ATTACHMENT B – PROPOSED AMENDMENT

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Part 1 About the planning scheme

1.1 Introduction

1. The City Plan (the planning scheme) has been prepared in accordance with the *Sustainable Planning Act 2009* (the SP Act) as a framework for managing development in a way that advances the purpose of the SP Act.
2. The planning scheme was amended for alignment with the *Planning Act 2016* (the Act) pursuant to the Minister's rules under section 293 of the Act on 30 May 2017.
3. In seeking to achieve this purpose, the planning scheme sets out the Brisbane City Council's intention for the future development in the planning scheme area, over the next 20 years.
4. The planning scheme seeks to advance state and regional policies, through more detailed local responses, taking into account the local context.
5. While the planning scheme has been prepared with a 20 year horizon, it will be reviewed periodically in accordance with the Act to ensure that it responds appropriately to the changes of the community at a local, regional and state level.
6. The planning scheme applies to the planning scheme area of the Brisbane City Council including all premises, roads, internal waterways and tidal areas and interrelates with the surrounding local government areas illustrated in Map 1.

Editor's note—The planning scheme has been amended to align with the regulated requirements as provided in the Act. In accordance with section 16(3) of the Act, the regulated requirements apply instead of the planning scheme, to the extent of any inconsistency.

Editor's note—State legislation may state that the planning scheme does not apply to certain areas, e.g. Brisbane core port land where there is a land use plan only to the extent of any inconsistency. In accordance with the provisions of section 26 of the *Sustainable Ports Development Act 2015* a port overlay for a master planned area prevails over the planning scheme, to the extent of any inconsistency. The extent of the strategic port area that is not subject to the planning scheme is identified on the State Planning Policy Interactive Mapping System.

Map 1—Local government planning scheme area and context



View the high resolution of Map 1—Local government planning scheme area and context

1.2 Planning scheme components

1. The planning scheme comprises the following components:
    a. about the planning scheme;

b. state planning provisions;
c. the strategic framework;
d. local government infrastructure plan;
e. tables of assessment;
f. the zones and precincts in Table 1.2.1;
g. the neighbourhood plans and neighbourhood plan precincts and sub-precincts in Table 1.2.2:
h. the mapping overlays and overlay codes in Table 1.2.3;
i. the relevant prescribed codes as specified in the schedules of the *Planning Regulation 2017* (the Regulation) and use and other development codes in Table 1.2.4;
j. land in the planning scheme area which is affected by the following other plans;
    i. Bowen Hills UDA Development Scheme;
    ii. Fitzgibbon UDA Development Scheme;
    iii. Northshore Hamilton UDA Development Scheme;
    iv. Queen's Wharf Brisbane PDA Development Scheme;
    v. Herston Quarter PDA Development Scheme;
    vi. Oxley PDA Development Scheme;
    vii. Yeronga PDA Development Scheme;
    viii. Albert Street Cross River Rail PDA Development Scheme;
    ix. Boggo Road Cross River Rail PDA Interim Land Use Plan;
    x. Roma Street Cross River Rail PDA Development Scheme;
    xi. Woolloongabba PDA Interim Land Use Plan;
    xii. South Bank Corporation Area Approved Development Plan;
    xiii. Queensland Children's Hospital SDA Development Scheme;
k. the schedules and appendices in Table 1.2.5;

2. the planning scheme policies that support the planning scheme in Table 1.2.6.

Table 1.2.1—Zones and precincts

Zones	Precinct
Residential zones category	
Low density residential	Nil
Low—medium density residential	2 storey mix zone precinct 3 or 4 storey mix zone precinct
Medium density residential	Nil
High density residential	Up to 8 storeys zone precinct Up to 15 storeys zone precinct
Character residential	Character zone precinct Infill housing zone precinct
Tourist accommodation	Nil
Centre zones category	
Principal centre	City Centre zone precinct Regional centre zone precinct
Major centre	Nil
District centre	District zone precinct Corridor zone precinct
Neighbourhood centre	Nil
Recreation zones category	
Sport and recreation	Local zone precinct District zone precinct Metropolitan zone precinct
Open space	Local zone precinct District zone precinct Metropolitan zone precinct
Environmental zones category	
Environmental management	Nil

Conservation	Local zone precinct District zone precinct Metropolitan zone precinct
Industry zones category	
Low impact industry	Nil
Industry	General industry A zone precinct General industry B zone precinct General industry C zone precinct
Special industry	Nil
Industry investigation	Nil
Other zones category	
Community facilities	Cemetery zone precinct Community purposes zone precinct Education purposes zone precinct Emergency services zone precinct Health care purposes zone precinct Major health care zone precinct Major sports venue zone precinct
Emerging community	Nil
Extractive industry	Nil
Mixed use	Centre frame zone precinct Corridor zone precinct Inner city zone precinct
Rural	Nil
Rural residential	Nil
Special purpose	Airport zone precinct Defence zone precinct Detention facility zone precinct Port zone precinct Transport infrastructure zone precinct Utility services zone precinct
Specialised centre	Brisbane Markets zone precinct Entertainment and conference centre zone precinct Large format retail zone precinct Major education and research facility zone precinct Marina zone precinct Mixed industry and business zone precinct
Township	Nil

Table 1.2.2—Neighbourhood plans precincts and sub-precincts

Neighbourhood plan	**Precincts and sub-precincts**
Acacia Ridge—Archerfield neighbourhood plan	NPP-001: Archerfield Airport NPP-002: Archerfield north (Granard Road) and Archerfield east (Desgrand Street) NPP-003: Jackson Road NPP-004: Elizabeth Street residential NPP-005: Hellawell Road residential NPP-006: Coopers Plains residential NPP-007: Beaudesert Road centre NPP-007a: Beaudesert Road centre south - Elizabeth Street NPP-007b: Beaudesert Road centre north - O'Connel Street NPP-008: Postle Street NPP-008a: Mixed light industry and centre activities NPP-008b: District centre NPP-008c: Residential uses NPP-009: Coopers Plains centre/office and industry

	NPP-010: Queensland Government strategic sites (QGSS) NPP-010a: Intermodal freight terminal NPP-010b: Postle Street logistics NPP-010c: Technical and trades training NPP-011: Gateway industry/business
Albion neighbourhood plan	NPP-001: Station NPP-002: Albion village NPP-003: Corunna Street NPP-004: North NPP-005: Raceway
Algester—Parkinson—Stretton neighbourhood plan	Nil
Ashgrove—Grange district neighbourhood plan	NPP-001: Newmarket shopping centre NPP-002: Ashgrove village NPP-003: The Grange Terminus NPP-004: Wilston village NPP-005: The Brickworks NPP-006: Council works depot
Aspley district neighbourhood plan	NPP-001: Aspley centre NPP-002: Aspley centre residential NPP-003: Caravan park NPP-004: Western residential NPP-005: Reservoir NPP-006: Robinson Road centre
Australia TradeCoast neighbourhood plan	NPP-001: Pinkenba NPP-002: Airport NPP-003: Old airport NPP-004: Fisherman Islands
Banyo—Northgate neighbourhood plan	NPP-001: Northgate Station NPP-002: Bindha Station NPP-002a: Bindha Station north NPP-002b: Bindha Station south NPP-003: Banyo Station NPP-004: Nudgee Station NPP-005: Nudgee north NPP-006: Blinzinger Road
Bowen Hills neighbourhood plan	NPP-001: Mayne rail yards
Bracken Ridge and district neighbourhood plan	NPP-001: Carseldine residential NPP-002: Taigum residential NPP-003: West Aspley residential NPP-004: Relocatable home parks NPP-005: Bracken Ridge east NPP-006: Bald Hills village centre NPP-007: Zillmere industrial NPP-008: Gawain Road centre NPP-009: Bald Hills NPP-010: North Bald Hills NPP-011: Bracken Ridge Road NPP-012: North Bracken Ridge NPP-013: Zillmere centre
Bridgeman Downs neighbourhood plan	NPP-001: Bridgeman Downs residential NPP-002: Roghan Road south NPP-003: Beckett Road NPP-003a: Residential living NPP-003b: Environmental living NPP-004: Albany Creek
Bulimba neighbourhood plan	NPP-001: Bulimba north NPP-002: Oxford Street NPP-002a: Oxford Street B1 NPP-002b: Oxford Street B2

	NPP-002c: Oxford Street B3 NPP-003: Hawthorne centre NPP-004: Bulimba Barracks NPP-004a: Riverfront recreation NPP-004b: Community heart NPP-004c: Residential interface NPP-004d: Residential core NPP-004e: Royal Australian Navy NPP-005: Godwin Street
Calamvale district neighbourhood plan	Nil
Capalaba West neighbourhood plan	Nil
Carina—Carindale neighbourhood plan	Nil
Carindale centre neighbourhood plan	NPP-001: Centre core NPP-002: Centre fringe NPP-003: Centre residential
Centenary suburbs neighbourhood plan	NPP-001: Mt Ommaney mixed use centre NPP-002: Mt Ommaney Hotel site NPP-003: Centenary sport and recreation NPP-003a: Centenary sport and recreation (private) NPP-003b: Centenary sport and recreation (public) NPP-003c: Centenary sport and recreation (private) NPP-004: Monier Road NPP-005: Seventeen Mile Rocks industrial NPP-006: Jennifer Street NPP-007: Horizon Drive bushland NPP-008: Old turf farm NPP-009: Sinnamon Farm heritage
Chermside centre neighbourhood plan	NPP-001: Chermside centre activity NPP-001a: Core NPP-001b: Gympie Road NPP-001c: Mixed use NPP-001d: Playfield Street NPP-002: Residential north NPP-002a: High density residential NPP-002b: Wheller Gardens NPP-003: Residential south NPP-004: Community use and sports NPP-005: Hospital
City Centre neighbourhood plan	NPP-001: Retail NPP-002: Quay Street NPP-002a: Quay Street north NPP-002b: Quay Street south NPP-003: Queen's Wharf NPP-004: River NPP-005: Howard Smith Wharves
City west neighbourhood plan	NPP-001: Victoria Barracks renewal NPP-002: Caxton Street NPP-003: Normanby renewal
Clayfield—Wooloowin district neighbourhood plan	Nil
Coorparoo and districts neighbourhood plan	NPP-001: Logan Road NPP-001a: Logan Road 5-6 storey NPP-001b: Logan Road 3 storey NPP-002: Greenslopes Private Hospital NPP-003: Stephens Mountain NPP-003a: Stephens Mountain reserve NPP-003b: Stephens Mountain west NPP-004: Earl Street
Darra—Oxley neighbourhood plan	NPP-001: Darra centre NPP-001a: Darra suburban centre NPP-001b: Darra residential

