network.	L2.1 Development does not fragment environmental management, rural residential or rural lands.	Not Applicable The site is not mapped within the strategic framework mapping as a greenspace system.
	L2.2 Development in the Emerging community zone and Industry investigation zone protects the Greenspace System's values of those areas.	Not Applicable
	L2.3 Development protects the inter-urban breaks between Brisbane and the Moreton Bay region, Somerset region, Redland City and Logan	Not Applicable

Table 3.5.2.1— Brisbane's environmental values

Specific outcomes	Land use strategies	Proposal
	City which form part of the regional Greenspace System and provide links to greenspace in other local government areas.	
SO3 Brisbane's ecosystems provide ecosystem services which are maintained and enhanced.	L3 Development protects identified areas with high levels of ecosystem services which are to be integrated into the Greenspace System and infrastructure network of the city.	Not Applicable The site is not mapped within the strategic framework mapping as a greenspace system.
Biodiversity values		
SO4 Brisbane has an ecologically resilient and robust network of well-connected habitats containing a comprehensive, adequate and representative sample of ecosystems and species.	L4.1 Development protects areas of high ecological significance, including koala habitats, in a network of biodiversity areas that also link into biodiversity areas, networks and systems in adjoining local government areas.	The southern portion of the site is mapped as containing high ecological significance. As described within the ecological assessment report, minimal encroachment is proposed into this area and a financial offset is proposed. No koala habitat is mapped over the site.
	L4.2 Development for an urban purpose is located outside areas of high ecological significance.	Response to SO4 The southern portion of the site is mapped as containing high ecological significance. As described within the ecological assessment report, minimal encroachment is proposed into this area and a financial offset is proposed. No koala habitat is mapped over the site.
	L4.3 Roads and other infrastructure corridors avoid areas of significant biodiversity value and if overriding needs result in infrastructure being developed in areas of significant biodiversity value, the development offsets the lost values in locations enabling a net positive biodiversity outcome by providing compensatory habitat that restores degraded areas within the identified network of habitat and ecological corridors.	Not Applicable
SO5	L5.1	Response to SO5

Table 3.5.2.1— Brisbane's environmental values

Specific outcomes	Land use strategies	Proposal
Brisbane achieves positive biodiversity development outcomes, where interface areas are provided by the development and offsets enable restoration of areas that form part of the Greenspace System and the city's biodiversity values.	Development provides an interface area to buffer against edge effects.	The southern portion of the site is mapped as containing high ecological significance. As described within the ecological assessment report, minimal encroachment is proposed into this area and a financial offset is proposed. No koala habitat is mapped over the site.
	L5.2 Development which results in the loss of native vegetation provides compensatory habitat that restores degraded areas within the identified network of habitat and ecological corridors.	
	L5.3 Biodiversity areas are identified and incrementally restored, including through the use of biodiversity offsets.	
SO6 Brisbane has safe movement routes and corridors for wildlife that are suited to species and benefit multiple species.	L6 Development for urban infrastructure provides for wildlife movement solutions at strategic locations as identified in the Streetscape hierarchy overlay.	
River, waterways, wetlands and bay values		
SO7 Brisbane's waterways, wetlands and foreshores are protected, in particular their natural drainage, stormwater conveyance, visual amenity, landscape character, recreational, cultural and biodiversity values.	L7.1 Development along the Brisbane River corridor is managed on section by section, responding to the diverse local characteristics and values along its length.	The development is not located within the mapped waterway corridor.
	L7.2 Development continues to contribute towards an extended public open space network along the river.	Not Applicable
	L7.3 Development in identified waterway corridors, wetlands and the Brisbane foreshore is sited, designed and managed to retain and enhance the performance of these locations for drainage, amenity, recreational, cultural and biodiversity values.	The development is not located within the mapped waterway corridor.

Table 3.5.2.1— Brisbane's environmental values

Specific outcomes	Land use strategies	Proposal
Natural economic resources and rural lands – Not Applicable		

Theme 3: Brisbane's clean and green leading environmental performance

Element 3.2 - Brisbane's environmental quality and sustainable design

Table 3.5.3.1— Brisbane's environmental quality and sustainable design

Specific outcomes	Land use strategies	Proposal
Air and noise		
SO1 Brisbane's activity centres and Growth Nodes on Selected Transport Corridors experience reasonable indoor noise levels and air quality.	L1.1 Development provides a mix of uses in individual centres and Growth Nodes on Selected Transport Corridors to maximise urban amenity.	The development proposes a residential use within the LMR Zone. There are existing lots on Clarence Road mapped as Mixed Use or Centre Zone, that provide a variety of uses for the area.
	L1.2 Development in centres and Growth Nodes on Selected Transport Corridors separate incompatible uses and minimise the impacts of non-residential land uses in mixed-use environments.	Not Applicable
	L1.3 New commercial and other non-residential development complies with air and noise pollution emission levels.	Not Applicable
	L1.4 New residential development and other sensitive development such as aged and childcare facilities in centres and Growth Nodes on Selected Transport Corridors is designed, built and landscaped to enable building occupants to have reasonable indoor noise levels and to improve their air quality.	The development proposes large areas of private and communal open space, complemented by multiple landscape planters and large areas for deep planting. Further noise mitigation measures are proposed for the building, in accordance with the Noise Impact Assessment Report.
	L1.5	Not Applicable

Table 3.5.3.1— Brisbane's environmental quality and sustainable design

Specific outcomes	Land use strategies	Proposal
	Special entertainment precincts manage noise issues in specialised precincts.	
Health and amenity		
SO2 Brisbane provides an amenity which is appropriate to the uses and development intensity planned for the different parts of the city.	L2.1 Development accords with the pattern of zones, neighbourhood plans and overlays which provide the basis for managing health and amenity impacts and interfaces between land uses and activities.	The development proposes a residential use within the LMR Zone and avoids the majority of the hazardous overlays on the site. To mitigate the impacts of noise and bushfire, recommendations have been provided within accompanying consultant reports.
	L2.2 Development in areas of the city affected by transport corridor air quality and noise impacts as identified on the Transport air quality corridor overlay map or Transport noise corridor overlay map, achieve the amenity outcomes described for those overlays.	The development proposes a residential use within the LMR Zone and avoids the majority of the hazardous overlays on the site. To mitigate the impacts of noise and bushfire, recommendations have been provided within accompanying consultant reports.
	L2.3 Development involving an interface between a residential use and non-residential use achieves the level of residential amenity specified in an applicable overlay and neighbourhood plan and does not otherwise affect reasonable health expectations.	Not Applicable
SO3 Brisbane's interface areas between industry or major gas, waste and sewerage infrastructure and sensitive uses are effectively managed in terms of industrial hazards and air and noise impacts.	L3.1 Development for new industry is separated from and does not encroach upon existing sensitive zones.	Not Applicable
	L3.2 Development of sensitive uses is prevented from encroaching upon industrial areas.	The development does not encroach into and industrial area.
	L3.3 Development does not intensify within an area of risk from existing major hazard facilities without demonstrating and implementing measures to mitigate the risk.	Not Applicable

Table 3.5.3.1— Brisbane's environmental quality and sustainable design

Specific outcomes	Land use strategies	Proposal
	L3.4 Development manages the transition of industrial areas to residential areas (or vice versa) to prevent conflict between incompatible uses.	Not Applicable
	L3.5 New industrial development incorporates best-practice technology and practices to control hazards and noise and air pollution.	Not Applicable
Energy security		
SO4 Brisbane has reduced reliance on non-renewable energy sources.	L4 Development layout, design, building siting and orientation integrates subtropical design principles and reduces the need to use energy for cooling and heating.	The development proposes large areas for private and communal open space that allows significant access to light and breezes.
SO5 Brisbane is serviced by increased generation and distribution of energy from renewable or low-carbon intense sources.	L5 Development layout, design, building siting and orientation provide opportunities for incorporation of alternative energy technologies.	The design of the building can incorporate solar panelling if necessary.
Low carbon city		
SO6 Brisbane has reduced greenhouse gas emissions from transport and energy use.	L6.1 Brisbane's urban structure, form and land use mix reduces car dependency.	The site is identified as a key location and is subject to reduced car parking rates. The site has direct access to the Indooroopilly railway station.
	L6.2 High-speed broadband infrastructure is prioritised to facilitate telecommuting to work and leisure to reduce demand for travelling by car.	The site can connection to high-speed broadband.
	L6.3 Development layout, design, building siting and orientation provide opportunities for energy-efficient design.	The development proposes large areas for private and communal open space that allows significant access to light and breezes, to reduce the reliance on cooling and heating systems.

Table 3.5.3.1— Brisbane's environmental quality and sustainable design

Specific outcomes	Land use strategies	Proposal
SO7 Brisbane has increased stored carbon.	L7.1 Existing mature vegetation and bushland is protected and revegetation is promoted via environmental offsets in areas of high ecological significance, high strategic biodiversity value or koala habitat areas.	The development proposes an offset based on the minimal encroachment into the biodiversity overlay.
	L7.2 Streetscapes incorporate street tree planting to increase carbon sequestration.	The site has large areas for deep planting along the river, which can increase carbon sequestration.
Sustainable water management		
SO8 Brisbane's development exhibits a diverse mix of alternative water sources and water efficiency measures.	L8 Development incorporates, where appropriate, a range of possible water management features to reduce the demand for reticulated water including water capture, treatment and re-use.	The development will be connected to the existing water network.

Theme 3: Brisbane's clean and green leading environmental performance

Element 3.3 - Brisbane's adaptation approaches

Table 3.5.4.1— Brisbane's adaptation approaches

Specific outcomes	Land use strategies	Proposal
Coastal adaptation		
SO1 Long-term local responses to coastal hazards deliver landowner certainty through engagement with coastal communities.	L1.1 The costs and benefits to the broader community of protecting coastal areas against natural hazards are considered.	Not Applicable The site is not located in a coastal community.
	L1.2	

Table 3.5.4.1— Brisbane's adaptation approaches

Specific outcomes	Land use strategies	Proposal
	Adaptation plans adopt land uses, development levels and building designs that are able to withstand coastal hazards and account for rising sea levels.	
	L1.3 Coastal adaptation measures are timed to respond to the changing impacts of coastal hazards on the safety and amenity of bayside communities.	
	L1.4 Development contributes to district-wide mitigation of coastal hazards.	
	L1.5 The space required for natural coastal processes to occur is provided.	
SO2 In the absence of long-term adaptation plans, development avoids or mitigates adverse impacts specific to coastal locations, or relies on existing coastal protection works.	L2.1 New development does not rely on Council undertaking specific coastal hazard mitigation actions to ensure protection of people, property or infrastructure, unless identified through an adaptation strategy.	The development is not proposed within any part of the coastal hazard overlay, nor will any works occur in this area.
	L2.2 Development does not rely on uncommitted future provision of services or infrastructure by Council, distributor-retailers or other public sector entities.	The development is not proposed within any part of the coastal hazard overlay, nor will any works occur in this area.
Adaptation to other changing climate challenges		
SO3 Brisbane's vulnerability to increased temperatures, including heatwaves, and more variable rainfall, including flood and drought, is minimised.	L3.1 Development accords with the evolving transport, water cycle and park infrastructure design standards which provides for the adaptation and mitigation of the impacts of hotter temperatures and more extreme weather events.	The development is sited within the level area for the site, which is significantly separate from the coastal and flood prone areas by a steep incline.

Table 3.5.4.1— Brisbane's adaptation approaches

Specific outcomes	Land use strategies	Proposal
	L3.2 Development incorporates requirements to meet design, siting and operational impacts of increased temperatures and climatic changes including more intense rainfall events and longer, hotter dry periods.	

Theme 4: Brisbane's highly effective transport and infrastructure

Element 4.1 - Brisbane's transport infrastructure networks

Table 3.6.2.1— Brisbane's transport infrastructure networks

Specific outcomes	Land use strategies	Proposal
Road network		
SO1 People and goods can move safely on the road network by the most efficient modes and routes, and the impact of traffic on neighbourhoods and the environment is minimised.	L1.1 Development contributes to the safety and efficiency of the road network and seeks to minimise impacts of traffic on surrounding areas.	Refer to the Traffic Impact Assessment prepared by ITE Consulting. The development proposes 8 units with compliant parking, access, servicing and manoeuvring within proximity to a major public transport station. It is not anticipated that the development will create any noticeable impact on the existing road network.
	L1.2 Development layout and access minimises impacts on pedestrian, cyclists and public transport movement and streetscape while providing for safe site servicing.	Refer to the Traffic Impact Assessment prepared by ITE Consulting. The development proposes 8 units with compliant parking, access, servicing and manoeuvring within proximity to a major public transport station. It is not anticipated that the development will create any noticeable impact on the existing road network.
SO2 Brisbane's road network is protected and enhanced.	L2.1 Development protects and enhances the existing and future road corridors, as identified in the Road hierarchy overlay.	Refer to the Traffic Impact Assessment prepared by ITE Consulting. The development proposes 8 units with compliant parking, access, servicing and manoeuvring within proximity to a major public transport station. It is not anticipated that the development will create any noticeable impact on the existing road network.

Table 3.6.2.1— Brisbane's transport infrastructure networks

Specific outcomes	Land use strategies	Proposal
	L2.2 Development is sited to preserve road widening to provide additional corridor space, including additional space for pedestrians, cyclists and landscaping as identified in an overlay.	No road widenings are mapped for the area.
SO3 Brisbane's road network has improved connectivity and enhanced network design.	L3 Development provides roads or upgrades to: (a) improve connectivity to, and support efficient growth in centres, Growth Nodes on Selected Transport Corridors and other infill in established suburbs; (b) provide connections in Future Suburban Living Areas; (c) provide adequate connections to the Major Industry Areas.	No road upgrades are mapped in proximity to the site.
SO4 Brisbane's road network supports the city's network of centres and Major Industry Areas.	L4 Road network functions do not compromise the viability of centres and Major Industry Areas.	Refer to the Traffic Impact Assessment prepared by ITE Consulting. The development proposes 8 units with compliant parking, access, servicing and manoeuvring within proximity to a major public transport station. It is not anticipated that the development will create any noticeable impact on the existing road network.
SO5 Brisbane's development provides sufficient car parking to: (a) protect the traffic functions and streetscape of the road network; (b) encourage public and active transport.	L5 In the city core and city frame maximum parking rates apply to non-residential uses. In centres graduated car parking rates apply.	Not Applicable
Public transport		
SO6 Brisbane has a safe and efficient public transport network.	L6 Development does not compromise the safety or the efficiency of the public transport network.	Refer to the Traffic Impact Assessment prepared by ITE Consulting. The development proposes 8 units with compliant parking, access, servicing and manoeuvring within proximity to a major public transport station. It is not anticipated that the development will create any noticeable impact on the existing road network.