	NPP-001c: Darra mixed light industry and business NPP-001d: Darra industrial NPP-002: Oxley centre NPP-002a: Oxley suburban centre NPP-002b: Oxley residential NPP-003: Brickworks NPP-004: Portal Street NPP-005: Ipswich Motorway NPP-005a: Ipswich Motorway mixed light industry and business NPP-005b: Douglas Street light industry NPP-005c: Douglas Street residential
Doolandella neighbourhood plan	Nil
Dutton Park—Fairfield neighbourhood plan	NPP-001: Mater Hill NPP-001a: Health NPP-001b: Stanley Street and Annerley Road NPP-001c: Annerley Road NPP-001d: Education NPP-002: Boggo Road Urban Village NPP-002a: Boggo Road Urban Village north NPP-002b: Boggo Road Urban Village south
East Brisbane—Coorparoo district neighbourhood plan	Nil
Eastern corridor neighbourhood plan	NPP-001: Buranda NPP-001a: Buranda core NPP-001b: Buranda corridor NPP-001c: Buranda residential NPP-002: Buranda Station NPP-002a: Buranda Station core NPP-002b: Buranda Station corridor NPP-003: Stones Corner NPP-003a: Stones Corner core NPP-003b: Stones Corner corridor NPP-003c: Stones Corner residential NPP-004: Langlands Park NPP-004a: Langlands Park corridor NPP-004b: Langlands Park residential NPP-005: Coorparoo NPP-005a: Coorparoo core NPP-005b: Coorparoo corridor NPP-005c: Coorparoo residential NPP-006: Bennetts Road NPP-006a: Bennetts Road corridor NPP-006b: Bennetts Road residential NPP-007: Annerley NPP-007a: Annerley corridor NPP-007b: Annerley residential
Eight Mile Plains gateway neighbourhood plan	NPP-001: Brisbane Technology Park NPP-001a: Mixed industry and business core NPP-002: Busway station NPP-003: Gateway business NPP-004: Logan Road employment NPP-004a: Levington Road employment NPP-005: Potential development areas NPP-005a: Holmead Road
Enoggera district neighbourhood plan	NPP-001: Alderley shopping centre
Everton park neighbourhood plan	NPP-001: Everton park centre NPP-001a: Everton park centre NPP-002: Central residential NPP-002a: Central residential a NPP-002b: Central residential b NPP-003: Fallon Park
Ferny Grove—Upper Kedron neighbourhood plan	NPP-001: Cedar Creek south NPP-001a: Centre

	NPP-001b: Diverse housing NPP-001c: Urban edge
Fig Tree Pocket neighbourhood plan	Nil
Forest Lake neighbourhood plan	NPP-001: Residential NPP-002: District business centre NPP-003: Blunder Creek environmental and open space NPP-004: Parkland lots
Fortitude Valley neighbourhood plan	NPP-001: ~~Gotha Street~~Valley stitch NPP-001a: Valley parks NPP-002: Valley heart NPP-002a: ~~Special context area~~Valley character NPP-003: Valley village NPP-004: Valley gateway NPP~~-004~~-004a: Light Street hill transition NPP-005: Valley edge NPP-005a: Spring Hill transition NPP-006: Valley lifestyle NPP-006a: James Street NPP-006b: Berwick Street NPP-006c: Chester Street NPP-006d: New Farm and Teneriffe hill transition NPP-007: Light Street hill ~~NPP-005: James Street~~ ~~NPP-006: Water Street~~
Hemmant—Lytton neighbourhood plan	NPP-001: Hemmant and Tingalpa Road
Holland Park—Tarragindi district neighbourhood plan	NPP-001: Greenslopes Busway Station NPP-002: Kuring-gai Avenue neighbourhood centre NPP-003: Reservoir parkland NPP-004: Hillside character
Indooroopilly centre neighbourhood plan	NPP-001: Multi-purpose centre NPP-001a: High Street NPP-001b: Moggill Road north NPP-001c: Indooroopilly shopping centre mixed use NPP-002: Witton Barracks NPP-003: Special context area NPP-003a: Jackson Street special context area NPP-003b: Moggill Road west special context area
Ithaca district neighbourhood plan	NPP-001: Butterfield Street NPP-001a: Butterfield Street a NPP-001b: Butterfield Street b NPP-002: Ballymore NPP-003: Bishop Street NPP-004: Guthrie Street NPP-005: Brewery NPP-006: Enoggera Terrace NPP-007: Rosalie village NPP-008: Hillside character
Kangaroo Point peninsula neighbourhood plan	NPP-001: Main Street NPP-002: Thornton Street NPP-002a: Bright Street A NPP-002b: Bright Street B NPP-002c: St Vincent NPP-003: Dockside NPP-003a: Dockside core NPP-004: Shafston NPP-005: Mowbray Park
Kangaroo Point south neighbourhood plan	NPP-001: Main Street NPP-001a: Neighbourhood heart NPP-002: Character residential NPP-003: Raymond Park south NPP-004: River Terrace

	NPP-005: Shaftston Avenue NPP-006: Vulture Street NPP-007: Wellington and Lytton roads NPP-007a: Manilla Street
Kelvin Grove urban village neighbourhood plan	NPP-001: Village centre NPM-001a: Village centre 1 NPM-001b: Village centre 2 NPP-002: Mixed use NPM-002a: Mixed use 1 NPM-002b: Mixed use 2 NPM-002c: Mixed use 3 NPM-002d: Mixed use 4 NPM-002e: Mixed use 5 NPM-002f: Mixed use 6 NPM-002g: Mixed use 7 NPM-002h: Mixed use 8 NPM-002i: Mixed use 9 NPP-003: Health and recreation NPM-003a: Health and recreation 1 NPP-004: Residential NPM-004a: Residential 1 NPM-004b: Residential 2 NPM-004c: Residential 3 NPM-004d: Residential 4 NPM-004e: Residential 5 NPM-004f: Residential 6 NPM-004g: Residential 7
Kuraby neighbourhood plan	Nil
Lake Manchester neighbourhood plan	NPP-001: Urban development land NPP-002: Non-urban land NPP-003: Natural environment land NPP-004: Not committed land NPP-005: Parkland rural NPP-005a: Parkland rural a
Latrobe and Given Terraces neighbourhood plan	NPP-001: Centres NPP-002: Residential NPP-003: Mixed use
Lower Oxley Creek north neighbourhood plan	NPP-001: Willawong renewable energy NPP-002: Limited development
Lower Oxley Creek south neighbourhood plan	NPP-001: Paradise Road
Lutwyche Road corridor neighbourhood plan	NPP-001: Lutwyche centre NPP-001a: Lutwyche centre mixed use corridor NPP-001b: Lutwyche centre residential corridor NPP-002: Windsor east NPP-002a: Windsor east mixed use corridor NPP-002b: Windsor east residential corridor NPP-003: Stafford depot NPP-004: Sisters of Mercy NPP-005: Industrial
McDowall neighbourhood plan	Nil
Milton neighbourhood plan	NPP-001: Residential NPP-002: Douglas Street NPP-003: Office NPP-003a: Office a NPP-003b: Office b NPP-003c: Office c
Milton Station neighbourhood plan	NPP-001: Mixed use centre NPP-002: Mixed use residential NPP-003: Core residential NPP-004: Commercial

	NPP-004a: Cribb Street
Mitchelton centre neighbourhood plan	NPP-001: Brookside NPP-001a: Brookside A NPP-001b: Brookside B NPP-001c: Brookside C NPP-001d: Brookside D NPP-001e: Brookside E NPP-002: Fringe residential NPP-003: McConaghy Street south NPP-004: University Road NPP-004a: University Road east NPP-004b: University Road west NPP-005: Blackwood Street NPP-005a: Blackwood Street west NPP-005b: Blackwood Street east NPP-006: Osborne Road south NPP-006a: Osborne Road south A NPP-006b: Osborne Road south B NPP-006c: Osborne Road south C NPP-007: Prospect Road NPP-008: Northmore Street
Mitchelton neighbourhood plan	Nil
Moggill—Bellbowrie district neighbourhood plan	NPP-001: Environmental protection NPP-002: Established residential NPP-003: Low density residential NPP-003a: Church and Witty roads NPP-003b: Priors Pocket Road NPP-004: Multi-purpose centres NPP-005: University of Queensland Pinjarra Hills
Moreton Island settlements neighbourhood plan	NPP-001: Bulwer NPP-002: Cowan Cowan NPP-003: Tangalooma NPP-004: Kooringal
Mt Coot-tha neighbourhood plan	NPP-001: Bushland living NPP-002: Natural area and recreation NPP-003: Metropolitan tourist and visitor destination NPP-004: Telecommunications facility NPP-005: Institutional uses
Mt Gravatt corridor neighbourhood plan	NPP-001: Upper Mt Gravatt NPP-001a: Upper Mt Gravatt core NPP-001b: Upper Mt Gravatt mixed use frame NPP-001c: Upper Mt Gravatt high density residential NPP-001d: Upper Mt Gravatt medium density residential NPP-001e: Upper Mt Gravatt aged care NPP-001f: Everett Street north medium density residential NPP-002: Mt Gravatt central NPP-002a: Mt Gravatt central core NPP-002b: Mt Gravatt central mixed use frame NPP-002c: Mt Gravatt central residential NPP-003: Logan Road NPP-003a: Logan Road mixed use frame NPP-003b: Logan Road medium to high density residential NPP-003c: Logan Road low to medium density residential NPP-004: Kessels Road NPP-004a: Kessels Road corridor NPP-004b: Kessels Road medium density residential NPP-005: Mt Gravatt East NPP-005a: Mt Gravatt East core NPP-005b: Mt Gravatt East mixed use frame NPP-005c: Mt Gravatt East residential
Nathan—Salisbury—Moorooka neighbourhood plan	NPP-001: Clifton Hill war service homes estate NPP-002: Moorvale shopping centre