Table 3.6.2.1— Brisbane's transport infrastructure networks

Specific outcomes	Land use strategies	Proposal
SO7 All urban land in Brisbane is serviced by public transport.	L7 Development protects and enhances accessibility to the public transport network.	Refer to the Traffic Impact Assessment prepared by ITE Consulting. The development proposes 8 units with compliant parking, access, servicing and manoeuvring within proximity to a major public transport station. It is not anticipated that the development will create any noticeable impact on the existing road network.
SO8 Public transport is the preferred mode of travel to the City Centre and the city's Major Centres and provides a high level of access to all facilities and services in Brisbane, reducing the need to use a car.	L8 Development enables access to and does not compromise existing and planned public transport within and connecting the City Centre, Major Centres, the Major Industry Areas and Growth Nodes on Selected Transport Corridors.	Refer to the Traffic Impact Assessment prepared by ITE Consulting. The development proposes 8 units with compliant parking, access, servicing and manoeuvring within proximity to a major public transport station. It is not anticipated that the development will create any noticeable impact on the existing road network.
Active transport		
SO9 Brisbane has a safe and convenient, comfortable pedestrian and bicycle network to support development.	L9.1 Development protects and contributes to safe, direct and convenient access for pedestrians and cyclists of all abilities within the site and throughout neighbourhoods, to and within centres, and to community facilities, schools, public transport and other highly frequented destinations as set out in the Bicycle network overlay and Streetscape hierarchy overlay.	Refer to the Traffic Impact Assessment prepared by ITE Consulting. The development proposes 8 units with compliant parking, access, servicing and manoeuvring within proximity to a major public transport station. It is not anticipated that the development will create any noticeable impact on the existing road network.
	L9.2 Development within Major Centres, Growth Nodes on Selected Transport Corridors, and larger scale developments are designed to balance the needs of all road users including pedestrians and cyclists.	Refer to the Traffic Impact Assessment prepared by ITE Consulting. The development proposes 8 units with compliant parking, access, servicing and manoeuvring within proximity to a major public transport station. It is not anticipated that the development will create any noticeable impact on the existing road network.
	L9.3 Development provides for integration between public transport and active transport.	Refer to the Traffic Impact Assessment prepared by ITE Consulting. The development proposes 8 units with compliant parking, access, servicing and manoeuvring within proximity to a major public transport station. It is not anticipated that the development will create any noticeable impact on the existing road network.

Table 3.6.2.1— Brisbane's transport infrastructure networks

Specific outcomes	Land use strategies	Proposal
	L9.4 Brisbane's active transport infrastructure is supported by end-of-trip facilities within development to make walking, cycling and multimodal trips a convenient travel option.	Not Applicable
SO10 Brisbane's high-density employment nodes, particularly the City Centre, ensure safe and efficient movement for pedestrians.	L10 Development enhances pedestrian connectivity in the City Centre and other high-density employment centres.	Refer to the Traffic Impact Assessment prepared by ITE Consulting. The development proposes 8 units with compliant parking, access, servicing and manoeuvring within proximity to a major public transport station. It is not anticipated that the development will create any noticeable impact on the existing road network.
Freight network – Not Applicable		

Theme 4: Brisbane's highly effective transport and infrastructure

Element 4.2 - Brisbane's other infrastructure networks

Table 3.6.3.1— Brisbane's other infrastructure networks

Specific outcomes	Land use strategies	Proposal
Water supply infrastructure		
SO1 Brisbane's high water quality in water storages is protected.	L1 The water supply and emergency water supply catchments of Tingalpa Reservoir/Leslie Harrison Dam, Enoggera Reservoir, Gold Creek Dam and Lake Manchester are protected from incompatible development.	Not Applicable
SO2 Brisbane's water supply network is facilitated, protected and augmented to service development.	L2 Development protects and facilitates the water supply network and contributes to the planned augmentation of the water supply network to provide reliable and quality water services for the development.	The development will be appropriately connected to water supply.

Table 3.6.3.1— Brisbane's other infrastructure networks

Specific outcomes	Land use strategies	Proposal
SO3 Brisbane's dependency on the water supply network is reduced.	L3 Development for large-scale commercial, industrial and recreational development implements integrated water-cycle management to collect, store and treat stormwater to provide an alternative source of water for purposes such as irrigation and toilet flushing.	Not Applicable
Wastewater infrastructure		
SO4 Brisbane's existing and planned wastewater infrastructure corridors and facilities are protected.	L4 Wastewater infrastructure corridors and facilities are provided for and are protected from incompatible development.	Not Applicable
SO5 Brisbane's wastewater network is augmented to service development.	L5 Development contributes to the planned augmentation of the wastewater network to provide wastewater services for the development.	Not Applicable
Stormwater		
SO6 Development provides stormwater infrastructure to: (a) protect water quality; (b) reduce urban run-off and peak flows; (c) improve waterway health and stormwater quality.	L6.1 Development incorporates best-practice erosion and sediment control.	Refer to the Civil Code Compliance Report and Concept Bulk Earthworks Plan prepared by Morgan Consulting Engineers. The development is designed to effectively manage erosion and sediment.
	L6.2 Development incorporates water sensitive urban design on site and in road, streetscape and stormwater infrastructure.	Refer to the Civil Code Compliance Report prepared by Morgan Consulting Engineers. The development is designed to effectively manage the effects of stormwater.
SO7 Brisbane's development provides for stormwater retention and harvesting.	L7.1 Development provides for stormwater retention for harvesting in new developments and infrastructure projects, particularly for large outdoor uses and other uses that do not require potable water.	Refer to the Civil Code Compliance Report prepared by Morgan Consulting Engineers. The development is designed to effectively manage the effects of stormwater.

Table 3.6.3.1— Brisbane's other infrastructure networks

Specific outcomes	Land use strategies	Proposal
	L7.2 Development maximises surface water infiltration and minimises stormwater run-off and pollutants from urban areas.	Refer to the Civil Code Compliance Report prepared by Morgan Consulting Engineers. The development is designed to effectively manage the effects of stormwater.
	L7.3 Development minimises changes to the natural hydrological or environmental flow regimes to minimise impacts on natural water cycles.	Refer to the Civil Code Compliance Report prepared by Morgan Consulting Engineers. The development is designed to effectively manage the effects of stormwater.
Energy infrastructure – Not Applicable		
Telecommunications infrastructure		
SO11 Brisbane's existing and planned telecommunications infrastructure is protected.	L11 Telecommunications infrastructure corridors and facilities are protected from incompatible development.	The development does not impact telecommunications infrastructure. The site will be connected to telecommunications infrastructure.
SO12 Brisbane's development provides for fibre-ready conduit in new developments.	L12 Development provides for a future-proof system of conduits in the following: (a) new developments so all premises can be readily connected to optic fibre; (b) significant new infrastructure such as major roads and public transport routes.	The development does not impact telecommunications infrastructure. The site will be connected to telecommunications infrastructure.
SO13 Brisbane's development provides for fibre to the premises in new developments.	L13 Development provides for fibre to the premises in new developments where feasible having regard to the remoteness and scale of the development.	The development does not impact telecommunications infrastructure. The site will be connected to telecommunications infrastructure.
SO14 Brisbane's development provides for telecommunications conduit in all suitable infrastructure projects.	L14	Not Applicable

Table 3.6.3.1— Brisbane's other infrastructure networks

Specific outcomes	Land use strategies	Proposal
	Development provides for all suitable infrastructure projects to accommodate future conduit requirements such as the roll out of the fibre to the premises network.	
SO15 Brisbane's telecommunications infrastructure does not adversely impact on the community and the environment.	L15.1 Development for telecommunications infrastructure is safe and effective.	Not Applicable
	L15.2 Development for telecommunications infrastructure is sited and designed to minimise adverse impacts on community wellbeing, visual amenity and the environment through strategies such as siting, co-use and co-location.	Not Applicable
Waste management infrastructure – landfill and waste transfer facilities – Not Applicable		
Social infrastructure – Not Applicable		

Theme 4: Brisbane's highly effective transport and infrastructure

Element 4.3 - Brisbane's coordinated infrastructure planning and delivery

Table 3.6.4.1— Brisbane's coordinated infrastructure planning and delivery

Specific outcomes	Land use strategies	Proposal
Infrastructure planning		
SO1 Brisbane's development provides the development infrastructure and other essential infrastructure required to service the development in accordance with the infrastructure planning provided for in the following: (a) Priority infrastructure plan;	L1.1 Development has access to essential infrastructure that exists or can be provided at minimum cost to public sector agencies and the community as identified in the Brisbane infrastructure program.	The development will be appropriately connected to all necessary infrastructure including, water, sewer, stormwater and telecommunications. Refer to the Concept Services Layout Plan prepared by Morgan Consulting Engineers.
	L1.2 Development provides for the following developed infrastructure:	The development will be appropriately connected to all necessary infrastructure including, water, sewer, stormwater and

Table 3.6.4.1— Brisbane's coordinated infrastructure planning and delivery

Specific outcomes	Land use strategies	Proposal
(b) an infrastructure corridor plan in an overlay.	(a) the supply of non-trunk infrastructure for the following: (i) networks internal to the premises; (ii) connecting the premises to external infrastructure networks; (iii) protecting or maintaining the safety or efficiency of the infrastructure network of which the non-trunk infrastructure is a component; (b) the supply of trunk infrastructure specified in the Priority infrastructure plan which is necessary to service the premises; (c) the payment of infrastructure charges for trunk infrastructure in accordance with the applicable infrastructure charging instrument; (d) the payment of additional trunk infrastructure costs for development which is inconsistent with the planning assumptions or outside the priority infrastructure area in the Priority infrastructure plan.	telecommunications. Refer to the Concept Services Layout Plan prepared by Morgan Consulting Engineers.
	L1.3 Development protects infrastructure corridors and facilities in accordance with an infrastructure corridor plan in an overlay.	Not Applicable
Transport and land use integration		
SO2 Transport and land uses are planned and managed to create a preferred urban form that increases accessibility and connectivity and supports sustainable travel behaviour.	L2.1 Strategic transport projects planned for Brisbane are delivered in a timely manner.	The development proposes a multiple dwelling located within 400m walking distance of a major transport station, which provides direct routes to the City Centre.
	L2.2 Land use is planned in accordance with the principles of transit oriented development.	
Infrastructure design, construction and operation		

Table 3.6.4.1— Brisbane's coordinated infrastructure planning and delivery

Specific outcomes	Land use strategies	Proposal
SO3 Brisbane's infrastructure is constructed and installed to not adversely impact on the community and the environment.	L3 Development ensures that: (a) the provision of infrastructure is integrated and coordinated with neighbourhood planning and the provision of infrastructure by public sector agencies; (b) infrastructure is designed and constructed to: (i) minimise adverse impacts; (ii) protect biodiversity and landscape character values including provision for the safe movement of wildlife; (iii) use standard designs, components and materials unless specific circumstances determine an alternative is required.	The development will be appropriately connected to all necessary infrastructure including, water, sewer, stormwater and telecommunications. Refer to the Concept Services Layout Plan prepared by Morgan Consulting Engineers.
Critical infrastructure resilience		
Criticality of infrastructure		
SO4 Brisbane's infrastructure which is critical to the ability to respond to a natural disaster is protected and enhanced.	L4.1 Development provides for the resilience of essential infrastructure to natural hazards to be upgraded.	Not Applicable
	L4.2 Development ensures the Port of Brisbane, including port and navigational facilities and essential road connections, is able to service Brisbane during a natural disaster event.	Not Applicable
Continuity of critical infrastructure		
SO5	L5.1 Community infrastructure, critical assets and supporting networks such as roads and electricity which are critical for emergency or disaster response, are planned so that the essential components of	Not Applicable

Table 3.6.4.1— Brisbane's coordinated infrastructure planning and delivery

Specific outcomes	Land use strategies	Proposal
Brisbane's infrastructure which is critical to the city's wellbeing and essential ability to respond to a natural disaster remains functional during and immediately after a natural disaster event.	those uses for responding to a natural disaster are able to function during and after disaster events.	
	L5.2 Essential community infrastructure is located, sited and designed to be resilient to the impacts of natural hazards.	Not Applicable
	L5.3 Development is designed and operated to withstand natural disasters in order to avoid or defer the need for emergency assistance.	Refer to the accompanying Bushfire Management Plan. the development is not located within the flood overlay or coastal hazard overlay and is separated more than 20m from the high astronomical tide line.
Connectivity of infrastructure		
SO6 Brisbane's key transport routes and critical assets which are required to mobilise equipment, personnel and supplies to affected communities, and evacuate persons, are connected in a hazard-resilient network.	L6.1 The identified critical infrastructure movement network mapped in an overlay is progressively upgraded to improve resilience to natural hazards.	Not Applicable
	L6.2 Key transport routes and critical assets are identified for future improvement or augmentation where required.	The site is located within a growth node however, no improvements are mapped for the site.
	L6.3 Transport assets identified as part of the critical infrastructure movement network are designed to provide for emergency services and public transport vehicle usage during disaster events.	Not Applicable The site is not located on a critical movement network.
	L6.4 Critical assets are able to be efficiently accessed via a connected transport network.	Not Applicable
	L6.5	The site has direct access to Clarence Road, which can provide evacuation where necessary.

Table 3.6.4.1— Brisbane's coordinated infrastructure planning and delivery

Specific outcomes	Land use strategies	Proposal
	The design and progressive upgrade of the city's critical assets and transport routes support evacuation operations.	
	L6.6 Evacuation strategies and routes for development throughout Brisbane are designed to access the critical infrastructure movement network.	The site has direct access to Clarence Road, which can provide evacuation where necessary.
SO7 Brisbane's development is located to avoid natural hazards, and ensure appropriate and efficient access to emergency and disaster response services.	L7.1 Development which is necessary for disaster response and emergency services has access to the critical infrastructure movement network or can operate effectively in place to serve its appropriate catchment.	Not Applicable
	L7.2 New development is located to be accessible to the critical infrastructure movement network and to avoid unreasonable burden on emergency and disaster response services in disaster events.	The site has direct access to Clarence Road, which can provide evacuation where necessary.
	L7.3 Development with special network accessibility requirements in terms of providing emergency response, special evacuation needs, hazardous land uses or providing secondary networks (such as power or roads) develop facilities that: (a) are critical infrastructure movement network adjacent; or (b) have or achieve hazard-free access to the network; or (c) manage issues which arise due to being detached from the network.	Not Applicable
	L7.4 Development which cannot be made network accessible and cannot be readily relocated elsewhere, provides an on-site management	Not Applicable

Table 3.6.4.1— Brisbane's coordinated infrastructure planning and delivery

Specific outcomes	Land use strategies	Proposal
	response appropriately addressing emergency services access, evacuation and essential supplies.	
	L7.5 Development ensures that vulnerable, hard-to-evacuate and assembly uses are located away from natural hazard-prone areas to maximise the efficiency of the city's disaster response capability.	Not Applicable
	L7.6 New development is adequately supported with emergency services infrastructure.	The site has direct access to Clarence Road, which can provide evacuation where necessary and is serviced by emergency services.
SO8 Brisbane's essential community infrastructure is located and designed to avoid the impacts of natural hazards and service the needs of the community during and immediately after a disaster event.	L8.1 Essential community infrastructure is located and designed with adequate protection and immunity from natural hazards to retain an appropriate level of function during and immediately after designated natural disaster events.	Not Applicable
	L8.2 Essential community infrastructure reliant on other infrastructure networks, such as roads or electricity, is located where these networks will be available during and immediately after disaster events, or is designed to be self-reliant.	Not Applicable
	L8.3 Essential community infrastructure is upgraded to improve resilience to natural disasters.	Not Applicable

Theme 5: Brisbane's CityShape

Element 5.1 - Brisbane's City Centre

Not applicable to this proposal.