	NPP-003: Magic Mile NPP-003a: Gow Street renewal NPP-003b: Employment core NPP-003c: Employment frame NPP-003d: Durack Street NPP-003e: Mixed use core NPP-003f: Mixed use frame NPP-004: Heritage renewal NPP-005: Residential renewal
New Farm and Teneriffe Hill neighbourhood plan	NPP-001: Low density living NPP-002: Low—medium density living NPP-003: Medium density living NPP-004: Mixed use centre NPP-004a: Brunswick Street NPP-004b: Brunswick Street and Merthyr Road NPP-004c: Merthyr Road and Moray Street NPP-004d: James and Arthur streets NPP-004e: Merthyr Road and James Street NPP-005: Parks
Newstead and Teneriffe waterfront neighbourhood plan	NPP-001: Waterfront NPP-002: Commercial Road NPP-002a: Heritage NPP-002b: Riverside NPP-003: Riverpark NPP-004: Major parks
Newstead north neighbourhood plan	NPP-001: Mixed use transition NPP-002: Breakfast Creek NPP-003: Montpelier mixed use NPP-004: Evelyn Street industrial
Nudgee Beach neighbourhood plan	Nil
Nundah district neighbourhood plan	NPP-001:Tufnell Lodge NPP-002: Ex Tip Top bakery
Pinkenba—Eagle Farm neighbourhood plan	NPP-001: Eagle Farm NPP-002: Pinkenba village NPP-003: Pinkenba north NPP-004: Bulwer Island NPP-005: Gateway NPP-006: Myrtletown
Racecourse precinct neighbourhood plan	NPP-001: Racecourse Road NPP-002: Racecourses NPP-002a: Eagle Farm racing NPP-002b: Eagle Farm mixed use NPP-002c: Eagle Farm community use NPP-002d: Doomben racing and community use NPP-002e: Doomben south NPP-003: Kingsford Smith Drive NPP-003a: Kingsford Smith Drive west NPP-003b: Kingsford Smith Drive east NPP-004: Hendra stables
Richlands—Wacol corridor neighbourhood plan	NPP-001: Wacol industrial NPP-001a: Sanananda Barracks industrial NPP-001b: Sanananda Barracks mixed industry and business NPP-002: Richlands central NPP-002a: Richlands rail hub NPP-002b: Richlands core NPP-002c: Richlands frame NPP-003: Richlands east NPP-003a: Queensland Police Service Academy
River gateway neighbourhood plan	NPP-001: Morningside NPP-001a: Low—medium density residential NPP-001b: District centre

	NPP-002: Seven Hills TAFE NPP-003: Cannon Hill/Murarrie NPP-003a: Low—medium density residential NPP-003b: Wynnum Road corridor NPP-003c: Cannon Hill shopping centre NPP-003d: Park Hill south NPP-003e: Former CSIRO site NPP-003f: Cannon Hill Station NPP-004: Minnippi NPP-005: Industry
Rochedale urban community neighbourhood plan	NPP-001: Town centre NPP-002: Neighbourhood centre and business service centre NPP-003: Business park and gateway civic NPP-003a: Business park NPP-003b: Gateway civic NPP-004: Future industry NPP-005: Potential development area NPP-005a: Very low density residential NPP-005b: Low density residential NPP-005c: Low—medium density residential NPP-005d: Mixed use NPP-005e: Proposed busway station NPP-005f: Community uses
Sandgate district neighbourhood plan	NPP-001: Sandgate centre NPP-001a: Brighton Road NPP-001b: Lagoon Street NPP-001c: Rainbow Street NPP-002: The Gas Works NPP-003: Deagon racing NPP-003a: Deagon racecourse NPP-003b: Deagon stables
Sandgate Road neighbourhood plan	Nil
Sherwood—Graceville district neighbourhood plan	NPP-001: West side character NPP-002: Corinda centre NPP-003: Sherwood centre NPP-004: Honour Avenue centre NPP-005: Community hub NPP-006: St Aidan's school NPP-007: Light industry and employment NPP-008: Alan Fletcher Research Station/Montrose Access NPP-009: Sport and recreation
South Brisbane riverside neighbourhood plan	NPP-001: South Brisbane reach NPP-002: Musgrave NPP-003: Boundary and Vulture NPP-003a: Village heart NPP-004: Kurilpa NPP-004a: Kurilpa south NPP-004b: Kurilpa north NPP-005: Riverside north NPP-006: Buchanan and Davies parks NPP-006a: Hockings Street NPP-007: Riverside south
Spring Hill neighbourhood plan	NPP-001: City Centre expansion NPP-002: Spring Hill mixed use NPP-002a: Spring Hill mixed use a NPP-002b: Spring Hill mixed use b NPP-003: Boundary Street heart NPP-004: Spring Hill east
Stephens district neighbourhood plan	Nil
Taringa neighbourhood plan	NPP-001: Taringa core NPP-002: Taringa gateway NPP-003: Harrys Road east

The Gap neighbourhood plan	NPP-001: The Village NPP-001a: The Village centre NPP-002: Potential development areas
Toombul—Nundah neighbourhood plan	NPP-001: Nundah village NPP-001a: Nundah village MPP-001b: Nundah village NPP-001c: Nundah village medium density residential NPP-002: Toombul central NPP-002a: Toombul east NPP-003: Union Street NPP-003a: Union Street medium density residential NPP-003b: Union Street medium density residential NPP-004: Oxenham Park NPP-004a: Oxenham Park medium density residential NPP-004b: Oxenham Park medium density residential NPP-005: Nundah north NPP-005a: Nundah north medium density residential NPP-006: Toombul west NPP-006a: Toombul west medium density residential NPP-006b: Toombul west medium density residential
Toowong—Auchenflower neighbourhood plan	NPP-001: Toowong centre NPP-001a: Toowong centre a NPP-001b: Toowong centre b NPP-001c: Toowong centre c NPP-002: Toowong residential NPP-003: Memorial Park NPP-004: Regatta riverside NPP-004a: Regatta riverside a NPP-005: Auchenflower heart NPP-005a: Auchenflower heart a NPP-005b: Auchenflower heart b NPP-005c: Auchenflower heart c NPP-006: Dunmore residential
Toowong—Indooroopilly district neighbourhood plan	NPP-001: Milton and Sylvan roads light industry NPP-002: Dean Street shops NPP-003: Government research NPP-004: Woodstock Avenue
Wakerley neighbourhood plan	NPP-001: Residential development NPP-001a: Residential a NPP-001b: Residential b NPP-001c: Residential c NPP-002: Industrial development
West End—Woolloongabba district neighbourhood plan	NPP-001: West End estate
Western gateway neighbourhood plan	NPP-001: Sumner NPP-002: Wacol institutional NPP-003: Wacol industrial NPP-004: Inala NPP-005: Carole Park/Ellen Grove
Willawong neighbourhood plan	NPP-001: Paradise wetland investigation
Woolloongabba centre neighbourhood plan	NPP-001: Woolloongabba core NPP-002: Woolloongabba hill NPP-003: Ipswich Road and Stanley Street corridor NPP-004: Logan Road corridor NPP-005: Deshon Street
Wynnum—Manly neighbourhood plan	NPP-001: Wynnum north NPP-001a: Wynnum north NPP-002: Light and service industry NPP-003: Wynnum central

	NPP-003a: Wynnum CBD northern frame NPP-003b: Parkside residential NPP-003c: Western residential NPP-003d: Wynnum central business district NPP-003e: Bay Terrace NPP-003f: Wynnum CBD southern frame NPP-003g: Waterloo Bay Hotel NPP-003h: Esplanade NPP-003i: Colina Street NPP-004: Manly harbour village NPP-005: Wynnum Hospital NPP-006: Wynnum Road NPP-007: Lota wetlands
Wynnum West neighbourhood plan	Nil
Yeerongpilly Transit Oriented Development neighbourhood plan	NPP-001: Mixed use core NPP-001a: District centre (District) NPP-001b Mixed use (Centre frame) NPP-002: Residential mixed use NPP-002a: High density residential NPP-002b: Medium density residential NPP-002c: Low-medium density residential NPP-003: Low-rise residential NPP-004: Open space NPP-005: Major sports venue

Table 1.2.3—Overlays and overlay codes

Mapping overlays Editor's note—For all maps refer to City Plan mapping	**Overlay codes**
Active frontages in residential zones overlay	Active frontages in residential zones overlay code
Airport environs overlay	Airport environs overlay code
Bicycle network overlay	Bicycle network overlay code
Biodiversity areas overlay	Biodiversity areas overlay code
Bushfire overlay	Bushfire overlay code
Coastal hazard overlay	Coastal hazard overlay code
Commercial character building overlay	Commercial character building (activities) overlay code Commercial character building (demolition) overlay code
Community purposes network overlay	Community purposes network overlay code
Critical infrastructure and movement network overlay	Critical infrastructure and movement network overlay code
Dwelling house character overlay	No applicable overlay code
Extractive resources overlay	Extractive resources overlay code
Flood overlay	Flood overlay code
Heritage overlay	Heritage overlay code
Industrial amenity overlay	Industrial amenity overlay code
Key civic space and iconic vista overlay	Key civic space and iconic vista overlay code
Landslide overlay	Landslide overlay code
Potential and actual acid sulfate soils overlay	Potential and actual acid sulfate soils overlay code
Pre-1911 building overlay	Pre-1911 building overlay code
Regional infrastructure corridors and substations overlay	Regional infrastructure corridors and substations overlay code
Road hierarchy overlay	Road hierarchy overlay code
Significant landscape tree overlay	Significant landscape tree overlay code