Theme 5: Brisbane's CityShape

Element 5.2 - Brisbane's Major Industry Areas

Not Applicable

Theme 5: Brisbane's CityShape

Element 5.3 - Brisbane's Major Centres

Not Applicable

Theme 5: Brisbane's CityShape

Element 5.5 - Brisbane's Suburban Living Areas

Table 3.7.6.1— Brisbane's Suburban Living Areas		
Specific outcomes	Land use strategies	Proposal
SO1 Suburban Living Areas experience growth in response to local context and needs including centres, community facilities, medium and high density residential and industrial uses.	L1 The zoning pattern shows the development intent that is consistent with local values, constraints and opportunities in the Suburban Living Areas.	The site is located within the LMR2 Zone and is within 400m walking distance to the railway station. Therefore, the site is defined as a Key location and will be subject to an increased height limit in the More Homes, Sooner Planning Scheme amendment. The provision of 8 units within a 4 storey building is consistent with the intent for the site.
SO2 Suburban Living Areas experience limited growth, providing predominantly detached housing for residents.	L2.1 Development for housing is restricted to detached housing and any on-site secondary dwelling in the majority of Suburban Living Areas.	The site is located within the LMR2 Zone and is within 400m walking distance to the railway station. Therefore, the site is defined as a Key location and will be subject to an increased height limit in the More Homes, Sooner Planning Scheme amendment. The provision of 8 units within a 4 storey building is consistent with the intent for the site.
	L2.2	Not Applicable

Table 3.7.6.1— Brisbane's Suburban Living Areas

Specific outcomes	Land use strategies	Proposal
	Development is restricted in terms of the lot sizes, configurations and circumstances suitable for subdivision and small-scale housing infill development.	
SO3 Suburban Living Areas allow for adaptable small-scale multiple dwellings, retirement facilities and residential care facilities on well-located sites to provide for intergenerational housing options catering to young people, families and supporting ageing in place and ageing in neighbourhood.	L3.1 Development for small-scale multiple dwellings is restricted to well-located sites in Suburban Living Areas. Zone, neighbourhood plan and development codes, and mapping indicate various criteria for determining well-located sites in those localities and circumstances. Development for retirement facilities and residential care facilities occurs on well-located sites in Suburban Living Areas. The scale and built form of retirement facilities and residential care facilities is commensurate with the size of the site and sensitive to the surrounding character and amenity of Suburban Living Areas.	The site is located within the LMR2 Zone and is within 400m walking distance to the railway station. Therefore, the site is defined as a Key location and will be subject to an increased height limit in the More Homes, Sooner Planning Scheme amendment. The provision of 8 units within a 4 storey building is consistent with the intent for the site.
	L3.2 Development for multiple dwellings in the Emerging community zone: (a) is restricted to locations provided for in a neighbourhood plan; or (b) is within 400m walking distance from a dedicated public pedestrian access point of a public transport stop or station with a service frequency of 4 or more services per hour in the peak periods of 7am to 9am and 4pm to 6pm and the edge: (i) of a centre zone other than the Neighbourhood centre zone; or (ii) of a zone that provides for the Special Centres identified in Section 3.7.5.1 L1.1 in Theme 5 of the Strategic Framework.	Not Applicable
SO4	L4.1	Not Applicable

Table 3.7.6.1— Brisbane's Suburban Living Areas

Specific outcomes	Land use strategies	Proposal
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.	Infill development is limited to instances where the resulting lot size reflects that which predominates in the neighbourhood.	
	L4.2 The siting, scale and lot coverage of new housing is consistent with the existing neighbourhood character of well-spaced houses and vegetated backyards.	Not Applicable The development does not propose a subdivision or dwelling houses.
	L4.3 Development supports high levels of local amenity and air quality and enhances these areas, contributing to the sustainability of the city through: (a) the retention of mature and significant vegetation; (b) the retention of private open space capable of supporting trees and gardens; (c) increasing local shade cover along streets; (d) local sustainability initiatives such as water-sensitive urban design.	The development proposes a subtropical design that retains the established vegetation within the biodiversity corridor and includes large, veranda style balconies for each unit that maximise access to natural light and breezes. Refer to the Urban Design Report.
SO5 District centres serve local and district catchments and accommodate slightly higher densities than surrounding neighbourhoods.	L5.1 District centres are located at nodal points within residential neighbourhoods and function as community destinations, providing localised access to goods and services, including retail, community facilities and low impact industry and localised employment.	Not Applicable
	L5.2 District centres are the focus for the public transport network within the local catchment of the district centres.	
SO6	L6.1	Not Applicable

Table 3.7.6.1— Brisbane's Suburban Living Areas

Specific outcomes	Land use strategies	Proposal
Neighbourhood centres offer small-scale, low-impact local convenience services.	Neighbourhood centres are interspersed within residential neighbourhoods and function as local neighbourhood service providers.	
	L6.2 Neighbourhood centres are of a scale which is consistent with surrounding detached housing.	Not Applicable
	L6.3 A new neighbourhood centre which is not in a location provided for in a zone, zone precinct, or neighbourhood plan is to: (a) have a gross floor area of 2,500m ² or less and a maximum tenancy size of 2,000m ² or less; (b) have a frontage predominantly to a major road; (c) have vehicle site access from a suburban road, a district road or a neighbourhood road; (d) be 400m or less walking distance from a dedicated public pedestrian access point of a public transport stop or station with a service frequency of 3 or more services per hour in peak periods; (e) be more than 400m from an existing retail based centre; (f) manage the impact on the amenity and character of adjacent uses and the locality consistent with the overall outcomes for the zone, zone precinct and neighbourhood plan for the surrounding uses and locality.	Not Applicable
S07 Non-residential uses support local character and amenity.	L7 A range of non-residential land uses that generally support the needs of those Suburban Living Areas include the following:	Not Applicable

Table 3.7.6.1— Brisbane's Suburban Living Areas

Specific outcomes	Land use strategies	Proposal
	(a) local and district services and shopping with access to public transport services, as well as centres in specific locations and other small-scale non-residential uses such as those within commercial character buildings, providing neighbourhood convenience services within a walkable catchment; (b) schools and other community facilities; (c) a range of parks, from district sports parks to local recreation parks; (d) vegetation and open space, including in backyards, that support local and district ecological functions, including biodiversity and fauna movement, as well as helping reduce the urban heat island effect; (e) pedestrian-friendly traffic environments and pedestrian and cyclist connectivity to surrounding areas including some buffered industrial areas that offer locally accessible employment opportunities for residents in the Suburban Living Areas.	
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.	L8 Development: (a) considers and responds to known development constraints and those identified through the assessment process; (b) preserves valued character and environmental attributes and mitigates unavoidable impacts; (c) provides corridors and linkages required to physically integrate development within the locality; (d) concentrates the most intense land uses on well-located sites serviced by appropriate supporting infrastructure;	The site is subject to a number of overlays, including the Biodiversity overlay, coastal hazards overlay, landslide hazard and flood overlay. The development has been sited within the level part of the site, to ensure no substantial works are required within the existing slope or areas constrained by these overlays. Refer to the Ecological Assessment Report and Bushfire Management Plan.

Table 3.7.6.1— Brisbane's Suburban Living Areas

Specific outcomes	Land use strategies	Proposal
	(e) is consistent with the scale and pattern of development intended in the zone, zone precinct, or neighbourhood plan.	

Theme 5: Brisbane's CityShape

Element 5.6 - Brisbane's Greenspace System

Not Applicable

Theme 5: Brisbane's CityShape

Element 5.8 - Brisbane's Growth Nodes on Selected Transport Corridors

Table 3.7.9.1— Brisbane's Growth Nodes on Selected Transport Corridors

Specific outcomes	Land use strategies	Proposal
SO1 Growth Nodes on Selected Transport Corridors provide opportunities for a range of more intense urban form, mix of land uses and activities that are tailored to the locality and catchment's community needs in accordance with the applicable land use strategies.	L1.1 Growth Nodes on Selected Transport Corridors, identified on the Brisbane selected Transport Corridors and Growth Nodes Strategic Framework Map, are focused on land within the centre zone on the following transport corridors that are described in more detail below: (a) Logan Road transport corridor—Kangaroo Point to Upper Mount Gravatt; (b) Gympie Road and Northern Busway transport corridor—Royal Brisbane Hospital to Carseldine; (c) Old Cleveland Road and Eastern Busway transport corridor—Stones Corner to Carindale; (d) Brisbane South Rail transport corridor—Princess Alexandra Hospital to Coopers Plains; (e) Kingsford Smith Drive transport corridor—Newstead to Hamilton;	The site is located within the South-West rail corridor and is within 400m walking distance to the Indooroopilly railway station. the site will be subject to the More Homes, Sooner amendment due to its proximity to the railway.

Table 3.7.9.1— Brisbane's Growth Nodes on Selected Transport Corridors

Specific outcomes	Land use strategies	Proposal
	(f) Brisbane South-west Rail transport corridor—Milton to Wacol; (g) Enoggera Road and North-west Rail transport corridor—Kelvin Grove to Mitchelton; (h) Brisbane North-east Rail transport corridor—Bowen Hills to Northgate; (i) Brisbane East Rail transport corridor—Buranda to Cannon Hill.	
	L1.2 Planned Growth Nodes on Selected Transport Corridors provide for future growth in accordance with a neighbourhood plan.	Not Applicable
	L1.3 Future Growth Nodes on Selected Transport Corridors are: (a) to be the subject of the following: (i) a future neighbourhood plan prepared by the Council during the life of the planning scheme; or (ii) a comprehensive planning process which involves a local area and precinct approach, community consultation and consideration of the planning matters consistent with the scope of a neighbourhood plan prepared by the Council; (b) only to be developed for future growth beyond the character, scale and density provided for in the current balance of zones in the planning scheme area where the following are satisfied: (i) development is on land other than land in the Low density residential zone or identified in the Traditional building character overlay; (ii) development is within: (A) 400m walking distance from the edge of a centre zone other than the Neighbourhood centre zone; or	Not Applicable

Table 3.7.9.1— Brisbane's Growth Nodes on Selected Transport Corridors

Specific outcomes	Land use strategies	Proposal
	(B) 400m walking distance from a zone that provides for the Special Centres identified in Section 3.7.5.1 L1.1 in Theme 5 of the Strategic Framework; (iii) the subject site of development is predominantly on land with an area greater than 5,000m²; (iv) the infrastructure required to deliver the future growth has been identified, costed and provided for by an infrastructure agreement or an amendment to an applicable infrastructure planning and delivery mechanism such as the Priority infrastructure plan; (v) development delivers all land use strategies within this element. Note—The Structure Planning Planning Scheme Policy and the Social and Health Impact Assessment Planning Scheme Policy provides guidance and assistance on the scope of matters that should be considered in order to support this land use strategy. Community consultation should be consistent with current approaches to neighbourhood planning in terms of the process, activities, scale, timing and outcomes being applied.	
SO2 Growth Nodes on Selected Transport Corridors provide an integrated urban form and exhibit leading practice in urban and public domain design and social and environmental outcomes.	L2.1 Development provides for a mix of uses, densities and urban form which support walkable, self-contained communities that: (a) reduce vehicle-based trips; (b) provide choice of housing types; (c) provide access to employment, retail and commercial services, recreational opportunities and community facilities; (d) protect residential amenity commensurate with its location.	The development provides 6 x 4 bedroom and 2 x 3 bedroom dwellings located within 400m walking distance of the railway station, which provides direct access to the City Centre. The development proposes a subtropical design, complemented by extensive landscaping and open space, which is commensurate to the location.
	L2.2	Not Applicable

Table 3.7.9.1— Brisbane's Growth Nodes on Selected Transport Corridors

Specific outcomes	Land use strategies	Proposal
	Development for some limited commercial uses in a Growth Node may be provided for within the applicable neighbourhood plan, to act as a separating buffer for residential development from adverse air and noise impacts created by the transport corridors.	
	L2.3 Development in a Growth Node is to face lower order streets as identified in any existing neighbourhood plan and not just address the road or railway line within the transport corridor.	The development faces Clarence Road, which is identified as a Neighbourhood Road.
	L2.4 Development is of a scale and density that is commensurate with the capacity of the transport network and reflects capital, recurrent and planned expenditure on infrastructure networks.	The development provides 6 x 4 bedroom and 2 x 3 bedroom dwellings located within 400m walking distance of the railway station, which provides direct access to the City Centre. The development proposes a subtropical design, complemented by extensive landscaping and open space, which is commensurate to the location.
	L2.5 Development provides an enhanced standard of urban and public domain and environmental and social outcomes.	The development provides 6 x 4 bedroom and 2 x 3 bedroom dwellings located within 400m walking distance of the railway station, which provides direct access to the City Centre. The development proposes a subtropical design, complemented by extensive landscaping and open space, which is commensurate to the location.
	L2.6 Mixed use development offers a choice of housing types and appropriate community infrastructure.	Not Applicable
SO3 Growth Nodes on Selected Transport Corridors are based on railway stations and land within the centre zone which are focus points of activity, accessibility and employment.	L3 Centres within Growth Nodes: (a) reflect their distinctive identity, built form, intensity and land use mix;	Not Applicable

Table 3.7.9.1— Brisbane's Growth Nodes on Selected Transport Corridors

Specific outcomes	Land use strategies	Proposal
	(b) are intensive mixed use nodes of commercial, retail and residential activities and local services and facilities; (c) are developed in accordance with agreed transit oriented development principles in the applicable neighbourhood plan; (d) are developed using design principles aimed at protecting health and amenity for residents and workers and protecting environmental values; (e) have high-quality access to high- frequency public transport services within a walkable catchment; (f) have a high-quality public domain which provides high levels of pedestrian and cycle accessibility and permeability with safe and direct connections between public transport stops, the centre and surrounding neighbourhoods; (g) provide a variety of housing types that accommodate the community's different life stages including aged-care accommodation and dwellings of various configurations and sizes; (h) provide a network of high-quality public spaces such as urban commons and local informal use parks to satisfy local community needs.	
SO4 Growth Nodes on Selected Transport Corridors protect the character and amenity of the surrounding Suburban Living Areas within which they are located.	L4 Development is of a scale and mass that provides an appropriate transition in building height and bulk to the Suburban Living Areas in particular those adjoining neighbourhoods that are sensitive to the physical and visual character and amenity of adjoining neighbourhoods with lower development intensities and building heights.	The proposal is designed to avoid a significant and undue adverse amenity impact to adjoining development and to enable existing and future buildings to be well separated from each other and to avoid affecting the potential development of adjoining sites. The prospect of future built form occurring within the adjoining heritage property in proximity to the common boundary is also limited. The state heritage status of the site sets a strong expectation that any future works would be carefully managed and designed to conserve the cultural heritage significance of the place. This significance is derived

Table 3.7.9.1— Brisbane's Growth Nodes on Selected Transport Corridors

Specific outcomes	Land use strategies	Proposal
		not only from the principal building itself but also from its mature vegetation and expansive garden setting, all of which extend to the interface with the proposed development. The common side and rear boundaries to the adjoining heritage site contain large shade trees that act as visual and acoustic buffers and ensure that amenity impacts are avoided. Further, the development maintains a separation to the adjoining dwelling house of approximately 20 metres.