Special entertainment precinct overlay	Special entertainment precinct overlay code
Streetscape hierarchy overlay	Streetscape hierarchy overlay code
Traditional building character overlay	Traditional building character (demolition) overlay code Traditional building character (design) overlay code
Transport air quality corridor overlay	Transport air quality corridor overlay code
Transport noise corridor overlay	Transport noise corridor overlay code
Water resource catchments overlay	Water resource catchments overlay code
Waterway corridors overlay	Waterway corridors overlay code
Wetlands overlay	Wetlands overlay code

Table 1.2.4—Relevant prescribed codes and development codes

Relevant prescribed codes
Reconfiguring a lot (subdividing one lot into two lots) and associated operational work code Community residence code Forestry for wood production code
Use codes
Animal keeping code Caretaker's accommodation code Centre or mixed use code Childcare centre code Community facilities code Dual occupancy code Dwelling house code Dwelling house (small lot) code Extractive industry code Home-based business code Indoor sport and recreation code Industry code Intensive food production code Multiple dwelling code Outdoor sport and recreation code Park code Park planning and design code Retirement and residential care facility code Rooming accommodation code Rural activities code Service station code Short-term accommodation code Small-scale non-residential uses code Special purpose code Specialised centre code Telecommunications facility code Tourist park and relocatable home park code
Other development codes
Demolition of rooming accommodation code Filling and excavation code Infrastructure design code Landscape work code Operational work code Outdoor lighting code Prescribed tidal work code Stormwater code Subdivision code Transport, access, parking and servicing code Wastewater code

Table 1.2.5—Schedules and appendices

Schedules
Schedule 1 Definitions Schedule 2 Mapping Schedule 3 Local government infrastructure plan mapping and tables Schedule 4 Notations required under the Planning Act 2016 Schedule 5 Land designated for community infrastructure Schedule 6 Planning scheme policies
Appendices
Appendix 1 Index and glossary of abbreviations and acronyms Appendix 2 Table of amendments

Table 1.2.6—Planning scheme policies that support the planning scheme

Planning scheme policies
Air quality planning scheme policy Biodiversity areas planning scheme policy Bushfire planning scheme policy Coastal hazard planning scheme policy Commercial character building planning scheme policy Compensatory earthworks planning scheme policy Concrete batching plants planning scheme policy Consultation planning scheme policy Crime prevention through environmental design planning scheme policy Flood planning scheme policy Graffiti prevention planning scheme policy Heritage planning scheme policy Independent design advisory panel planning scheme policy Industrial hazard and risk assessment planning scheme policy Infrastructure design planning scheme policy Landscape design planning scheme policy Landslide planning scheme policy Management of hazardous chemicals in flood affected areas planning scheme policy Management plans planning scheme policy Noise impact assessment planning scheme policy Offsets planning scheme policy Park management plan planning scheme policy Planting species planning scheme policy Potential and actual acid sulfate soils planning scheme policy Refuse planning scheme policy Social and health impact assessment planning scheme policy Storage and dispensing of petroleum products planning scheme policy Structure planning planning scheme policy Subtropical building design planning scheme policy Traditional building character planning scheme policy Transport, access, parking and servicing planning scheme policy Transport air quality corridor planning scheme policy Vegetation planning scheme policy

1.3 Interpretation

1.3.1 Definitions

1. A term used in the planning scheme has the meaning assigned to that term by one of the following:
    a. the *Planning Act 2016* (the Act);
    b. the *Planning Regulation 2017* (the Regulation);
    c. the definitions in Schedule 1 of the planning scheme;
    d. the *Acts Interpretation Act 1954*;
    e. the ordinary meaning where that term is not defined in any of the above.
2. In the event a term has been assigned a meaning in more than one of the instruments listed in sub-section 1.3.1(1), the meaning contained in the instrument highest on the list will prevail.
3. A reference in the planning scheme to any act includes any regulation or instrument made under it, and where amended or replaced, if the context permits, means the amended or replaced act.
4. A reference in the planning scheme to a specific resource document or standard, means the latest version of the resource document

or standard.

5. A reference to a part, section, table or schedule is a reference to a part, section, table or schedule of the planning scheme.

Editor's note—In accordance with section 16(3) of the Act the regulated requirements apply to this planning scheme to the extent of any inconsistency with the planning scheme.

1.3.2 Standard drawings, maps, notes, editor's notes and footnotes

1. Standard drawings contained in codes or schedules are part of the planning scheme.
2. Maps provide information to support the outcomes and are part of the planning scheme.
3. Notes are identified by the title 'Note' and are part of the planning scheme.
4. Editor's notes and footnotes are extrinsic material, as per the *Acts Interpretation Act 1954*, and are identified by the title 'Editor's note' and 'Footnote', and are provided to assist in the interpretation of the planning scheme; they do not have the force of law.

Note—This is an example of a note.

Editor's note—This is an example of an editor's note.

Footnote — This is an example of a footnote.

1.3.3 Punctuation

1. A word followed by ';' or ', and' is considered to be 'and'.
2. A word followed by '; or' means either or both options can apply.

1.3.4 Zones for roads, closed roads, waterways and reclaimed land

The following applies to a road, closed road, waterway or reclaimed land in the planning scheme area:

a. if adjoined on both sides by land in the same zone—the road, closed road, waterway or reclaimed land is in the same zone as the adjoining land;
b. if adjoined on one side by land in a zone and adjoined on the other side by land in another zone—the road, closed road, waterway or reclaimed land is in the same zone as the adjoining land when measured from a point equidistant from the adjoining boundaries;
c. if the road, closed road, waterway or reclaimed land is adjoined on one side only by land in a zone—the entire waterway or reclaimed land is in the same zone as the adjoining land;
d. if the road, closed road, waterway or reclaimed land is covered by a zone then that zone applies.

Editor's note—The boundaries of the local government area are described by the maps referred to in the *City of Brisbane Regulation 2012*.

1.4 Categories of development

1. The categories of development under the Act are:
    a. accepted development;

Editor's note—A development approval is not required for development that is accepted development. Under section 44(6)(a) of the Act, if a categorising instrument does not apply a category of development to a particular development, the development is accepted development. Schedule 7 of the Regulation also prescribes accepted development.

    b. assessable development:
        i. code assessment;
        ii. impact assessment;

Editor's note—A development approval is required for assessable development. Schedules 9, 10 and 14 of the Regulation also prescribe assessable development.

    c. prohibited development.

Editor's note—A development application may not be made for prohibited development. Schedule 10 of the Regulation prescribes prohibited development.

2. The planning scheme states the category of development for certain types of development, and specifies the category of assessment for assessable development in the planning scheme area in Part 5.

Editor's note—Section 43 of the Act identifies that a categorising instrument categorises development and specifies categories of assessment required. A local categorising instrument includes a planning scheme, a TLPI or a variation approval.

1.5 Hierarchy of assessment benchmarks

Where there is inconsistency between provisions in the planning scheme, the following rules apply:

a. the strategic framework prevails over all other components, to the extent of the inconsistency for impact assessment;
b. relevant codes as specified in Schedules 6 and 10 of the Regulation prevail over all other components, to the extent of the inconsistency;
c. overlays prevail over all other components (other than the matters mentioned in (a) and (b), to the extent of the inconsistency;
d. neighbourhood plan codes prevail over zone codes, use codes and other development codes, to the extent of the inconsistency;
e. zone codes prevail over use codes and other development codes, to the extent of the inconsistency;
f. provisions of Part 10 may override any of the above.

1.6 Building work regulated under the planning scheme

1. Section 8(5) of the Act states that a local planning instrument must not include provisions about building work to the extent the

building work is regulated under the building assessment provisions, unless allowed under the *Building Act 1975*.

2. The building assessment provisions are listed in section 30 of the *Building Act 1975*.

Editor's note—The building assessment provisions are stated in section 30 of the *Building Act 1975* and are assessment benchmarks for the carrying out of building assessment work or building work that is accepted development subject to any requirements (see also section 31 of the *Building Act 1975*).

3. This planning scheme, through Part 5, regulates building work in accordance with sections 32 and 33 of the *Building Act 1975*.

Editor's note—The *Building Act 1975* permits planning schemes to:

- regulate, for the Building Code of Australia (BCA) or the Queensland Development Code (QDC), matters prescribed under a regulation under the *Building Act 1975* (section 32).*These include variations to provisions contained in parts MP1.1, MP1.2 and MP1.3 of the QDC such as heights of buildings related to obstruction and overshadowing, siting and design of buildings to provide visual privacy and adequate sight lines, on-site parking and outdoor living spaces. It may also regulate other matters, such as designating land liable to flooding, designating land as bushfire prone areas and transport noise corridors*;
- deal with an aspect of, or matter related or incidental to building work prescribed under a regulation under section 32 of the *Building Act 1975*;
- specify alternative boundary clearances and site cover provisions for Class 1 and 10 structures under section 33 of the *Building Act 1975*

Refer to Schedule 9 of the Regulation to determine assessable development, the type of assessment and any referrals applying to the building work.

4. The building assessment provisions in the planning scheme are identified in:
    a. Table 1.6.1 for the assessment manager for a building development application;
    b. Table 1.6.2 for the Council acting as a referral agency for a building development application.

Table 1.6.1—Building assessment provisions in the planning scheme for an assessment manager

Item	***Building Act 1975* (BA) and *Building Regulation 2021* (BR)**	**Description**	**Building assessment provisions in planning scheme**	
1	Section 32(a) BA and section 7 BR	Designation of a bushfire prone area for the BCA or QDC	section 1.7.1	
2	Section 32(a) BA and section 8(1)(a) BR	Designation of a flood hazard area	section 1.7.2 (1)	
3	Section 32(b) BA and sections 8(1)(b)(i) BR	Declaration within the flood hazard area of the defined flood level	section 1.7.2 (2)	
4	Section 32(b) BA and section 8(1)(b)(iv) BR	Declaration within the flood hazard area of a freeboard that is more than 300mm	section 1.7.2 (2)	
5	Section 32(b) BA and section 8(1)(b)(v) BR	Declaration within the flood hazard area of the finished flood floor level of class 1 buildings built in all or part of the flood hazard area	section 1.7.2 (2)	
6	Section 32(b) BA and section 6 BR	Qualitative statements and quantifiable standards for matters provided for under performance criteria 4 under QDC parts MP 1.1 and MP 1.2 for a single detached class 1 building or a class 10 building or structure located on the same allotment as a single detached class 1 building	Dwelling House Code	PO2 and AO2
				PO3 and AO3
				PO7 and AO7
			Dwelling house (small lot) code	PO2 and AO2
				PO3 and AO3
				PO4 and AO4
				PO17 and AO17.1
				PO18 and AO18
			Centenary suburbs Neighbourhood Plan Code	PO1 and AO1
			City west Neighbourhood Plan Code	PO1 and AO1
			Forest Lake Neighbourhood Plan Code	PO1 and AO1
			Fortitude Valley Neighbourhood Plan Code	PO1 and AO1.2
			Ithaca district Neighbourhood Plan Code	PO1 and AO1

			Latrobe and Given Terraces Neighbourhood Plan Code	PO1 and AO1
			Moreton Island settlements Neighbourhood Plan Code	PO1 and AO1
			New Farm and Teneriffe Hill Neighbourhood Plan Code	PO1 and AO1
			Nathan—Salisbury—Moorooka Neighbourhood Plan Code	PO1 and AO1
			Newstead and Teneriffe waterfront Neighbourhood Plan Code	PO1 and AO1
			Nudgee Beach Neighbourhood Plan Code	PO1 and AO1
			Spring Hill Neighbourhood Plan Code	PO1 and AO1
				PO7 and AO7.2
			River gateway Neighbourhood Plan Code	PO1 and AO1.1
			Sandgate Road Neighbourhood Plan Code	PO1 and AO1
			West End—Woolloongabba district neighbourhood plan code	PO1 and AO1
				PO6, AO6.1 and AO6.2
7	Section 32(b) BA and section 6 BR	Qualitative statements and quantifiable standards for matters provided for under performance criteria 5 under QDC parts MP 1.1 and MP 1.2 for a single detached class 1 building or a class 10 building or structure located on the same allotment as a single detached class 1 building	Dwelling house (small lot) code	PO9, AO9.1 and AO9.2
				PO14, AO14.1, AO14.2 and AO14.3
				PO25 and AO25.1
				PO32, AO32.1, AO32.2 and AO32.3
8	Section 32(b) BA and section 6 BR	Qualitative statements and quantifiable standards for the matters provided for under performance criteria 8 under QDC parts MP1.1 and MP1.2 for a single detached class 1 building or a class 10 building or structure located on the same allotment as a single detached class 1 building	Dwelling house code	PO4 and AO4
			Dwelling house (small lot) code	PO12 and AO12.1
				PO30 and AO30
			Spring Hill Neighbourhood Plan Code	PO4 and AO4.1
9	Sections 32(b) BA and section 7 BR	Designation of a bushfire prone area for the BCA or QDC for a single detached Class 1a building, if in the Potential impact sub-category of the Bushfire overlay	Bushfire overlay code	PO21 and AO21.2
10	Sections 32(c) and 33 BA	Alternative provisions to performance criteria 1 under QDC parts MP1.1 and	Traditional building character (design)	PO1 and AO1.2

		MP1.2 of the QDC boundary clearance and site cover provisions for particular buildings	overlay code	PO2 and AO2.1
				PO11 and AO11.1
			Dwelling house code	PO7 and AO7
			Dwelling house (small lot) code	PO2 and AO2
				PO5 and AO5
				PO13 and AO13.4
				PO17 and AO17.1
				PO22, AO22.1 and AO22.2
				PO30 and AO30
			Forest Lake Neighbourhood Plan Code	PO4 and AO4.1
			Sherwood—Graceville district neighbourhood plan	PO3 and AO3.3
11	Sections 32(c) and 33 BA	Alternative provisions to performance criteria 2 under QDC parts MP1.1 and 1.2 of the QDC boundary clearance and site cover provisions for particular buildings	Dwelling house code	PO7 and AO7
			Dwelling house (small lot) code	PO2 and AO2
				PO6 and AO6
				PO7 and AO7
				PO12 and AO12.1
				PO17 and AO17.1
				PO23 and AO23
				PO24 and AO24
				PO25, AO25.1 and AO25.2
				PO26, AO26.1, AO26.2, AO26.3 and AO26.4
			Forest Lake Neighbourhood Plan Code	PO4 and AO4.1
			New Farm and Teneriffe Hill Neighbourhood Plan Code	PO3 and AO3
				PO6 and AO6
			Sherwood—Graceville district neighbourhood plan	PO3, AO3.4 and AO3.5
12	Sections 32(c) and 33 BA	Alternative provisions to performance criteria 3 under QDC parts MP1.1 and MP1.2 of the QDC boundary clearance and site cover provisions for particular buildings	Dwelling house (small lot) code	PO8 and AO8
				PO19 and AO19
				PO20 and AO20

Table 1.6.2—Building assessment provisions in the planning scheme for the Council acting as referral agency

Item	Relevant legislation	Description	Building assessment provisions in planning scheme
1	Schedule 9, Part 3, Division 2, Table 1 of the Regulation	Whether a single detached class 1(a)(i) building, class 1(a)(ii) building made up of not more than 2 attached dwellings or a	Traditional building character (design) overlay code where the building work is in the traditional building character overlay

		class 10 building or structure will impact on the amenity or the aesthetics of the locality	Dwelling house code or Dwelling house (small lot) code where the building work is in the following zones: a. Rural zone b. Rural residential zone c. Environmental Management zone d. Low density residential zone e. Character residential zone and zone precincts f. Low—medium density residential zone and zone precincts g. Medium density residential zone h. Emerging community zone i. Township zone	
			The neighbourhood plan code relevant to the building work	
2	Schedule 9, Part 3, Division 2, Table 3, Item 1, Column 2(b) of the Regulation	If under the *Building Act 1975*, section 33, an alternative provision applies for the building work and, under the provision, the proposed building or structure is not of the quantifiable standard for a relevant qualitative statement under the provision, whether the proposed building or structure complies with the qualitative statement	The performance outcomes contained in Items 10, 11 and 12 of Table 1.6.1	
3	Schedule 9, Part 3, Division 2, Table 3, Item 1, Column 2(c) of the Regulation	If all of the following apply: a. under *Building Regulation 2021*, section 6, the planning scheme includes a provision about a matter provided for under performance criteria P4, P5, P7, P8 or P9 of the QDC, part 1.1 or 1.2; b. the provision applies for building work; c. under the provision, the proposed building or structure is not of the quantifiable standard for a relevant qualitative statement under the provision, whether the proposed building or structure complies with the qualitative statement	The performance outcomes contained in Items 6, 7 and 8 of Table 1.6.1	
4	Schedule 9, Part 3, Division 2, Table 12, Item 1, Column 2(a) of the Regulation	The matters the local government considers relevant in determining whether the defined flood level stated in the building development application is appropriate, if all or part of the premises the subject of the development application are in a flood hazard area and the application states a defined flood level that is lower than a defined flood level declared by the local government under the *Building Regulation 2021*, section 8 for the part of the flood hazard area where the premises are	Flood overlay code where the building work is in the Flood overlay	Tables 8.2.11.3.B, 8.2.11.3.D, 8.2.11.3.G and 8.2.11.3.L
5	Schedule 10, Part 8, Division 1, Subdivision 3, Table 1, Item 4, Column 2(b) of the Regulation	Building work on a local heritage place	Heritage overlay code	Sections A and C

Editor's note—In a development application the applicant may request preliminary approval for building work. The decision on that development application can also be taken to be a referral agency's response under section 57(1) of the Act, for building work assessable against the *Building Act 1975*. The decision notice must state this.

1.7 Local government administrative matters

1.7.1 Designated bushfire prone area for AS 3959-2009—Construction of buildings in bushfire-prone

areas'

For the purpose of section 32(a) of the *Building Act 1975* and section 7 of the *Building Regulation 2021*, the land identified in Table 1.7.1 is a 'designated bushfire prone area'.

Table 1.7.1—Designated bushfire prone area for AS 3959-2009

Designated bushfire prone area	Land identified in the following sub-categories on the Bushfire overlay map: • High hazard area sub-category • Medium hazard area sub-category • High hazard buffer sub-category • Medium hazard buffer sub-category • Potential impact sub-category • Very high potential bushfire intensity sub-category • High potential bushfire intensity area sub-category • Medium potential bushfire intensity sub-category • Potential impact buffer sub-category

1.7.2 Designated flood hazard area for Queensland Development Code MP3.5

1. For the purpose of section 32(a) of the *Building Act 1975*, section 8(1)(a) of the *Building Regulation 2021* and Queensland Development Code MP 3.5 Construction of buildings in flood hazard areas, the land identified in Table 1.7.2 is a 'designated flood hazard area'.

Table 1.7.2—Designated flood hazard area for Queensland Development Code MP3.5

Designated flood hazard area	Land identified in the following sub-categories on the Flood overlay map: • Creek/waterway flood planning area 1 sub-category • Creek/waterway flood planning area 2 sub-category • Creek/waterway flood planning area 3 sub-category • Creek/waterway flood planning area 4 sub-category • Brisbane River flood planning area 1 sub-category • Brisbane River flood planning area 2a sub-category • Brisbane River flood planning area 2b sub-category • Brisbane River flood planning area 3 sub-category • Brisbane River flood planning area 4 sub-category

2. For the purpose of section 32(b) of the *Building Act 1975* and section 8(1)(b) of the *Building Regulation 2021*, the Flood overlay addresses the following:
    a. the defined flood event;
    b. a freeboard that is more than 300mm;
    c. the finished floor levels of habitable rooms.