APPENDIX B – Brisbane City Council Codes

Indooroopilly Centre Neighbourhood Plan

Performance outcomes	Acceptable outcomes	Comments
General		
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 with 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 an adjoining site. Note—Development that exceeds the intended number of storeys or building height can place disproportionate pressure on the transport network, public space or community facilities in particular. Note—Development that is over-scaled for its site can result in an undesirable dominance of vehicle access, parking and manoeuvring areas that significantly reduce streetscape character and amenity.	AO1 Development complies with: a. the number of storeys and building height in Table 7.2.9.1.3.B; b. the maximum gross floor area in Table 7.2.9.1.3.C; c. the boundary setbacks in Table 7.2.9.1.3.D. 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. Note—Where development is located in a street that is subject to a road widening requirement, the new property alignment, after the proposed widening, is regarded as the street front property boundary.	Not Applicable The site is not located within any specific precinct. Building height is determined by the Multiple Dwelling Code.
PO2 Development provides long term infrastructure for the parks network and land for community facilities network to meet the recreational needs of residents and workers.	AO2.1 Development provides land for a new park in the location specified as Future park in Figure b and the Local government infrastructure plan. AO2.2	Not Applicable The site is not located within Figure b of the LGIP.

	Development protects land for the provision of park in the general location specified in Figure b annotation 'A' and in accordance with the Long term infrastructure plans.	
	AO2.3 Development protects land for community facilities in the general location specified in Figure b in accordance with the Long term infrastructure plans.	
PO3 Development provides land to support the creation of a road network that: a. efficiently provides for the movement of traffic, including required road widening and new roads; b. provides comfortable pedestrian environments; c. meets the needs of a range of users, including persons with mobility impairments; d. positively contributes to landscaped, shaded, subtropical streetscapes in the neighbourhood plan area.	AO3 Development dedicates land to Council for road widening and new roads in accordance with Figure a and Figure f.	Not Applicable The site does not require a road widening or new road.
PO4 Development ensures: a. vehicle entrances, servicing and parking are designed and located to minimise disruption to building frontages, pedestrian environment and to reduce the visual impact on the street environment; b. pedestrian movement, comfort and safety is maximised in areas of high pedestrian usage by reducing pedestrian and vehicular conflict; c. driveway crossovers maintain the integrity, quality and primacy of footpaths.	AO4.1 Development provides a maximum of 2 vehicle access points to each site and shared vehicular access is used where possible.	Complies The site proposes 1 vehicular access point. No rear service lanes are proposed.
	AO4.2 Development does not provide vehicular access from a primary frontage where an alternative access is available by a side street or rear service lane.	
	AO4.3 Development provides rear service lanes to adjoining properties from the nearest public road to enable vehicular access and servicing as indicated in Figure b. Note—It may be necessary to provide a number of lanes within a city block to service all properties. Note—Rear service lane locations are indicative and should be read as specifying intent to achieve alternative access and servicing to adjoining sites.	

	AO4.4 Development creates easements over rear service lanes benefiting all parties to the easement, including adjoining owners and the Council, in perpetuity if the Council determines that these are to serve more than 1 individual development or property.	
PO5 Development ensures the scale, width, design and tenure of an arcade to reflect its function and location.	AO5 Development provides an arcade as indicated in Figure b. Note—Arcades are shown in the general location in which they are needed.	Not Applicable The site is not mapped as requiring an arcade.
PO6 Development within or adjacent to the rail corridor ensures the safety, amenity and preservation of the integrity of the rail corridor without operational restrictions.	AO6 No acceptable outcome is prescribed	Not Applicable The site is not within or adjacent to a rail corridor.
If in the Multi-purpose centre precinct (Indooroopilly centre neighbourhood plan/NPP-001) – Not Applicable		
If in the Multi-purpose centre precinct (Indooroopilly centre neighbourhood plan/NPP-001), where in or fronting the High Street sub-precinct (Indooroopilly centre neighbourhood plan/NPP-001a) – Not Applicable		
If in the Multi-purpose centre precinct (Indooroopilly centre neighbourhood plan/NPP-001), where in the Moggill Road north sub-precinct (Indooroopilly centre neighbourhood plan/NPP-001b) – Not Applicable		
If in the Multi-purpose centre precinct (Indooroopilly centre neighbourhood plan/NPP-001), where in the Indooroopilly shopping centre mixed use sub-precinct (Indooroopilly centre neighbourhood plan/NPP001c) – Not Applicable		
If in the Witton Barracks precinct (Indooroopilly centre neighbourhood plan/NPP-002) – Not Applicable		
If in the Special context area precinct (Indooroopilly centre neighbourhood plan/NPP-003), where in the Jackson Street special context area sub-precinct (Indooroopilly centre neighbourhood plan/NPP-003a) – Not Applicable		
If in the Special context area precinct (Indooroopilly centre neighbourhood plan/NPP-003), where in the Moggill Road west special context area sub-precinct (Indooroopilly centre neighbourhood plan/NPP-003b) – Not Applicable		

DEVELOPMENT CODES

Multiple Dwelling Code

Table 9.3.14.3.A—Multiple Dwelling Code

Performance outcomes	Acceptable outcomes	Response
Site area and frontage		
PO1 Development has a site area and frontage width that is sufficient to: (a) accommodate the scale and form of multiple dwelling buildings considering site features such as heritage or character buildings and slope; (b) deliver useable communal open space areas and private open spaces; (c) achieve viable areas of deep planting and landscaping to retain significant vegetation and protect or establish large subtropical shade trees; (d) achieve safe and convenient vehicle access to the site; (e) accommodate on-site parking and vehicle manoeuvring for residents, visitors and service providers; (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. Note—The site frontage is measured at the property line on the primary road boundary.	Complies The site is located in the LMR Zone and has a total area of 2,181sqm and a frontage to Clarence Road of approximately 34m.
PO2 Development in the High density residential zone or Medium density residential zone does not isolate or negatively impact on the potential for adjoining sites to develop to a scale and intensity envisaged for the zone or neighbourhood plan area. Note—An indicative concept plan that demonstrates compliant development can be achieved on the adjoining site may be required to demonstrate achievement of this outcome.	AO2 Development in the High density residential zone or the Medium density residential zone ensures that the site area and frontage width of an adjoining site in the High density residential zone or the Medium density residential zone meets the minimum requirements set out in: (a) a neighbourhood plan; or (a) if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements set out in Table 9.3.14.3.B.	Not Applicable The site is located in the LMR Zone.
Building design and appearance		

Table 9.3.14.3.A—Multiple Dwelling Code

Performance outcomes	Acceptable outcomes	Response
PO3 Development height, bulk and scale, siting and layout ensures that: (a) building height is consistent with the intended form and character of the local area including the predominant height of existing or approved buildings in the street; (b) where building height is greater than the acceptable outcome for building height on sites adjoining or opposite the subject site, the development sensitively reduces height towards site boundaries to a compatible scale; (c) impacts on residential amenity and privacy from overlooking, visual dominance and overshadowing are minimised and adequate levels of natural light and breezes are maintained to habitable rooms, private and communal open space for both the development and residences on adjoining and nearby sites; (d) sufficient visual and acoustic privacy is achieved between dwellings without reliance on screening; (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.	AO3 Development is contained within the building envelope for the site created by applying: (a) the maximum building height in Table 9.3.14.3.B; (b) front, rear and side boundary setback requirements in Table 9.3.14.3.C; (c) car parking boundary setback requirements in Table 9.3.14.3.E; (d) building separation requirements in Table 9.3.14.3.F; (e) building height transitions specified in Table 9.3.14.3.I where applicable; (f) the acceptable outcomes for deep planting and landscaping areas. Refer to Figure b and Figure c. Note—This acceptable outcome can be demonstrated by the preparation of a building envelope plan, elevations and sections.	Performance Outcome Refer to Section 5.2 of this report. The development requires response to multiple Pos relating to height, site cover and setbacks.
PO4 Development has a building height, scale and form that improves the amenity and achieves the intended outcomes of the zone or neighbourhood plan area, contributes to a cohesive streetscape and built form character and is: (a) consistent with the anticipated density and assumed infrastructure demand; (b) aligned to community expectations about the number of storeys to be built, having regard to the intent for the zone precinct and the predominant height of approved buildings in the street; (c) proportionate to and commensurate with the site area and	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. AO4.2 Development incorporates the building height transition requirements set out in Table 9.3.14.3.I.	Performance Outcome Refer to Section 5.2.3.

Table 9.3.14.3.A—Multiple Dwelling Code

Performance outcomes	Acceptable outcomes	Response
frontage width so as not to be overbearing on the street or adjoining development; (d) designed to avoid a significant and undue adverse amenity impact to adjoining development; (e) sited to enable existing and future buildings to be well separated from each other and to avoid affecting the potential development of adjoining sites; (f) considerate of street conditions, the topography of the area and site slope; (g) designed to maintain significant view points and corridors; (h) designed and orientated to retain solar access to key public spaces and adjoining buildings.		
PO5 Development for services and related structures, including electricity transformers, fire hydrant and booster assemblies, air conditioning and other mechanical plant, vents, exhausts and refuse and recycling storage areas: (a) are integrated into the development; (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.	A05 Development ensures that where services and related structures, including electricity transformers, fire hydrants and booster assemblies, air conditioning and other mechanical plant, vents, exhausts and refuse and recycling storage areas, are located within 4 metres of the front boundary: (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.	Complies The development proposes a waste storage room on-site that is not visible from the street. All associated services will be screened where appropriate.
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;	A06 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.	Performance Outcome Refer to Section 5.2.2.

Table 9.3.14.3.A—Multiple Dwelling Code

Performance outcomes	Acceptable outcomes	Response
(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.	Note—Roofing of terrace areas on car parking structures are to comply with boundary setback requirements for balconies. Note—Boundary setbacks are also influenced by minimum building separations considering the nature of the wall proposed and the number of openings or balconies.	
PO7 Development provides side and rear boundary setbacks that: (a) consider future development; (b) minimise the impacts of development on the amenity and privacy of future and existing neighbourhood residents; (c) support the separation of buildings to provide visual and acoustic privacy without reliance on screening, and ensure access to natural light, sunlight and breezes; (d) contribute to the rhythm and pattern of the streetscape in keeping with the intended neighbourhood character; (e) maximise the opportunity to retain significant vegetation and protect or establish large subtropical shade trees in deep-planting areas.	A07.1 Unless greater setbacks are required to achieve adequate building separation, development provides a rear boundary and side boundary setback that complies with: (a) a neighbourhood plan; or (b) if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements set out in Table 9.3.14.3.C. Refer to Figure d.	Performance Outcome Refer to Section 5.2.2.
	A07.2 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;	Performance Outcome Refer to Section 5.2.2.

Table 9.3.14.3.A—Multiple Dwelling Code

Performance outcomes	Acceptable outcomes	Response
	(g) a maximum height of 3m; (h) low maintenance or constructed of prefinished materials. Refer to Figure e.	
	A07.3 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.	Performance Outcome Refer to Section 5.2.2.
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; (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.	A08 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: (A) where in the Medium density residential zone, Low-medium density residential zone or the Infill housing zone precinct of the Character residential zone, is 45%; or (B) where in the High density residential zone, is 40%.	Performance Outcome Refer to Section 5.2.4.
PO9 Development balances the height and footprint of the building, providing modulation and variation in the façade's horizontal and	A09.1 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	Complies Refer to the Architectural Plans.

Table 9.3.14.3.A—Multiple Dwelling Code

Performance outcomes	Acceptable outcomes	Response
vertical profiles that: (a) reduces the appearances of bulk through changes in building depth, length and articulated form; (b) maintains a human scale and is consistent with the form and character intent of the neighbourhood and street; (c) supports residential amenity to occupants and adjoining properties, including access to natural light and breezes; (d) provides opportunities for dual aspect dwellings; (e) incorporates changes in material, finish or texture at regular intervals; (f) provides expressive shadow casting elements; (g) provides opportunities for useable and functional open space. Refer to Figure i.	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.	
	A09.2 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.	Not Applicable
	A09.3 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.	Complies As demonstrated within the Urban Design Report and Architectural Plans, each unit is afforded a balcony that faces the Brisbane River. The building design features various treatments to windows, materials, colours, textures and finishes to maximise the articulation, access to light and soften the overall bulk. Slab edges are purposefully designed at a finer scale to frame the building and a clear pedestrian entry is provided at ground level.
	A09.4 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	

Table 9.3.14.3.A—Multiple Dwelling Code

Performance outcomes	Acceptable outcomes	Response
	rooms within the building. Refer to Figure j, Figure k and Figure l.	
PO10 Development for rooftops and building caps: (a) is contextually and climatically appropriate in form; (b) reduces the bulk and scale of development when viewed from the street; (c) is responsive to orientation and solar access; (d) is attractive and 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. Note—External public vantage points means from at least two mostly unobstructed views of the development from a public area.	AO10.1 Development provides building caps and rooftops which: (a) contribute to the architectural distinction of the building and roofs; (b) include interesting forms created through pitches, gables, skillions or other features; (c) provides opportunity for landscaping, alternative water sources, solar energy and communal open space area. Refer to Figure m and Figure n.	Complies The development provides a distinctive roof design that creates an interesting form and allows for the inclusion of landscaping within a private open space area.
	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.	Complies Mechanical plant is located on the roof and incorporated into the design.
	AO10.3 Development for a rooftop garden: (a) incorporates a combination of built form and soft landscape elements integrated with the overall building design; (b) enhances the presentation and visual amenity of the rooftop and skyline when viewed from external public vantage points. Note—External public vantage points means from at least two mostly unobstructed views of the development from a public area.	Not Applicable The development does not propose a rooftop garden.
PO11 Development provides a building that must define the street edge	AO11.1 Development provides a building front elevation that is parallel or	Complies

Table 9.3.14.3.A—Multiple Dwelling Code

Performance outcomes	Acceptable outcomes	Response
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.	nearly parallel to the street frontage.	The front elevation is parallel to the street.
	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.	Complies Refer to Section 5.2.2.
	AO11.3 Development provides balconies and windows from the primary living area that face and overlook the street or public space.	Complies The development provides balconies and windows that can overlook the street.
PO12 Development provides an entrance that must define the threshold between public and private space and provide: (a) safe, secure and convenient access to the site for residents and visitors; (b) a sufficiently scaled and sheltered entry and meeting space; (c) clear building signage and numbering for emergency access; (d) lighting to ensure the safety of residents and visitors whilst not causing undue nuisance to adjoining premises; (e) conveniently located mailboxes; (f) individual entrances to ground storey dwellings provide for a varied streetscape.	AO12.1 Development of a small-scale multiple dwelling of 5 or fewer dwellings in attached form, such as townhouses, ensures access to the front door of each dwelling is at the ground storey and clearly identifiable and visible from the public street or internal driveway.	Not Applicable The development is not considered a small-scale multiple dwelling.
	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.	Not Applicable The development proposes more than 5 units.
	AO12.3 Development provides direct entry from the street for any ground storey dwellings that are adjacent to the street front and ensures that:	Not Applicable The development does not propose direct access from the street to any unit.