1.7.3 Designated transport noise corridor for Queensland Development Code MP4.4

For the purpose of section 32(b) of the *Building Act 1975* and the Queensland Development Code MP 4.4 Buildings in a transport noise corridor, the land identified in Table 1.7.3 is a 'designated transport noise corridor'.

Table 1.7.3—Designated transport noise corridor for Queensland Development Code MP4.4

Designated transport noise corridor	Land identified in the following sub-categories on the Transport noise corridor overlay map: a. State designated noise corridor - State - controlled road (mandatory area): • Category 0: Noise Level < 58 dB(A); • Category 1: 58 dB(A) — 63 dB(A); • Category 2: 63 dB(A) — 68 dB(A); • Category 3: 68 dB(A) — 73 dB(A); • Category 4: Noise Level > 73 dB(A). b. State designated noise corridor - State - controlled road (voluntary area): • Category 0: Noise Level < 58 dB(A); • Category 1: 58 dB(A) — 63 dB(A); • Category 2: 63 dB(A) — 68 dB(A);

	• Category 3: 68 dB(A) — 73 dB(A); • Category 4: Noise Level > 73 dB(A). c. State designated noise corridor - rail network: • Category 1: 70 dB(A) — 75 dB(A); • Category 2: 75 dB(A) — 80 dB(A); • Category 3: 80 dB(A) — 85 dB(A); • Category 4: Noise Level > 85 dB(A).

Editor's note—for the purposes of the *Building Act 1975* and application of the *Queensland Development Code* in relation to declaration of transport noise corridors, the planning scheme has not declared such transport noise corridors.

1.7.4 Declaration for amenity and aesthetic impact referral agency assessment

For the purpose of Schedule 9, Division 2 , Table 1 of the Regulation, building work for a building or structure which is a single detached class 1(a)(i) building, class 1(a)(ii) building comprising not more than 2 attached dwellings or a class 10 building or structure in a locality identified in Table 1.7.4 that does not comply with the acceptable outcomes in the codes identified in Table 1.7.4, is declared to:

a. have an extremely adverse effect on the amenity or likely amenity of the locality; or
b. be in extreme conflict with the character of the locality.

Table 1.7.4—Declared locality and building form for amenity and aesthetic referral agency assessment

Locality	Codes
Land in the following zones: a. Rural zone b. Rural residential zone c. Environmental management zone d. Low density residential zone e. Character residential zone and zone precincts f. Low—medium density residential zone and zone precincts g. Medium density residential zone h. Emerging community zone	Dwelling house code Dwelling house (small lot) code
Land in the Traditional building character overlay	Traditional building character (design) code
Land in a neighbourhood plan area	A relevant neighbourhood plan code to the extent provided

1.7.5 Designated lawful change to ground level

1. For the purpose of the definition of ground level in Schedule 1, the level of the natural ground is deemed to have been lawfully changed if the level of the natural ground is the prescribed level.
2. For the purpose of the definition of prescribed level in Schedule 1, the 2002 contours are the contour information determined by the Council.

1.7.6 Deemed compliance with site cover and setback assessment benchmarks

1. For the purpose of determining compliance with an assessment benchmark for setback, development is deemed to comply with the assessment benchmark if the development exceeds the assessment benchmark only by reason of the inclusion of an outermost projection which is part of a building or structure that is:
    a. an eave of a roof; or
    b. a sunhood or the like attached to the wall of a building or structure to provide shade or shelter to the wall.

1.7.7 Determination of maximum building height

1. This section applies where the maximum building height for development is specified in storeys in a table of assessment or a code.
2. The specified number of storeys for the development is reduced by 1 storey if the development includes a space that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above, that contains only a bathroom, shower room, laundry, water closet or other sanitary compartment.
3. The specified maximum building height in storeys does not apply to the part of the development that is a rooftop garden where:
    a. located in the following zones:
        i. Medium density residential zone;
        ii. High density residential zone;
        iii. District centre zone;
        iv. Major centre zone;
        v. Principal centre zone;
        vi. Mixed use zone.
    b. not involving development for:
        i. Dual occupancy, Dwelling house, Relocatable home park or Tourist park;
        ii. Retirement facility or Residential care facility in the Medium density residential zone or High density residential zone

where a neighbourhood plan does not specify building height.

1.7.8 Repeal of Temporary Local Planning Instrument 01/14 Protection of Residential Buildings Constructed Prior to 1911

Temporary Local Planning Instrument 01/14 Protection of Residential Buildings Constructed Prior to 1911 is repealed on the coming into effect of this planning scheme.

Table 5.9.28.A—Fortitude Valley neighbourhood plan: material change of use

Use	Categories of development and assessment	Assessment benchmarks
If in the neighbourhood plan area		
MCU, if assessable development where not listed in this table	**No change**	Fortitude Valley neighbourhood plan code
If in the Principal centre zone or Mixed use zone		
MCU, whether or not subsequently listed in this table	**Assessable development—Impact assessment**	
	If involving a new premises or an existing premises with an increase in gross floor area, where: a. greater than the maximum building height specified in Table 7.2.6.4.3B; or b. greater than the tower site cover specified in the Fortitude Valley neighbourhood plan code	The planning scheme including: Fortitude Valley neighbourhood plan code Centre or mixed use code Prescribed secondary code
~~**If in the City Centre zone precinct of the Principal centre zone or the Inner city zone precinct of the Mixed use zone**~~		
Bar	**Accepted development, subject to compliance with identified requirements**	
	If ~~involving~~contained within an existing premises, where: a. ~~on a site indicated as SEA core~~ in the ~~special entertainment area on Figure a~~Core A or Core B sub-category of the ~~Fortitude Valley neighbourhood plan code~~Special entertainment precinct overlay; b. gross floor area is no greater than 100m^2 for any licensed part of the premises; c. not located in the same ~~building as~~premises, an adjoining premises, or within 5m ~~from, a residential use~~of any accommodation activities; d. complying with all acceptable outcomes in section A of the Centre or mixed use code, except AO1.1 and AO1.2	Not applicable
	~~If involving an existing premises, where:~~ ~~a. on a site indicated as SEA buffer in the special entertainment area on Figure a of the Fortitude Valley neighbourhood plan code;~~ ~~b. complying with all acceptable outcomes in section A of the Centre or mixed use code~~	~~Not applicable~~
	Assessable development—Code assessment	
	If ~~involving~~contained within an existing premises, where: a. ~~on a site indicated as SEA core~~ in the ~~special entertainment area on Figure a~~Core A or Core B sub-category of the ~~Fortitude Valley neighbourhood plan code~~Special entertainment precinct overlay; b. gross floor area is no greater than 100m^2 for any licensed part of the premises; c. not located in the same ~~building~~premises as, an adjoining premises, or within 5m ~~from a residential use~~of any accommodation activities; d. not complying with all acceptable outcomes in section A of the Centre or mixed use code	Centre or mixed use code—purpose, overall outcomes and section A outcomes only
	~~If involving an existing premises, where:~~ ~~a. on a site indicated as SEA buffer in the special entertainment area on Figure a of the Fortitude Valley neighbourhood plan code;~~	~~Centre or mixed use code—purpose, overall outcomes and section A outcomes only~~

	b. not complying with all acceptable outcomes in section A of the Centre or mixed use code	
	If involving an existing premises on a site indicated as SEA core in the special entertainment area on Figure a of the Fortitude Valley neighbourhood plan code, where: a. gross floor area is greater than 100m^2 for any licensed part of the premises; or b. located in the same building as, or within 5m from, a residential use	Fortitude Valley neighbourhood plan code Centre or mixed use code—purpose, overall outcomes and section A outcomes only
Club	**Assessable development—Code assessment**	
	If involving an existing premises, where on a site indicated as SEA core or SEA buffer in the special entertainment area on Figure a of the Fortitude Valley neighbourhood plan code	Fortitude Valley neighbourhood plan code Centre or mixed use code Prescribed secondary code
Food and drink outlet	**Accepted development, subject to compliance with identified requirements**	
	If involving an existing premises, where: a. on a site indicated as SEA core in the special entertainment area on Figure a of the Fortitude Valley neighbourhood plan code; b. gross floor area is no greater than 100m^2 for any licensed part of the premises; c. not located in the same building as, or within 5m from, a residential use; d. complying with all acceptable outcomes in section A of the Centre or mixed use code	Not applicable
	If involving an existing premises, where: a. on a site indicated as SEA buffer in the special entertainment area on Figure a of the Fortitude Valley neighbourhood plan code; b. complying with all acceptable outcomes in section A of the Centre or mixed use code	Not applicable
	Assessable development—Code assessment	
	If involving an existing premises, where: a. on a site indicated as SEA core in the special entertainment area on Figure a of the Fortitude Valley neighbourhood plan code; b. gross floor area is no greater than 100m^2 for any licensed part of the premises; c. not located in the same building as, or within 5m from, a residential use; d. not complying with all acceptable outcomes in section A of the Centre or mixed use code	Centre or mixed use code—purpose, overall outcomes and section A outcomes only
	If involving an existing premises, where: a. on a site indicated as SEA buffer in the special entertainment area on Figure a of the Fortitude Valley neighbourhood plan code; b. not complying with all acceptable outcomes in section A of the Centre or mixed use code	Centre or mixed use code—purpose, overall outcomes and section A outcomes only
	If involving an existing premises on a site indicated as SEA core in the special entertainment area on Figure a of the Fortitude Valley neighbourhood plan code, where: a. gross floor area is greater than 100m^2 for any licensed part of the premises; or b. located in the same building as, or within 5m from, a residential use	Fortitude Valley neighbourhood plan code Centre or mixed use code—purpose, overall outcomes and section A outcomes only
Hotel	**Accepted development, subject to compliance with identified requirements**	
	If involvingcontained within an existing premises,	Not applicable