Table 9.3.14.3.A—Multiple Dwelling Code

Performance outcomes	Acceptable outcomes	Response
	(a) any steps are set back a minimum of 1m and are perpendicular to the front boundary; (b) retaining walls step to the street level and provide a transition from private outdoor space and the street; (c) lighting is provided in accordance with Category P3 of the AS/NZS 1158.3.1:2005 Lighting for roads and public spaces and complying with Table 2.1 - Illuminance in the vertical plane of AS 4282-1997 Control of the obtrusive effects of outdoor lighting; (d) street numbering is provided to support visitor and emergency access. Refer to Figure t.	
Safety, privacy and amenity		
PO13 If: (a) identified in a neighbourhood plan as a building height transition; or (b) in the High density residential zone or the Medium density residential zone and sharing a common boundary with, or located fronting a minor road that is opposite, premises in the Low-medium density residential zone, Low density residential zone or Character residential zone. Development provides a transitional built form which protects the amenity of lower density residential areas by: (a) stepping down in height and scale; (b) heavily landscaping interface area; (c) minimising impacts including overlooking and visual dominance through building articulation; (d) maintaining adequate levels of natural ventilation and light penetration to habitable rooms and private open space; (e) avoiding large blank walls on steeply sloping sites.	AO13.1 Where identified in a neighbourhood plan, development provides a building height transition which ensures that buildings and structures comply with the requirements specified in the neighbourhood plan. 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.	Not Applicable The neighbourhood plan does not prescribe a transition for the development. Not Applicable
PO14	AO14.1	Complies

Table 9.3.14.3.A—Multiple Dwelling Code

Performance outcomes	Acceptable outcomes	Response
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.	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.	The development is designed to orientate the primary balconies towards the Brisbane River, although the large balconies still provide views to the street.
	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.	Complies Drying areas are located to the side boundary and will be screened.
PO15 Development of a building 8 storeys and over ensures that the design mitigates the impacts of ground-level wind acceleration to ensure safe and amenable environment for pedestrians and building occupants. Note—Where building height exceeds 15 storeys, a wind impact report prepared by a suitably qualified professional is required to be submitted to demonstrate achievement of the above outcome.	AO15 Development with a building between 8 storeys and 15 storeys provides wind mitigation that uses at least 2 of the following strategies: (a) building orientation, plan shape, massing and facade articulation to avoid tall and wide facades that face prevailing winds; (b) a podium and tower building form with tower set back at least 10m from all streets above the podium level to deflect wind downdrafts from penetrating to street level; (c) canopies, roof structures and awnings to protect pedestrians and building occupants at ground and podium levels;	Not Applicable The development is 4 storeys.

Table 9.3.14.3.A—Multiple Dwelling Code

Performance outcomes	Acceptable outcomes	Response
	(d) trellis structures and a dense network of trees onsite at ground or podium level. Note—No acceptable outcome is prescribed for a development if more than 15 storeys in height. Note—Where a podium provides for unroofed private or communal open space areas, a wind impact report prepared by a suitably qualified professional may be required to justify appropriate wind mitigation measures to ensure the safety of residents and visitors of the building.	
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. 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.	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.	Performance Outcome The development provides solid balustrades however, the development is not directly visible from the adjoining dwelling house. Further, the development proposes a subtropical design with large private open spaces to maximise access to sunlight and breezes while providing casual surveillance to the street.
	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. Note—This excludes solid balustrades or screening where provided to reduce amenity or privacy impacts to nearby dwellings.	
	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	Not Applicable

Table 9.3.14.3.A—Multiple Dwelling Code

Performance outcomes	Acceptable outcomes	Response
	visual privacy to an existing dwelling within 9m; (b) 100% of west-facing primary balconies. Refer to Figure w.	
PO17 Development must minimise direct overlooking between buildings through appropriate building layout, location and the design of windows and balconies or screening devices. Note—Siting and building separation is used to minimise privacy screening requirements.	AO17.1 Development where the dwelling is located within 2m at ground storey or 9m above ground storey of a habitable room window or private open space of an existing dwelling house, ensures habitable rooms and any private outdoor spaces have: (a) an offset from the habitable room or private open space of the existing dwelling to limit direct outlook; or (b) sill heights a minimum of 1.5m above floor level; or (c) fixed obscure glazing in any part of the window below 1.5m above floor level; or (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.	Not Applicable The proposed development is not within 2m at ground level or 9m above ground of any existing dwelling house.
	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.	Not Applicable The development does not create direct views into the adjoining dwelling house.
	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.	Complies Council is invited to condition screening as part of an approval.

Table 9.3.14.3.A—Multiple Dwelling Code

Performance outcomes	Acceptable outcomes	Response
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.	Complies Council is invited to condition this as part of an approval.
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%.	Complies Council is invited to condition this as part of an approval.
PO20 Development is located, designed and constructed to achieve the: (a) air quality (planning) criteria in Table 9.3.14.3.G; (b) odour criteria in Table 9.3.14.3.H. Note—An air quality impact report prepared in accordance with the Air quality planning scheme policy can assist in demonstrating achievement of this performance outcome.	AO20.1 Development in a zone in the centre zones category or the Mixed use zone, including any outdoor air intakes for the development, is separated from: (a) exhaust vent outlets of premises where food or cooking odour is released, by a minimum of 6m; (b) exhaust vent outlets from car parks or bus stations, by a minimum of 15m.	Not Applicable The site is located in the LMR Zone.
	AO20.2 Development is located no closer than 150m to a spray painting workshop. Note—This distance is to be measured between the building containing the spray painting workshop and the property boundary of the sensitive use.	Complies The site is not within 150m of a spray painting workshop.
PO21 Development in a zone in the centre zones category or the Mixed use zone must: (a) be located, designed and constructed to protect bedrooms and other habitable rooms from exposure to noise arising from non-residential activities outside the building;	AO21 Development in a zone in the centre zones category or the Mixed use zone has a minimum acoustic performance of: (a) Rw 35 for glazing (windows and doors) where total area of glazing is greater than 1.8m ² ; (b) Rw 32 for glazing (windows and doors) where total area of	Not Applicable The site is located in the LMR Zone.

Table 9.3.14.3.A—Multiple Dwelling Code

Performance outcomes	Acceptable outcomes	Response
(b) be designed and constructed to achieve a minimum reduction in sound pressure level between the exterior of the building and the bedrooms or indoor primary living areas of 30dBA. Note—A noise impact assessment report prepared in accordance with the Noise impact assessment planning scheme policy can assist in demonstrating achievement of this performance outcome. Note—Site-specific criteria will be identified in a neighbourhood plan for sites within a Special Entertainment Precinct Area or within the Transport noise corridor overlay.	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: • LAeq,adj,T emitted from mechanical plant is not greater than the rating background level plus 3 at a sensitive use not associated with the development. Note— Where T is • Day (7am to 6pm): 11hr, • Evening (6pm to 10pm): 4hr, • Night (10pm to 7am): 9hr. Where- • LAeq,adj,T is the A-weighted equivalent continuous sound pressure level during measurement time T, adjusted for tonal and impulsive noise characteristics, determined in accordance with the methodology described in the Noise impact assessment planning scheme policy. • The rating background level is determined in accordance with the methodology described in the Noise impact assessment planning scheme policy. Note—A noise impact assessment report prepared in accordance	AO22 Development ensures mechanical plant is acoustically screened from nearby sensitive uses.	Complies Council is invited to condition this as part of an approval.

Table 9.3.14.3.A—Multiple Dwelling Code

Performance outcomes	Acceptable outcomes	Response
with the Noise impact assessment planning scheme policy can assist in demonstrating achievement of this performance outcome.		
PO23 Development must create a safe environment by incorporating the key elements of crime prevention through environmental design in its layout, building or structure design and landscaping by: (a) facilitating casual surveillance opportunities and including good sightlines to publicly accessible areas such as car parks, pathways, public toilets, and communal areas; (b) defining different uses and ownerships through design and restricting access from non-residential uses into private residential dwellings; (c) promoting safety and minimising opportunities for graffiti and vandalism through exterior building design and orientation of buildings and use of active frontages; (d) ensuring publicly accessible areas such as car parks, pathways, public toilets, and communal areas are well lit; (e) including way-finding cues; (f) minimising predictable routes and entrapment locations near public spaces such as car parks, public toilets, ATMs, communal areas. Note—For guidance in achieving the key elements of crime prevention through environmental design, refer to the Crime prevention through environmental design planning scheme policy.	AO23 No acceptable outcome prescribed.	Complies The development provides large balconies that provide casual surveillance of the street. The development provides security measures to ensure direct access is only available to residents. Further, pedestrian entrances are clearly visible from the street and outdoor lighting is provided where in accordance with AS.
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	AO24 No acceptable outcome prescribed.	Complies The development does not propose any large blank walls that are not visible from residents or the street.

Table 9.3.14.3.A—Multiple Dwelling Code

Performance outcomes	Acceptable outcomes	Response
techniques; (c) ensuring graffiti can be readily and quickly removed through easy maintenance selection techniques. Note—For guidance on graffiti and vandalism prevention techniques refer to the Graffiti prevention planning scheme policy.		
PO25 Development has hours of operation which are controlled so that the use does not detrimentally impact on the amenity of adjoining residents.	AO25 Development: (a) for accommodation activities, dwelling unit or emergency services has unlimited hours of operation; (b) for any other use, has hours of operation, including deliveries, which are limited to 6am to 8pm, or as otherwise identified in a neighbourhood plan.	Not Applicable
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.	Complies Each floor is afforded a ceiling height above 2.7m and several dual aspect windows or openings.
	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.	Complies As demonstrated in the architectural plans, there are several design features used to provide shading and deep recesses including awnings, materials and landscaping.
PO27 Development ensures significant vegetation and large subtropical	AO27.1 Development ensures that the location of new buildings, car parking,	Complies Refer to the Ecological Assessment Report and Arborist Report. Small

Table 9.3.14.3.A—Multiple Dwelling Code

Performance outcomes	Acceptable outcomes	Response
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. Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy.	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. Note—Invasive species listed as 'Undesirable plant species' in the Planting species planning scheme policy are not required to be retained unless the tree is a significant, mature and healthy shade tree. Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy.	areas of vegetation will be removed but the larger, ore significant species will be retained and offsets provided. The deep planting for the site is contained within the biodiversity corridor. Refer to the Landscape Concept Plans.
	AO27.2 Development provides or retains one tree within the site per 20m of frontage that is capable of growing to a minimum height of 15m at maturity. Note—Landscape design incorporates planting in accordance with the Planting species planning scheme policy. Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy.	
	AO27.3 Development provides tree species that are selected and planted to provide a minimum 50% shade cover to a site's open space within 10 years. Note—Shade cover is to be measured at 12pm on 21 December.	
PO28 Development provides landscaping that must: (a) provide shade to pedestrian pathways; (b) maintained sightlines and support personal safety by allowing for the overlooking of the street and public spaces from the site and balconies; (c) present an integrated landscape, neighbourhood and	AO28.1 Development provides landscaping within the site along the frontage of the site that consists of: (a) a minimum of 1 area of deep planting with a dimension of 4m x 4m; (b) shade and/or rounded canopy trees located to cast a minimum of 50% shade over the adjacent verge within 5 years of planting; (c) a minimum of 50% of frontage length planted for a minimum	Performance Outcome The unique topography of the site limits the ability to provide deep planting on the frontage. Notwithstanding, the deep planting for the site is contained within the biodiversity corrido and is 100% open to the skyr. Refer to the Landscape Concept Plans.

Table 9.3.14.3.A—Multiple Dwelling Code

Performance outcomes	Acceptable outcomes	Response
streetscape character; (d) contribute positively to amenity and the subtropical microclimate of the site, streetscape and public spaces; (e) reduce the appearance of building bulk and soften built form, driveways and hardstand areas from the street and adjoining properties; (f) contribute to privacy between residences; (g) provide natural shade to mitigate heat island impacts. Note—This is demonstrated by an overall site landscape concept plan. Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy.	width of 2m, excluding the driveway crossover and pedestrian access. Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy. Note—The above requirements do not apply where a front boundary setback of zero metres is required, such as in a zone in the centre zones category or Mixed use zone.	
	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.	Complies Refer to the Landscape Concept Plans prepared by CUSP. The development provides deep planting within the mapped biodiversity areas within the southern part of the site.
PO29 Development provides deep planting areas that: (a) are of sufficient size and dimension to contain large subtropical shade tree species; (b) are maintained exclusively for landscaping, with no underground development or infrastructure; (c) are open to the sky with access to light and rainfall into the natural ground; (d) are planted with subtropical tree species that at maturity are complementary in scale and height to the building form and respond to the site location and design needs; (e) soften the impact of building and hardstand areas and reduces impervious areas to improve stormwater; (f) provides natural shade to mitigate heat island effects; (g) provides informal recreation spaces that are easily accessible for building occupants; (h) is located to retain and protect existing site features such as	AO29.1 Development locates deep-planting areas: (a) to protect existing significant vegetation including large subtropical shade trees; (b) to provide an opportunity for the co-location of deep soil plants and large subtropical shade trees within the street or on adjoining premises; (c) within the front or rear set back to soften the built form for the street and adjoining premises. Note—In regards to (c) above, deep planting is not required within the front setback where a front boundary setback of zero metres is required, such as in a zone in the centre zones category or Mixed use zone.	Complies Refer to the Landscape Concept Plans prepared by CUSP. The development provides deep planting within the mapped biodiversity areas within the southern part of the site.
	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;	Complies Refer to the Landscape Concept Plans prepared by CUSP. The development provides deep planting within the mapped biodiversity areas within the southern part of the site. A total of 898sqm of deep

Table 9.3.14.3.A—Multiple Dwelling Code

Performance outcomes	Acceptable outcomes	Response
significant vegetation or grouped with deep-planted areas on adjacent sites to maximise contiguous areas of deep planting.	(c) able to accommodate trees planted in natural ground; (d) 100% open to the sky; (e) can be accessed for maintenance purposes.	planting is provided.
	AO29.3 Where there are no existing large subtropical shade trees on the site, development provides trees in the deep-planting areas which: (a) are capable of growing to a minimum canopy diameter of 5m and a minimum height of 5m within 5 years of planting; (b) are subtropical tree species consistent with the Planting species planning scheme policy. Note—Tree species should be chosen to respond to particular site location or design needs. Where site circumstances permit, tree species that are complementary in scale and height to the building form should be selected. Tree height and canopy spread will be dependent on species.	Complies The development utilises existing shade trees on the site.
	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.	Complies Refer to the Landscape Concept Plans prepared by CUSP. The development provides deep planting within the mapped biodiversity areas within the southern part of the site. A total of 898sqm of deep planting is provided.
Private and communal open space		
PO30 Development provides communal space that must be designed to provide: (a) residents with passive and active recreation opportunities;	AO30.1 Development consisting of 10 or more dwellings provides communal open space, that is clearly distinguished from deep planting areas and private open space, and: (a) is a minimum of 5% or 40m ² of the site area, whichever is	Performance Outcome The development provides 8 units however, a communal open space area totalling 93m ² has been provided on the Riverhome Lower Level, consisting of a pool, sauna and cold plunge. Although not open to the sky, the COS area provides residents with passive and active

Table 9.3.14.3.A—Multiple Dwelling Code

Performance outcomes	Acceptable outcomes	Response
(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.	greater; (b) is one consolidated useable space, or where exceeding 100m², two separate useable areas within the site; (c) is a minimum 50% open to the sky; (d) is a minimum of 25% landscaping; (e) is a minimum of 25% shaded by trees within 5 years; (f) is a maximum 25% as internal dedicated created space; (g) is designed to provide a range of recreational facilities such as seating, barbeque, swimming pool and vegetable gardens; (h) incorporates a flat paved or grassed area with a minimum dimension of 5m in any direction. Note—Deep planting areas can be located within communal open space. However, the minimum site percentage requirements for communal open space and deep planting must be calculated separately. Note—In regards to (b) above, one space may be provided on ground as a swimming pool and barbeque area with substantial landscaping, and another on the roof to take advantage of views. Note—Internal spaces may include a gymnasium, movie room or entertainment room. Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy. AO30.2 Development ensures that communal outdoor space areas do not contain: (a) vehicle driveways, manoeuvring or hardstand areas; or (b) surface structures and infrastructure such as rainwater tanks, transformers and water boosters. Note—Bioretention areas can form part of communal open space provided it is designed as a component of the landscape area but not any area of deep planting. Lightweight shade structures such as	recreation opportunities that are orientated towards the Brisbane River.

Table 9.3.14.3.A—Multiple Dwelling Code

Performance outcomes	Acceptable outcomes	Response
	pergolas are able to be located within communal open space.	
PO31 Development must provide attractive and functional private open space for residents that: (a) is appropriately sized and located to enhance amenity and liveability for residents; (b) is designed to be functional for the use of the possible number of residents in each dwelling; (c) is designed to contribute to the form and detail of the building. Note—Private open space can be provided on ground, on balconies or in a structure over a platform, basement and on rooftops.	AO31.1 Development provides private open space which comprises: (a) for ground storey dwellings, a minimum area of 35m² with a minimum dimension of 3m; (b) for dwellings above ground storey, a balcony with a minimum area of 12m² and a minimum dimension of 3m. Note—The measurement of minimum private open space requirements must be clear of utilities such as hot water systems, air-conditioning units, rainwater tanks, bicycle parking, fire hydrants or other utilities, as well as areas required for deep planting and communal open space.	Complies Refer to Section 5.2.5.
	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.	Complies Each unit is provided a POS area that is directly accessible from the main living area. Further, drying areas are screened from view.
	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.	Complies The development provides balconies that wrap around the entire building. The main orientation is to the Brisbane River to maximise views.
	AO31.4 Development ensures that private open space areas do not contain: (a) vehicle driveways, manoeuvring or hardstand areas; or (b) surface structures and infrastructure such as retaining walls, rainwater tanks, electricity transformers and fire hydrants and	Complies The proposed POS areas do not contain vehicle driveways, manoeuvring or hardstand areas or surface structures and infrastructure such as retaining walls, rainwater tanks, electricity transformers and fire hydrants and boosters.

Table 9.3.14.3.A—Multiple Dwelling Code

Performance outcomes	Acceptable outcomes	Response
	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.	
	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.	Performance Outcome The majority of the proposed POS is orientated south, to create views to the Brisbane River. The proposed POS achieves the performance outcome in the following ways: ▪ Each unit if provided with more than the minimum amount of POS to cater for the number of residents. ▪ The POS is integral to the building's design and appearance when viewed from the river and nearby bridge.
Refuse storage and collection		
PO32 Development provides refuse and recycling collection and storage facilities that: (a) are located conveniently in an unobtrusive dedicated storage room or separate screened structure; (b) are located and managed so that adverse impacts on building occupants, neighbouring properties and the public realm are minimised; (c) provide for refuse and recycling including source separation; (d) are of a design that allows low-frequency service collection; (e) minimise ongoing building management cost for occupants. Note—Refer to the Refuse planning scheme policy for further guidance.	AO32 Development provides refuse and recycling collection and storage facilities, including source separation, in accordance with the Refuse planning scheme policy.	Complies Refer to the Waste Management Plan prepared by ITE Consulting.
Car parking, manoeuvring and hardstand areas		
PO33	AO33.1	Complies

Table 9.3.14.3.A—Multiple Dwelling Code

Performance outcomes	Acceptable outcomes	Response
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.	Development ensures that vehicle access comprises no more than 30% of the street frontage width at the front boundary and is located away from the main pedestrian entry. Note—This excludes driveway splays to the kerb.	The development provides a standard crossover.
	AO33.2 Development provides site access, combined with short-term parking, drop-off zones or porte-cocheres, that does not dominate the street frontage or comprise more than 40% of the street frontage width.	
	AO33.3 Development, where above-ground or partially above-ground car parking, is located so that: (a) the facade design and materials selection is extended to the car park entry and car park areas on all frontages and boundaries; (b) building services, pipes and ducts within the car park are not visible from the street and other public spaces or adjoining properties and are screened and landscaped. Refer to Figure v.	Not Applicable The development provides basement and ground level car parking.
PO34 Development where not in a zone in the centre zones category or the Mixed use zone, provides car parking that is sited and of a bulk and form that: (a) does not dominate the street frontage of the development; (b) does not impact on the safety and efficiency of the road networks; (c) does not detract from the quality of adjoining streetscape or public spaces; (d) is safe and convenient for residents, visitors and service providers; (e) does not negatively impact on the amenity of adjoining	AO34.1 Development where not in a zone in the centre zones category or the Mixed use zone, provides car parking that is located: (a) below ground; or (b) at ground level or above ground level only if contained within the development footprint and located behind the main building line, except where for visitor parking; (c) set back from front, rear and side boundaries in accordance with a neighbourhood plan or if no neighbourhood plan applies or no requirements are specified in a neighbourhood plan, Table 9.3.14.3.E; (d) landscaped and screened from view of the street, other public areas and adjoining properties;	Complies The development provides basement and ground level car parking, behind the main building line.

Table 9.3.14.3.A—Multiple Dwelling Code

Performance outcomes	Acceptable outcomes	Response
residents by way of noise, odour or light having regard to: (i) the proximity of dwelling houses or existing multiple dwellings on adjoining sites; (ii) the scale and detail of any parking structure walls when viewed from the street and adjoining properties; (iii) setback distances to mitigate impacts; (iv) the location of active frontages and public spaces. Note—Where in a zone in the centre zones category or the Mixed use zone, the car parking provisions of the Centre or mixed use code apply.	(e) not in conflict with required vehicle queuing distances. Note—Car parking within the building which extend 1m above ground level will be counted as a storey in the maximum height and will be subject to the relevant boundary setback requirements.	
	AO34.2 Development, where not in a zone in the centre zones category or the Mixed use zone, of a basement car parking structure located between the street frontage and the main building line is no more than 1m above ground level at any point.	Performance Outcome As demonstrated on the Architectural Plans, a very small portion of the basement ceiling exceeds 1m above NGL. This exceedance is limited to a few millimetres and is not visible from the street frontage. Further, the exceedance is not located within the main building core.
	AO34.3 Development, where not in a zone in the centre zones category or the Mixed use zone, for a basement car parking structure that is 1m or less above ground and located on the side or rear boundary ensures that where retaining walls and fencing are proposed: (a) the maximum combined height of basement structure, retaining walls and fencing is 2m; (b) structures and fences are finished with low-maintenance and pre-finished materials. Note—Structures include car parking walls, retaining walls, fences, planters and roofing to terraces, balconies or patios that are part of or situated on a basement podium or car parking structure.	
	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.	
	AO34.5 Development, where not in a zone in the centre zones category or	Not Applicable

Table 9.3.14.3.A—Multiple Dwelling Code

Performance outcomes	Acceptable outcomes	Response
	Mixed use zone, for a small-scale multiple dwelling, such as attached or townhouse dwellings, provides a tandem car parking space for those units which provide direct vehicle access from the street, that is designed in accordance with Figure q. Note—Direct vehicle access for individual units is subject to availability of on-street parking, street trees and general amenity impacts assessment and is generally not acceptable for development on major roads.	The development is not a small-scale multiple dwelling.
PO35 Development where not in a zone in the centre zones category or the Mixed use zone, ensures that car parking, hardstand or manoeuvring areas are: (a) located to minimise noise and fumes disturbance on residents within and adjoining the site; (b) acoustically and visually screened to: (i) minimise the reflection of headlights into dwelling windows; (ii) attenuate noise impacts; (c) landscaped to: (i) soften the visual appearance of at grade hardstand areas; (ii) enhance pedestrian safety; (iii) improve visual amenity for the streetscape and urban area; (iv) provide shade for pedestrians and reduce the impact of glare and radiant heat from car parking areas. Note—where in a zone in the centre zones category or the Mixed use zone, the car parking provisions of the Centre or mixed use code apply.	AO35.1 Development where not in a zone in the centre zones category or the Mixed use zone, ensures that a hardstand or manoeuvring area situated at or above ground level is: (a) located a minimum of 3 metres vertically and horizontally from any habitable window on site to minimise noise disturbance on residents; (b) screened to prevent the reflection of car headlights onto dwelling windows adjoining or opposite the site.	Complies The proposes hardstand areas are not located within 3 metres vertically and horizontally from any habitable window on site.
	AO35.2 Development where not in a zone in the centre zones category or the Mixed use zone ensures any vehicle movement or vehicle parking areas along the side or rear boundary are: (a) acoustically screened from adjoining dwellings to a minimum height of 1.8m; (b) provided with a vegetated buffer next to any movement or parking areas: (i) a minimum of 1m wide along the side boundary; (ii) a minimum of 2m wide along the rear boundary; (iii) planted at a pot size and density sufficient to screen up to 1.5m above ground level at establishment.	Performance Outcome The vehicle access is located along the northern side boundary, which does not directly adjoin any existing habitable spaces. Landscaping is provided along the boundary to soften the visual appearance from the street.
	AO35.3 Development, where not in a zone in the centre zones category or	Not Applicable

Table 9.3.14.3.A—Multiple Dwelling Code

Performance outcomes	Acceptable outcomes	Response
	the Mixed use zone, and where car parking is above ground and uncovered, provides: (a) a minimum of 1 shade tree for every 6 car spaces; (b) trees which are planted to achieve a minimum 50% shade cover along internal pedestrian paths and driveways within 5 years of certification in accordance with the Landscape work code and the Planting species planning scheme policy.	
	AO35.4 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.	
	AO35.5 Development of ground level or other above ground car parking, where not in a zone in the centre zones category or the Mixed use zone, provides densely planted setbacks. Note—Front boundary setbacks must be treated to address streetscape interface issues and be in accordance with the streetscape interface performance outcomes and acceptable outcomes.	Complies The development provides multiple landscaped areas.
Transit oriented development – Not Applicable		
Fencing and retaining walls		
PO37 Development provides fencing and retaining walls that must: (a) facilitate casual surveillance of the street and public space; (b) enable use of private open space; (c) assist in highlighting entrances to the property; (d) provide a positive interface to the streetscape;	AO37.1 Development ensures that, where fencing is provided: (a) along any common boundary to a street or public space, it is a maximum of: (i) 1.2m in height, where fence construction is solid or less than 50% transparent; (ii) 1.5m in height, where fence construction is at least 50%	Complies This can be conditioned as part of an approval.

Table 9.3.14.3.A—Multiple Dwelling Code

Performance outcomes	Acceptable outcomes	Response
(e) protect the privacy and amenity for residents and dwellings adjoining the site.	transparent; (iii) 1.8m in height and solid only where setback behind landscaping and the site is on an arterial road; (b) along any side or rear boundary, it is a minimum of 1.8m in height, except where forward of the main building line; (c) along any side boundary, where forward of the main building line to the front boundary, it is: (i) a maximum of 1.2m in height, where fence construction is solid or less than 50% transparent; or (ii) a maximum of 1.5m in height, where fence construction is at least 50% transparent.	
	AO37.2 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.	Not Applicable
	AO37.3 Development for a retaining wall is: (a) stepped to minimise impact on the streetscape and pedestrian environment; (b) a maximum of 0.6m in height if directly abutting the edge of the adjoining road reserve verge.	Not Applicable The development does not propose retaining walls along the frontage.
Adaptable housing – Not Applicable		
Additional requirements for sites with an area of 7,000m² or greater, or for 20 or more dwellings if in the Emerging community zone – Not Applicable		
Additional criteria for development if identified in a neighbourhood plan		
PO40 Development on a landmark site identified in a neighbourhood plan provides a prominent visual reference and contribution to the city's public realm by: (a) exhibiting subtropical architectural excellence through design,	AO40.1 Development: (a) emphasises a landmark site identified in a neighbourhood plan and its setting; (b) addresses all elevations, with front, side and rear facades all	Not Applicable The development is not located on a landmark site.

Table 9.3.14.3.A—Multiple Dwelling Code

Performance outcomes	Acceptable outcomes	Response
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. Note—A neighbourhood plan may indicate whether or not a land dedication is required.	displaying a high level of modulation and articulation; (c) both vertically and horizontally articulates building form and mass with proportions compatible with the height, scale and setting of the building; (d) provides an interesting and varied skyline and silhouette; (e) uses high-quality and durable materials and finishes; (f) integrates landscaping, building entries and the public realm at the ground plane. Note—The Council's Independent Design Advisory Panel may be invited to provide advice on developments in accordance with the provisions of the Independent design advisory panel planning scheme policy.	
	AO40.2 Development provides a corner land dedication adjacent to the existing verge area which: (a) complies with any dimensions identified in a neighbourhood plan; (b) accommodates a deep-planted feature tree in compliance with the Infrastructure design planning scheme policy; (c) is embellished in compliance with the Infrastructure design planning scheme policy. Note—A neighbourhood plan may indicate if a corner land dedication is to be truncated or inverted. If the configuration is not specified, a truncated land dedication is to be provided where the building or podium is 2 or less storeys height. Where an inverted corner land dedication is provided, the building design accommodates the feature tree canopy at maturity.	Not Applicable The site does not require a corner land dedication.
PO41 Development minimises visual impacts on a view corridor of local significance and enhances opportunities for observation of key vistas and views from identified view points.	AO41.1 Development ensures building placement and design minimise visual impacts on a view corridor identified in a neighbourhood plan. Note—A neighbourhood plan may identify view corridors and may	Not Applicable The site is not located within a view corridor.