	where: a. ~~on a site indicated as SEA core~~ in the ~~special entertainment area on Figure a~~Core A or Core B sub-category of the ~~Fortitude Valley neighbourhood plan code~~Special entertainment precinct overlay; b. gross floor area is no greater than ~~100m2~~100m2 for any licensed part of the premises; c. not located in the same ~~building as~~premises, an adjoining premises, or within 5m ~~from, a residential use~~of any accommodation activities; d. complying with all acceptable outcomes in section A of the Centre or mixed use code, except AO1.1 and AO1.2	
	~~If involving an existing premises, where:~~ ~~a. on a site indicated as SEA buffer in the special entertainment area on Figure a of the Fortitude Valley neighbourhood plan code;~~ ~~b. complying with all acceptable outcomes in section A of the Centre or mixed use code~~	~~Not applicable~~
	Assessable development—Code assessment	
	If ~~involving~~contained within an existing premises, where: a. ~~on a site indicated as SEA core~~ in the ~~special entertainment area on Figure a~~Core A or Core B sub-category of the ~~Fortitude Valley neighbourhood plan code~~Special entertainment precinct overlay; b. gross floor area is no greater than ~~100m2~~100m2 for any licensed part of the premises; c. not located in the same ~~building~~premises as, an adjoining premises, or within 5m ~~from a residential use~~of any accommodation activities; d. not complying with all acceptable outcomes in section A of the Centre or mixed use code	Centre or mixed use code—purpose, overall outcomes and section A outcomes only
	~~If involving an existing premises, where:~~ ~~a. on a site indicated as SEA buffer in the special entertainment area on Figure a of the Fortitude Valley neighbourhood plan code;~~ ~~b. not complying with all acceptable outcomes in section A of the Centre or mixed use code~~	~~Centre or mixed use code—purpose, overall outcomes and section A outcomes only~~
	~~If involving an existing premises on a site indicated as SEA core in the special entertainment area on Figure a of the Fortitude Valley neighbourhood plan code, where:~~ ~~a. gross floor area is greater than 100m2 for any licensed part of the premises; or~~ ~~b. located in the same building as, or within 5m from, a residential use~~	~~Fortitude Valley neighbourhood plan code~~ ~~Centre or mixed use code—purpose, overall outcomes and section A outcomes only~~
~~Indoor sport and recreation~~	~~**Assessable development—Code assessment**~~	
	~~If involving an existing premises, where on a site indicated as SEA core or buffer in the special entertainment area on Figure a of the Fortitude Valley neighbourhood plan code~~	~~Fortitude Valley neighbourhood plan code~~ ~~Centre or mixed use code—section A acceptable outcomes only~~
Nightclub entertainment facility	**Accepted development, subject to compliance with identified requirements**	
	If ~~involving~~contained within an existing premises, where: a. ~~on a site indicated as SEA buffer~~ in the ~~special entertainment area on Figure a~~Core A or Core B sub-category of the ~~Fortitude Valley~~	Not applicable

	~~neighbourhood plan code~~Special entertainment precinct overlay; b. gross floor area is no greater than ~~100m²~~100m2 for any licensed part of the premises; c. not located in the same ~~building as~~premises, an adjoining premises, or within 5m ~~from, a residential use~~of any accommodation activities; d. complying with all acceptable outcomes in section A of the Centre or mixed use code, except AO1.1 and AO1.2	
	~~If involving an existing premises, where:~~ ~~a. on a site indicated as SEA buffer in the special entertainment area on Figure a of the Fortitude Valley neighbourhood plan code;~~ ~~b. complying with all acceptable outcomes in section A of the Centre or mixed use code~~	~~Not applicable~~
	Assessable development—Code assessment	
	If ~~involving~~contained within an existing premises, where: a. ~~on a site indicated as SEA core~~ in the ~~special entertainment area on Figure a~~Core A or Core B sub-category of the ~~Fortitude Valley neighbourhood plan code~~Special entertainment precinct overlay; b. gross floor area is no greater than ~~100m²~~100m2 for any licensed part of the premises; c. not located in the same ~~building~~premises as, an adjoining premises, or within 5m ~~from, a residential use~~of any accommodation activities; d. not complying with all acceptable outcomes in section A of the Centre or mixed use code	Centre or mixed use code—purpose, overall outcomes and section A outcomes only
	~~If involving an existing premises, where:~~ ~~a. on a site indicated as SEA buffer in the special entertainment area on Figure a of the Fortitude Valley neighbourhood plan code;~~ ~~b. not complying with all acceptable outcomes in section A of the Centre or mixed use code~~	~~Centre or mixed use code—purpose, overall outcomes and section A outcomes only~~
	~~If involving an existing premises on a site indicated as SEA core in the special entertainment area on Figure a of the Fortitude Valley neighbourhood plan code, where:~~ ~~a. gross floor area is greater than 100m² for any licensed part of the premises; or~~ ~~b. located in the same building as, or within 5m from, a residential use~~	~~Fortitude Valley neighbourhood plan code~~ ~~Centre or mixed use code—purpose, overall outcomes and section A outcomes only~~
~~Short-term accommodation~~	~~**Assessable development—Code assessment**~~	
	~~If involving an existing premises, where on a site indicated as SEA core or buffer in the special entertainment area on Figure a of the Fortitude Valley neighbourhood plan code~~	~~Fortitude Valley neighbourhood plan code~~ ~~Centre or mixed use code—purpose, overall outcomes and section A outcomes only~~
If in the ~~Gotha Street~~Valley stitch precinct (NPP-001), the Light Street hill precinct (NPP-~~004~~-007), the ~~James Street~~Valley lifestyle precinct (NPP-~~005~~-006), or the ~~Water Street~~Valley edge precinct (NPP-~~006~~-005), where in the City Centre zone precinct of the Principal centre zone or in the Inner city zone precinct of the Mixed use zone		
Centre activities (activity group)	**Accepted development, subject to compliance with identified requirements**	
	If involving an existing premises, where: a. not a club, food and drink outlet, indoor sport and recreation or short-term accommodation; b. gross floor area is no greater than 1,500m² for any individual tenancy where shop or shop component of a shopping centre;	Not applicable

	c. complying with all acceptable outcomes in section A of the Centre or mixed use code	
	Assessable development—Code assessment	
	If involving an existing premises, where: a. not a club, food and drink outlet, indoor sport and recreation or short-term accommodation; b. gross floor area is no greater than 1,500m^2 for any individual tenancy where shop or shop component of a shopping centre; c. not complying with all acceptable outcomes in section A of the Centre or mixed use code	Centre or mixed use code—purpose, overall outcomes and section A outcomes only
	If involving a new premises or an existing premises with an increase in gross floor area, where: a. not a club, food and drink outlet, indoor sport and recreation or short-term accommodation; b. gross floor area is no greater than 1,500m^2 for any individual tenancy where shop or shop component of a shopping centre	Fortitude Valley neighbourhood plan code Centre or mixed use code Prescribed secondary code
If in the Light Street hill precinct (NPP~~-004~~-007), or the ~~James Street~~Valley lifestyle precinct (NPP~~-005~~-006), where in the up to 3 storeys zone precinct of the Low-medium density residential zone or in the Character residential zone		
Community use	**Assessable development—Code assessment**	
	If involving a new premises or an existing premises with an increase in gross floor area	Fortitude Valley neighbourhood plan code Community facilities code Prescribed secondary code
Office	**Assessable development—Code assessment**	
	If involving an existing premises, where gross floor area is no greater than 500m^2	Fortitude Valley neighbourhood plan code Centre or mixed use code Prescribed secondary code

Note—A licensed part of the premises is that part of any premises licensed for the sale or consumption of liquor under the *Liquor Act* 1992. Other uses such as shop can occupy other parts of the premises and can exceed 100m^2.

Table 5.9.28.B—Fortitude Valley neighbourhood plan: reconfiguring a lot

Development	Categories of development and assessment	Assessment benchmarks
ROL, if assessable development	**No change**	Fortitude Valley neighbourhood plan code

Table 5.9.28.C—Fortitude Valley neighbourhood plan: building work

Development	Categories of development and assessment	Assessment benchmarks
Building work, if assessable development	**No change**	Fortitude Valley neighbourhood plan code

Table 5.9.28.D—Fortitude Valley neighbourhood plan: operational work

Development	Categories of development and assessment	Assessment benchmarks
Operational work, if assessable development	**No change**	Fortitude Valley neighbourhood plan code

Table 5.10.7—Commercial character building overlay

Development	Categories of development and assessment	Assessment benchmarks
All aspects of developments		
MCU, ROL, building work or operational work if prescribed accepted development	**Accepted development**	
	Development approval is not required	Not applicable
MCU		
MCU for commercial character building activities (activity group) if not in a zone in the centre zones category or the Mixed use zone, where: a. not a new use for a food and drink outlet in the Low density residential zone or the Character zone precinct of the Character residential zone; b. involving commercial character building premises; c. work is limited to only internal alterations and fit outs	**Accepted development, subject to compliance with identified requirements**	
	If complying with all acceptable outcomes in section A of the Commercial character building (activities) overlay code Note—Within this overlay, non-residential uses which are commercial character building activities (activity group) that may otherwise have been impact assessable in the zone, are accepted development subject to compliance with identified requirements, or code assessable, in the identified circumstances. Note—MCU or building work for the rebuilding of commercial character building activities (activity group) which have been substantially demolished or destroyed that is not prescribed accepted development has the categories of development and assessment for the zone.	Not applicable
	Assessable development—Code assessment	
	If not complying with all acceptable outcomes in section A of the Commercial character building (activities) overlay code Note—Within this overlay, non-residential uses which are commercial character building activities (activity group) that may otherwise have been impact assessable in the zone, are accepted development subject to requirements, or code assessable, in the identified circumstances. Note—MCU or building work for the rebuilding of commercial character building activities (activity group) which have been substantially demolished or destroyed that is not prescribed accepted development has the categories of development and assessment for the zone.	Commercial character building (activities) overlay code—purpose, overall outcomes and outcomes in section A Prescribed secondary code
MCU for commercial character building activities (activity group) if not in a zone in the centre zones category or the Mixed use zone, where: a. a new use for a food and drink outlet in the Low density residential zone or the Character zone precinct of the Character residential zone; or b. involving commercial character building premises c. work is not limited to internal alterations or fit outs	**Assessable development—Code assessment**	
	Note—Within this overlay, non-residential uses which are commercial character building activities (activity group) that may otherwise have been impact assessable in the zone, are accepted development subject to requirements, or code assessable, in the identified circumstances. Note—MCU or building work for the rebuilding of commercial character building activities (activity group) which have been substantially demolished or destroyed that is not prescribed accepted development has the categories of development and assessment for the zone.	Commercial character building (activities) overlay code—purpose, overall outcomes and outcomes in section B Prescribed secondary code
MCU for centre activities (activity group) if in a zone in the centre zones category or the Mixed use zone, where: a. involving commercial character building premises; b. work is limited to only internal alterations and fit outs, if accepted development subject to compliance with identified requirements in	**Accepted development, subject to compliance with identified requirements**	
	If complying with all acceptable outcomes in section A of the Centre or mixed use code	Not applicable
	Assessable development—Code assessment	
	If not complying with all acceptable outcomes in section A of the Centre or mixed use code	Centre or mixed-use code—purpose, overall outcomes and outcomes in section A