Table 9.3.14.3.A—Multiple Dwelling Code

Performance outcomes	Acceptable outcomes	Response
	or may not identify any specific view points from which they are observed.	
	AO41.2 Development enhances opportunities for views and vistas from a view point identified in a neighbourhood plan. Note—A neighbourhood plan may identify view points and may or may not identify any specific view corridor that they observe.	Not Applicable The site is not located within a view corridor.
PO42 Development on a significant corner site identified in a neighbourhood plan provides a prominent visual reference and contribution to the neighbourhood's public realm by: (a) accommodating high levels of pedestrian movement at the corner and enhancing the pedestrian experience; (b) emphasising the corner setting through building form, expression, silhouette, scale, materials and landscaping; (c) reinforcing a sense of arrival to the neighbourhood plan area, precinct or sub-precinct through marking a node, intersection or connection point in the neighbourhood; (d) respecting the prominence of any adjoining or nearby heritage places, traditional character buildings or local landmarks; (e) if a corner land dedication is required: (i) accommodating a deep-planted feature tree within the dedication area; (ii) providing a building envelope that acknowledges and respects the presence of the feature tree canopy. Note—A neighbourhood plan will indicate whether or not a land dedication is required.	AO42.1 Development is designed to emphasise the corner setting of a significant corner site identified in a neighbourhood plan and provides: (a) building entries on both street frontages; or (b) a single main entry at the corner.	Not Applicable The development is not located on a corner landmark site.
	AO42.2 Development provides a significant corner land dedication of a significant corner site identified in a neighbourhood plan, adjacent to the existing verge of the building which: (a) complies with any dimensions identified in the neighbourhood plan; (b) accommodates a deep-planted feature tree in compliance with the road corridor design section of the Infrastructure design planning scheme policy; (c) is embellished in compliance with the road corridor design section of the Infrastructure design planning scheme policy. Note—A neighbourhood plan may indicate if a corner land dedication is to be truncated or inverted. If the configuration is not specified, a truncated land dedication is to be provided where the building or podium is 2 or fewer storeys in height. Where an inverted corner land dedication is provided, the building design accommodates the feature tree canopy at maturity.	
	AO42.3	Not Applicable

Table 9.3.14.3.A—Multiple Dwelling Code

Performance outcomes	Acceptable outcomes	Response
	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 development is not located on a landmark site.
If in the Infill housing zone precinct of the Character residential zone – Not Applicable		

PRESCRIBED SECONDARY CODES

Filling and Excavation Code

Refer to the Civil Code Compliance Report prepared by Morgan Consulting Engineers.

Infrastructure Design Code

Refer to the Civil Code Compliance Report prepared by Morgan Consulting Engineers.

Landscape Work Code

Refer to the Landscape Concept Report prepared by CUSP.

Outdoor Lighting Code

Council is invited to include conditions within the approval relating to outdoor lighting.

Park Planning and Design Code

Not Applicable

Stormwater Code

Refer to the Civil Code Compliance Report prepared by Morgan Consulting Engineers.

Transport, Access, Parking and Servicing Code

Refer to the Traffic Impact Statement Report and Waste Management Plan prepared by ITE Consulting. The development is demonstrated to comply with the parking and servicing requirements of the TASP Policy.

Wastewater Code

Not Applicable

OVERLAY CODES

Airport Environs Overlay Code

Table 8.2.2.3.A—Airport Environs Overlay Code		
Performance outcomes	Acceptable outcomes	Response
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. Editor's note— Where development intrudes into an airport's OLS or PANS-OPS, advice from the Civil Aviation Safety Authority should be sought.	Complies The development proposes a maximum height of 4 storeys and does not penetrate into the OLS.

Table 8.2.2.3.A—Airport Environs Overlay Code

Performance outcomes	Acceptable outcomes	Response
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. Editor's note— Where development does emit gases or particulates above those outlined in AO2, advice from the Civil Aviation Safety Authority should be sought.	AO2 Development does not emit into the OLS 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.	Complies The development is for a residential use.
Additional performance outcomes and acceptable if involving air service – Not Applicable		
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.	Complies Refer to the Waste Management Plan.
	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.	Not Applicable
Section C—If in the Public safety area sub-categories – Not Applicable		
Section D—If in the Light intensity sub-categories – Not Applicable		
Section E—If in the Aviation facilities sub-categories – Not Applicable		
Section F—If in the Australian Noise Exposure Forecast (ANEF) contour sub-categories – Not Applicable		

Biodiversity Areas Overlay Code

Refer to the Detailed Ecological Assessment Report prepared by S5 Environmental.

Bushfire Overlay Code

Refer to the Bushfire Hazard Assessment prepared by S5 Environmental.

Coastal Hazard Overlay Code

Table 8.2.6.3.A—Coastal Hazard Overlay Code		
Performance outcomes	Acceptable outcomes	Response
Section A—If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development for a dwelling house including a secondary dwelling – Not Applicable		
Section B—If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development other than for a dwelling house		
PO2 Development other than for a park is located and designed to: (a) minimise the risk to all persons from coastal hazards; (b) minimise flood damages to the development and contents of buildings; (c) provide suitable amenity; (d) minimise disruption to residents, recovery time, and rebuilding or restoration costs after coastal hazard events.	AO2 Development achieves minimum flood planning levels consistent with Table 8.2.6.3.C. Editor's note—Information about flooding from storm tide is provided in Council's FloodWise Property Report.	Complies The proposed development pad is not located in any part of the site that floods.
PO3 Development for a park ensures that the design of the park and location of structures and facilities responds to coastal hazards and balances the safety of intended users with: (a) maintaining continuity of operations; (b) impacts of flooding on asset life and ongoing maintenance costs; (c) efficient recovery after flood events; (d) recreational benefits to the city; (e) availability of suitable land within the park. Note—The Infrastructure design planning scheme policy provides more detail on standards and specifications for public assets.	AO3 Development involving a building or structure in a park: (a) complies with the minimum flood planning levels in Table 8.2.6.3.C; or (b) is not located below the 20% AEP storm-tide level if Table 8.2.6.3.C does not apply to the type of structure.	Not Applicable

Table 8.2.6.3.A—Coastal Hazard Overlay Code

Performance outcomes	Acceptable outcomes	Response
Section C—If assessable development other than for a dwelling house		
General		
PO4 Development has access which provides for safe vehicular and pedestrian movement in the development, including emergency services access during and after a coastal hazard event.	A04 Development locates access points and driveways in the flood free area (or the area of the lowest flood risk) of the site.	Complies The proposed development pad is not located in any part of the site that floods.
PO5 Development for pedestrian and cyclist paths: (a) provides a suitable level of trafficability; (b) manages the impacts of flooding on asset life and ongoing maintenance costs; (c) balances route availability with recreational and transport connectivity benefits to the city.	A05.1 Development for off-road pedestrian and cyclist paths: (a) is not located in the Erosion prone area – coastal erosion subcategory; or (b) complies with the minimum flood planning levels in Table 8.2.6.3.H. Note—If the site is subject to more than 1 type of flooding, the requirement that affords the highest flood planning level will apply. A05.2 All new on-road cyclist and pedestrian facilities comply with the road flood immunity and trafficability standards for the applicable category of road in Table 8.2.6.3.H or Table 8.2.6.3.I	Not Applicable
PO6 Development does not: (a) impact adversely on the safety or amenity of an adjoining site; (b) impact adversely on the ability of others to implement future coastal hazard adaptation actions.	A06 Development does not concentrate, intensify or divert floodwater, erosion impacts or cause nuisance ponding onto other premises.	Complies The development does not propose any works within the erosion prone area or stormtide inundation areas.
PO7 Development involving essential electrical services or a basement storage area is suitably located and designed to ensure public safety and minimise the need for flood recovery and economic consequences of damage during a flood.	A07.1 Development ensures that: (a) all essential electrical services comply with the flood planning levels in Table 8.2.6.3.C; or (b) if a basement contains essential electrical services or a private basement storage area, the basement is a waterproof structure with walls and floors impermeable to the passage of water and	Complies The development does not propose any works within the erosion prone area or stormtide inundation areas.

Table 8.2.6.3.A—Coastal Hazard Overlay Code

Performance outcomes	Acceptable outcomes	Response
	all entry points and services are located at or above the relevant flood immunity level in Table 8.2.6.3.C. Note—A basement storage area is a basement-level area for private storage, other than a bike storage room, change room, building maintenance storage and non-critical electrical services.	
	A07.2 Development involving a basement that relies on a pumping solution to manage floodwater ingress or for dewatering after a flood, provides an appropriately flood protected backup power source for those pumps.	Not Applicable
PO8 Development involving the storage and handling of hazardous materials avoids or minimises risks to public health and safety and the environment, by: (a) protecting underground tanks for hazardous materials against the forces of buoyancy, velocity flow and debris impacts; (b) securing above-ground tanks against flotation and lateral movement; (c) preventing damage to pipework or entry of floodwater into pipework; (d) preventing damage to or off-site release of packages, drums or containers. Note—A chemical hazards flood risk report prepared in accordance with the Management of hazardous chemicals in flood affected areas planning scheme policy can assist in demonstrating achievement of this performance outcome. Note—A pump drainage system is not an acceptable measure to meet the performance outcome.	A08.1 Development does not include the storage or handling of hazardous chemicals that are equivalent to or exceed the threshold quantities in Table 8.2.6.3.J.	Complies The development does not propose the storage of hazardous chemicals.
	A08.2 Development involving the processes listed in Table 8.2.6.3.F is consistent with the standards contained in the Management of hazardous chemicals in flood affected areas planning scheme policy and can operate without risk of environmental harm during a coastal hazard. Note—The Management of hazardous chemicals in flood affected areas planning scheme policy sets out further information and processes including risk assessment for the management of hazardous chemicals in coastal hazard areas.	Complies The development does not propose the storage of hazardous chemicals.
Additional performance outcomes and acceptable outcomes for essential community infrastructure – Not Applicable		
Additional performance outcomes and acceptable outcomes for vulnerable uses, difficult to evacuate uses or assembly uses – Not Applicable		

Table 8.2.6.3.A—Coastal Hazard Overlay Code

Performance outcomes	Acceptable outcomes	Response
Section D—If for reconfiguring a lot – Not Applicable		
Section E—If for a material change of use, reconfiguration of a lot or operational works on a premises in an erosion prone area in a coastal management district where the chief executive is not identified as a referral agency under the Regulation Editor's note—Examples of development where the chief executive is not identified as a referral agency under the Regulation include operational work for: • interfering with quarry material, as defined under the Coastal Act, on State coastal land above high-water mark; or • disposing of dredge spoil, or other solid waste material, in tidal water; or • constructing an artificial waterway; or • removing or interfering with coastal dunes on land other than State coastal land, where that operational work only involves: • prescribed tidal works in a canal; or • tidal works that is for the installation, maintenance or repair of overhead cables or lines that extend over tidal water; or • for tidal works that is boring or tunnelling under the bed of tidal water, works that do not disturb the bed of the tidal water.		
PO16 Development does not occur in an erosion prone area within a coastal management district unless the development cannot be feasible located elsewhere and is: (a) coastal dependant development; or (b) temporary, readily relocatable or able to be abandoned development; or (c) essential community infrastructure; or (d) minor redevelopment (as defined in the SPP) of an existing permanent building or structure that cannot be relocated or abandoned. The development mitigates the risks to people and property to an acceptable or tolerable level.	AO16 No acceptable outcome is prescribed.	Not Applicable

Community Purposes Network Overlay Code

Table 8.2.8.A.3—Community Purposes Network Overlay Code

Performance outcomes	Acceptable outcomes	Response
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 – Not Applicable		
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 – Not Applicable		

Critical Infrastructure and Movement Network Overlay Code

Table 8.2.9.3—Critical Infrastructure and Movement Network Overlay Code

Performance outcomes	Acceptable outcomes	Response
Access to air services, detention facilities, emergency services, hospital, port services or residential care facility – not Applicable		
Access to telecommunications facility, major electricity infrastructure, substation, renewable energy facility, transport depot or utility installation – Not Applicable		
Access by emergency services to medium impact industry, high impact industry or special industry – Not Applicable		

Flood Overlay Code

The development does not propose any works within the area mapped within the flood overlay. Therefore, this code is not applicable. A condition of approval can set the non habitable and habitable floor level minimums where appropriate.

Heritage Overlay Code

Table 8.2.12.3—Heritage Overlay Code		
Performance outcomes	Acceptable outcomes	Response
Section A—Criteria for the Local heritage place sub-category or State heritage place sub-category – Not Applicable		
Additional performance outcomes and acceptable outcomes if in the Latrobe and Given Terraces neighbourhood plan area – Not Applicable		
Additional performance outcomes and acceptable outcomes if in the New Farm and Teneriffe Hill neighbourhood plan area – Not Applicable		
Additional performance outcomes and acceptable outcomes if in the Woolloongabba centre neighbourhood plan area– Not Applicable		
Additional performance outcomes and acceptable outcomes if in the Albion neighbourhood plan area where in the Station precinct– Not Applicable		
Additional performance outcomes and acceptable outcomes if in the Centenary suburbs neighbourhood plan area where in the Sinnamon Farm heritage precinct– Not Applicable		
Additional performance outcomes and acceptable outcomes if in the Kelvin Grove urban village neighbourhood plan area– Not Applicable		
Section B—If in the Area adjoining heritage sub-category		
Note—These provisions only apply to development adjoining a place in the State heritage place sub-category where development does not require referral to SARA (refer to the Regulation).		
PO16 Development including landscape and building elements does not impair the views of the heritage place. Note—Where necessary, a heritage impact assessment report is prepared containing a heritage impact statement that analyses the impact of the proposal.	AO16 No acceptable outcome is prescribed.	Complies Refer to Section 5.2.9 and the Heritage Impact Assessment prepared by Pendergast Architects.
PO17 Development for reconfiguring a lot does not result in a lot that has the potential to accommodate a building or structure that could further impair the visible attributes identified as significant in a heritage citation of the heritage place. Note—Where necessary, a heritage impact assessment report is prepared containing a heritage impact statement that analyses the impact of the proposal.	AO17 No acceptable outcome is prescribed.	Not Applicable
Additional performance outcomes and acceptable outcomes if in the Albion neighbourhood plan area where in the Albion village precinct – Not Applicable		
Additional performance outcomes and acceptable outcomes if in the West End—Woolloongabba neighbourhood plan area– Not Applicable		
Additional performance outcomes and acceptable outcomes if in the Sherwood—Graceville district neighbourhood plan area– Not Applicable		

Table 8.2.12.3—Heritage Overlay Code

Performance outcomes	Acceptable outcomes	Response
Additional performance outcomes and acceptable outcomes if in the Bulimba district neighbourhood plan area— Not Applicable		
Additional performance outcomes and acceptable outcomes if in the Kangaroo Point south neighbourhood plan area— Not Applicable		
Additional performance outcomes and acceptable outcomes if in the Coorparoo and districts neighbourhood plan area— Not Applicable		
Section C—General performance outcomes and acceptable outcomes for the Heritage overlay— Not Applicable		
Additional performance outcomes and acceptable outcomes if in the City Centre neighbourhood plan area— Not Applicable		
Additional performance outcomes and acceptable outcomes if in the Lutwyche Road corridor neighbourhood plan area— Not Applicable		

Potential and Actual Acid Sulfate Soils Overlay Code

Table 8.2.15.3—Potential and Actual Acid Sulfate Soils Overlay Code

Performance outcomes	Acceptable outcomes	Response
PO1 Development protects the environmental values and ecological health of receiving waters and does not subject assets to accelerated corrosion.	A01 Development ensures that: (a) no potential or actual acid sulfate soils are disturbed; or Note—This can be demonstrated through the submission of an acid sulfate soil investigation report with reference to the Potential and actual acid sulfate soils planning scheme policy. (b) the disturbance impacts in an area that hosts potential acid sulfate soils are appropriately managed, if less than 500m ³ of soil is disturbed and the watertable is not affected; or Note—This can be demonstrated through the submission of an acid sulfate soil investigation report and a preliminary acid sulfate soil management plan, with reference to the Potential and actual acid sulfate soils planning scheme policy. (c) impacts are appropriately managed if 500m ³ or more of soil is disturbed or the watertable in an area that hosts potential or actual acid sulfate soils is affected. Note—This can be demonstrated through the submission of an acid sulfate soil investigation report and a full acid sulfate soil management plan, with reference to the Potential and actual acid sulfate soils planning scheme policy using levels of testing commensurate with the level of risk. If the investigation demonstrates that an acid sulfate soil management plan is not required, only an investigation report is required.	Can Comply Refer to the Civil Code Compliance Report. An Acid sulfate soils management plan will be prepared for operational works.

Road Hierarchy Overlay Code

Table 8.2.18.3—Road Hierarchy Overlay Code

Performance outcomes	Acceptable outcomes	Response
Section A—If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development for a material change of use		
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.	A01.1 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.	Complies The development proposes access to Clarence Road.
	A01.2 Development ensures that an access driveway is not provided to or from a primary freight route identified on the Road hierarchy overlay map.	Complies The development proposes access to Clarence Road.
	A01.3 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.	Complies The development proposes access to Clarence Road.
	A01.4 Development ensures that a turn to and from a major road is restricted to a left turn only.	Not Applicable
	A01.5 Development ensures that vehicle access is provided to an abutting site that only has frontage to an arterial road, to facilitate access to the abutting site via an alternative street.	Not Applicable
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.	A02.1 Development ensures that the traffic generated by the development is consistent with the road hierarchy classification, function and expected traffic flows for the area.	Complies The development proposes 21 resident car parking spaces and 2 visitor spaces, which is more than the minimum requirement for the site. Refer to the Traffic Impact Assessment Report.
	A02.2	Not Applicable

Table 8.2.18.3—Road Hierarchy Overlay Code

Performance outcomes	Acceptable outcomes	Response
	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. Note—This can be demonstrated in a transport impact assessment report prepared and certified by a Registered Professional Engineer Queensland in accordance with the Transport, access, parking and servicing planning scheme policy.	
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.	Not Applicable There are no proposed road widenings on Clarence Road.
PO3A Development provides for the payment of extra trunk infrastructure costs for the following: (a) for development completely or partly outside the priority infrastructure area in the Local government infrastructure plan; (b) for development completely inside the priority infrastructure area in the Local government infrastructure plan involving: (i) trunk infrastructure that is to be provided earlier than planned in the Local government infrastructure plan; (ii) long term infrastructure for the road network which is made necessary by development that is not assumed future urban development; (iii) other infrastructure for the road network associated with development that is not assumed future urban development which is made necessary by the development. Editor's note—The payment of extra trunk infrastructure costs for development completely inside the priority infrastructure area in the	AO3A No acceptable outcome is prescribed.	Not Applicable

Table 8.2.18.3—Road Hierarchy Overlay Code

Performance outcomes	Acceptable outcomes	Response
Local government infrastructure plan is to be worked out in accordance with the Charges Resolution. Editor's note—See section 130 Imposing Development conditions (Conditions for extra trunk infrastructure costs) of the Planning Act 2016.		
If on a site in or adjacent to the District road sub-category which has a width less than 20 metres, or to the Suburban road sub-category or to the Arterial road sub-category		
Section D—If reconfiguring a lot or involving an extension or change to the road hierarchy		

Streetscape Hierarchy Overlay Code

Table 8.2.20.3.A—Streetscape Hierarchy Overlay Code

Performance outcomes	Acceptable outcomes	Response
Section A—If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development		
PO1 Development must improve pedestrian movement and amenity by providing for verges to a width that is appropriate to accommodate large subtropical street tree planting and high levels of pedestrian movement.	AO1 Development ensures that a verge is provided via a linear land dedication to create a minimum verge width as specified in Table 8.2.20.3.B and the streetscape locality advice and road corridor design standards in the Infrastructure design planning scheme policy.	Performance Outcome The development does not propose a verge widening, due to the existing streetscape context. Specifically, the site is located at the end of a cul-de-sac street and which does not anticipate pedestrian traffic other than that associated with the proposed development. Notwithstanding, a footpath is proposed at the site frontage.
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.	Not Applicable There are not existing street trees on the site frontage.
	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.	Not Applicable There are not existing street trees on the site frontage.

Table 8.2.20.3.A—Streetscape Hierarchy Overlay Code

Performance outcomes	Acceptable outcomes	Response
Section B—If for assessable development		
PO3 Development ensures that the design of a corner land dedication identified on the Streetscape hierarchy overlay map: (a) facilitates a high level of pedestrian movement and activity; (b) enforces the sense of arrival to individual precincts and major connections; (c) provides a landmark definition through its materials and landscaping including deep-planting feature trees, seating and public art that integrates with the public realm.	A03.1 Development ensures that a corner land dedication is provided: (a) where identified in the Streetscape hierarchy overlay map; (b) in compliance with a neighbourhood plan and the road corridor design and streetscape locality advice standards in the Infrastructure design planning scheme policy.	Not Applicable The site is not identified as a corner lot.
	A03.2 Development ensures that landscaping including a large feature tree and seating is provided in a corner land dedication area in compliance with the specifications and standards in the road corridor design and streetscape locality advice standards in the Infrastructure design planning scheme policy.	Not Applicable The site is not identified as a corner lot.
	A03.3 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.	Not Applicable The site is not identified as a corner lot.
If in or on a site adjoining the Wildlife movement solution sub-category – Not Applicable		

Traditional Building Character (Design) Overlay Code

Table 8.2.22.3—Traditional Building Character (Design) Overlay Code

Performance outcomes	Acceptable outcomes	Response
If in the Low-medium density residential zone or the Character residential zone, where for a dwelling house, dual occupancy, multiple dwelling, retirement facility, rooming accommodation, or short-term accommodation, where not in the Local character significance sub-category		
PO1	A01.1	Not Applicable

Table 8.2.22.3—Traditional Building Character (Design) Overlay Code

Performance outcomes	Acceptable outcomes	Response
Development retains buildings constructed in 1946 or earlier in its original setting and complements nearby buildings in the street built in 1946 or earlier.	Development ensures that any building constructed in 1946 or earlier which is retained is sited at the front of the site at the street frontage.	The existing dwelling house is not identified as a pre-1946 build.
	AO1.2 Development for a building which is not on a rear lot is set back from any road alignment, excluding eaves, awnings, stairs and garage, within 20% of the average front setback of the nearest residential buildings constructed in 1946 or earlier fronting the same street. Note—Additional buildings by way of infill development may be set further back on this site, subject to meeting other code requirements. Where the site contains a building constructed in 1946 or earlier, it should be retained at the front of the site and any new infill placed behind/beside. Sliding a building constructed in 1946 or earlier back with infill at the front of the site is not consistent with desired traditional setting outcomes.	Complies The development proposes a front setback that is consistent with the existing streetscape. Refer to section 5.2.2.
PO2 Development for a garage does not dominate the street frontage or gardens and complements the traditional setting of residential buildings constructed in 1946 or earlier nearby in the street.	AO2.1 Development for a garage is set back from any road alignment in a position similar to garages located on sites of dwelling houses constructed in 1946 or earlier located nearby in the street.	Not Applicable The development proposes a multiple dwelling with basement parking.
	AO2.2 Development for a garage is integrated into any dwelling house such that it does not dominate the composition of the house or dominate the streetscape. Refer to Figure a. Note—Not applicable to a dwelling house on a rear lot.	Not Applicable The development proposes a multiple dwelling with basement parking.
PO3 Development has a building form and bulk which complements the predominant traditional scale of a dwelling house constructed in 1946 or earlier nearby in the street.	AO3 Development for a new building or an extension to an existing building uses breaks in form to present as small components similar in scale to that of existing dwelling houses constructed in 1946 or earlier nearby in the street. Refer to Figure b.	Not Applicable The development proposes a multiple dwelling with basement parking.
PO4 Development has a building form which complements the traditional building form and traditional elements, detailing and materials of a	AO4.1 Development includes a solid core with attached or integrated lightweight verandah or balcony structure addressing the street.	Complies The development proposes large wrapping balconies that address the street.

Table 8.2.22.3—Traditional Building Character (Design) Overlay Code

Performance outcomes	Acceptable outcomes	Response
residential building constructed in 1946 or earlier nearby in the street.	AO4.2 Development ensures that different floor levels are distinguished in the streetscape through the expression of external elements on the upper and lower levels.	Complies The development creates a clear distinction between levels.
	AO4.3 Development for a building which is located at the front of the site, provides habitable space, verandahs and windows that are orientated towards the street. Refer to Figure c.	Complies The development proposes large wrapping balconies that address the street.
	AO4.4 Development for a dwelling house does not provide for the ground storey to project forward of the upper floor verandah or balcony structure.	Not Applicable
PO5 Development provides external elements and detailing which: (a) reflect traditional elements and detailing and materials; (b) reduce building bulk; (c) form a transition with the external landscape.	AO5 Development provides external elements such as lightweight verandahs and stairs, eaves, overhangs, sunhoods, lattice screens, balustrades and batten panels which: (a) reflect those of dwelling houses constructed in 1946 or earlier nearby in the street; (b) are sufficient to cast shadows; (c) provide three-dimensional effects. Refer to Figure d.	Performance Outcome Refer to the Urban Design Report. The development utilises a subtropical design that features architectural elements consistent with the existing architecture seen in Indooroopilly. More specifically, the development incorporates large, wrapping balconies and unit orientation that allows access to sunlight, breezes and views of the river. The inclusion of landscaping, deep planting and articulation reduces the building bulk.
PO6 Development uses: (a) materials which reflect the traditional materials used predominantly in residential building constructed in 1946 or earlier nearby in the street; (b) external materials which reflect the architectural themes of residential buildings constructed in 1946 or earlier, reduce building bulk and form a transition with the external landscape.	AO6.1 Development uses traditional materials consistent with the predominant traditional materials of the dwelling houses constructed in 1946 or earlier fronting the same street.	Performance Outcome Refer to the Urban Design Report. The development utilises a subtropical design that features architectural elements consistent with the existing architecture seen in Indooroopilly. More specifically, the development incorporates large, wrapping balconies and unit orientation that allows access to sunlight, breezes and views of the river. The inclusion of landscaping, deep planting and articulation reduces the building bulk.
	AO6.2 Development uses roof materials similar to the roof materials on dwelling houses constructed in 1946 or earlier nearby in the street.	
	AO6.3 Development ensures that:	

Table 8.2.22.3—Traditional Building Character (Design) Overlay Code

Performance outcomes	Acceptable outcomes	Response
	(a) for dwelling houses lightweight materials predominate; (b) if masonry is used, it is rendered or painted and used in conjunction with other more lightweight materials, in order to define the upper and lower levels.	
PO7 Development provides roof forms which complement traditional roof styles of residential buildings constructed in 1946 or earlier that are located nearby in the street in terms of roof pitch and proportion.	AO7.1 Development provides roof forms which are one or more of a combination of pyramids, hips or gables of similar pitch and proportions to those of dwelling houses constructed in 1946 or earlier nearby in the street.	Performance Outcome The proposed flat roof form is a product of the architectural approach to the site, which is to exhibit a more contemporary architectural expression than the traditional house forms nearby in the street. The bureau^proberts design statement notes the following on the architecture and character of the locality, relevant to PO7: <i>Architecturally, Indooroopilly also holds particular significance in the evolution of Brisbane's modernist residential identity. From the mid-twentieth century, the suburb and surrounding inner west became a fertile setting for design exploring a more progressive and distinctly subtropical approach to modernism. This legacy established many of the qualities now synonymous with Brisbane's best residential architecture: clarity of structure, deep shade, natural ventilation, honest materiality, generous outdoor living and an intrinsic connection to landscape. International modernist principles were adapted to the particularities of Brisbane, creating an architecture that was simultaneously rational and relaxed, refined and responsive to climate...</i> <i>[The proposal] presents an opportunity to continue this lineage rather than simply reference is. Its steep terrain, vegetated setting and suburban character encourages a built form that responds rather than imposes - elevated above the ground, stepping and embedded with topography, opening toward breezes and outlook, and dissolving the traditional boundary between architecture and garden.</i>
	AO7.2 Development includes eaves that are of similar proportions to eaves on dwelling houses constructed in 1946 or earlier nearby in the street.	

Table 8.2.22.3—Traditional Building Character (Design) Overlay Code

Performance outcomes	Acceptable outcomes	Response
Additional performance outcomes and acceptable outcomes if in the Character residential zone where for a dwelling house, dual occupancy, multiple dwelling, retirement facility, rooming accommodation, or short term accommodation, where not in the Local character significance sub-category – Not Applicable		
Additional performance outcomes and acceptable outcomes in the Latrobe and Given Terraces neighbourhood plan area		
Additional performance outcomes and acceptable outcomes if a pre-1911 building where in the Latrobe and Given Terraces neighbourhood plan area		
Additional performance outcomes and acceptable outcomes if in the Sherwood—Graceville district neighbourhood plan area where not in the Westside character precinct		
Additional performance outcomes and acceptable if in the Local character significance sub-category		
Additional performance outcomes and acceptable outcomes if in the Local character significance sub-category where on a site containing a residential building constructed in 1946 or earlier		

Transport Noise Corridor Overlay Code

Table 8.2.24.3—Transport Noise Corridor Overlay Code

Performance outcomes	Acceptable outcomes	Response
PO1 Development provides outdoor space for passive recreation in a manner where transport noise has been minimised.	AO1 Development ensures that each dwelling: (a) has a balcony or outdoor recreation area shielded by the building from direct road traffic noise; or (b) with a balcony exposed to road traffic noise has a solid gap-free balustrade.	Complies The development will provide noise mitigation in accordance with the Noise Impact Assessment.

Waterway Corridors Overlay Code

Refer to the Detailed Ecological Assessment Report prepared by S5 Environmental and the additional information on architectural expression in the body of this report.