the zone or neighbourhood plan		
MCU for centre activities (activity group) if in a zone in the centre zones category or the Mixed use zone, where: a. involving commercial character building premises; b. work is limited to only internal alterations and fit outs, if assessable development in the zone or neighbourhood plan	**Assessable development—Code assessment**	
	- Note—If the MCU is impact assessable in a neighbourhood plan, then the category of assessment is not lowered to code assessment.	Centre or mixed use code—purpose, overall outcomes and outcomes in section A
MCU for centre activities (activity group) if in a zone in the centre zones category or the Mixed use zone, where: a. involving commercial character building premises; b. work is not limited to internal alterations or fit outs	**Assessable development—Code assessment**	
	- Note—If the MCU is impact assessable in a neighbourhood plan, then the category of assessment is not lowered to code assessment.	Centre or mixed use code Commercial character building (activities) overlay code—purpose, overall outcomes and outcomes in section B
MCU if in the Fortitude Valley neighbourhood plan area and in a zone in the centre zones category or the Mixed use zone, where: a. involving commercial character building premises; b. work is not limited to internal alterations or fit outs	**Assessable development—Code assessment**	
	- Note—If the MCU is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment.	Centre or mixed use code Commercial character building (activities) overlay code—purpose, overall outcomes and outcomes in section B
Building work		
Building work for removal, demolition or demolition of part of a commercial character building	**Assessable development—Code assessment**	
	-	Commercial character building (demolition) overlay code

Table 5.10.19A—Special entertainment precinct overlay

Development	**Categories of development and assessment**	**Assessment benchmarks**
All aspects of developments		
MCU, ROL, building work or operational work if prescribed accepted development	**Accepted development**	
	Development approval is not required	Not applicable
MCU		
MCU for a bar, club, food and drink outlet (where involving amplified music), function facility, hotel, nightclub entertainment facility or theatre if in the Core A or Core B sub-category of the Special entertainment precinct overlay	**Assessable development—Code assessment**	
	- Note—If the MCU is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment.	Special entertainment precinct overlay code—purpose, overall outcomes and outcomes in section A
MCU for accommodation activities (activity group)	**Assessable development—Code assessment**	
	- Note—If the MCU is impact assessable in the zone or neighbourhood plan, then the category of assessment is not lowered to code assessment.	Special entertainment overlay code—purpose, overall outcomes and outcomes in section B

6.2.2 Centre zones category

6.2.2.1 Principal centre zone code

1. The purpose of the principal centre zone is to provide for a large variety of uses and activities (including, for example, administrative, business, community, cultural, entertainment, professional, residential or retail activities) to:
    a. form the core of an urban area; and
    b. service the local government area.

Note—Land in the Principal centre zone is contained in either the City Centre zone precinct or the Regional centre zone precinct.

Note—The following neighbourhood plans contain specific provisions responding to the individual roles and characteristics of the centre components of the areas that comprise this zone:

- The CBD: City Centre neighbourhood plan (City Centre zone precinct — central portion);
- Kurilpa: South Brisbane riverside neighbourhood plan — Kurilpa precinct (City Centre zone precinct — southern portion);
- Spring Hill: Spring Hill neighbourhood plan — City Centre expansion precinct (City Centre zone precinct — northern portion);
- Fortitude Valley ~~core~~: Fortitude Valley neighbourhood plan — Valley heart and ~~Gotha Street~~Valley stitch precincts (City Centre zone precinct — northern portion).

2. The purpose of the zone will be achieved through overall outcomes for:
    a. zone role;
    b. development location and uses;
    c. development form;
    d. the following zone precincts:
        i. City Centre zone precinct;
        ii. Regional centre zone precinct.
3. Zone role overall outcomes are:
    a. Development in the zone supports the implementation of the policy direction set in the Strategic framework, in particular:
        i. Theme 1: Brisbane's globally competitive economy, Element 1.1 — Brisbane as a centre for global business and Element 1.3 — Brisbane's population-serving economy;
        ii. Theme 2: Brisbane's outstanding lifestyle, Element 2.1 — Brisbane's identity;
        iii. Theme 5: Brisbane's CityShape, Element 5.1 — Brisbane's City Centre, Element 5.3 — Brisbane's Major Centres and Element 5.8 — Brisbane's Growth Nodes on Selected Transport Corridors.
4. Development location and uses overall outcomes are:
    a. Development provides for the greatest concentration and intensity of activities and land uses in the planning scheme area in Brisbane's inner city that support its role as the heart of the State's capital and South East Queensland's principal activity centre.
    b. Development provides for a diverse and intensive mix of land uses in Kurilpa, Spring Hill and the Fortitude Valley core that support and provide opportunities for expansion of the core function of the inner city and play a vital role in the growth and economy of the city.
    c. Development provides for the mix of uses and level of economic and social activity in the Chermside and Upper Mt Gravatt centre cores that supports their role as the activity cores for the northern and southern parts of the Brisbane urban area, serving a regional catchment that extends outside of the planning scheme area.
    d. Development delivers a highly diverse range of centre activities comprising commercial, retail, government, service, community and cultural activities including entertainment functions such as restaurants, bars, hotels and nightclub entertainment facilities, which create an 18 hour-a-day 7 day-a-week activity centre.
    e. Development is:
        i. tailored to its specific location and to the role of the individual centre and the relevant zone precinct;
        ii. consistent with the location-specific provisions in the relevant neighbourhood plan.
    f. Development for a residential use:
        i. is high density;
        ii. does not compromise the primary function of the Principal centre zone as a commercial activity centre;
        iii. facilitates intensive urban consolidation and the highly efficient use of physical and social infrastructure;
        iv. supports the creation of a walkable centre that optimises the potential for residents to live within walking distance of and be well connected to high-frequency public transport, employment, entertainment and community facilities existing within the centre and reduces vehicle-based trips to work, shops or centres;
        v. provides a wide choice in housing sizes and housing adaptability that meets the needs of a diverse population and responds to residents' life- cycle needs;
        vi. may include a home-based business where it is of a scale and nature that protects the amenity of adjoining residents.
    g. Development for residential accommodation such as rooming accommodation, a residential care facility or a retirement facility may be suitable where it is high density and consistent with the urban form and primary functions of the centre.
    h. Development is designed, sited and constructed to minimise noise, odour and air-quality impacts on residents consistent with its location in the Principal centre zone, although residents cannot expect to enjoy the same level of noise, odour and air-quality amenity as low density suburban areas (due to the high levels of activity envisaged during the day, evening and night).
    i. Development for a car wash or service station is carefully sited and designed to minimise any adverse impact on the vibrancy of the centre and to protect surrounding residential amenity, health and wellbeing.
    j. Development for uses that are often provided in a large-scale format such as hardware and trade supplies, garden centre or showroom:

i. is limited in area and frontage;
ii. provides the level of activation and interface with the street expected of other non-residential uses in the Principal centre zone.

5. Development form overall outcomes are:
   a. Development is of a height, bulk, scale and form which is tailored to its specific location and to the characteristics of the site and the centre including:
      i. the location of existing buildings, specialist uses and public transport interchanges;
      ii. access arrangements;
      iii. the location of and connections to active transport networks;
      iv. the shape, frontage, size, orientation and slope of the site;
      v. local neighbourhood identity, topography and views;
      vi. the mix of surrounding uses;
      vii. the location of surrounding heritage places, parks and environmental features.
   b. Development capitalises on the centre's proximity to high-frequency regional public transport networks.
   c. Development provides public spaces and landscaping, including deep planting, that soften the dominance of buildings, provide breathing spaces and encourage outdoor activity and living, integrate with the surrounding area and enable fine-grained pedestrian connectivity through the centre.
   d. Development for a building addresses and interfaces with the street and other adjoining public spaces including via active uses at ground level (with parking located below buildings) to ensure highly active streets and to provide surveillance of the public domain.
   e. 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.
6. City Centre zone precinct overall outcomes are:
   a. Development in the central portion of the City Centre zone precinct:
      i. accommodates the State's highest order government, administration and commercial activities of State-wide significance, together with high-order and specialist retail, entertainment, community, cultural activities and residential uses within a concentrated and walkable environment;
      ii. is to create the primary employment centre and highest employment densities for the planning scheme area and the South East Queensland region within a walkable distance of the heart of the region's public transport network;
      iii. for residential towers is complemented by highly active and pedestrian-focused streetscapes and ground-level retail, entertainment, cultural and tourism activities;
      iv. is to ensure the inner city visually remains the most prominent location within the city;
      v. is to protect and respect the highest concentration of and most significant heritage places in the city.
   b. Development in the northern and southern portions of the City Centre zone precinct:
      i. is at high densities and contains a mix of diverse and commercially focused land uses that support the core function of the inner city;
      ii. accommodates the highest employment densities in areas within walking distance of the highest order public transport accessibility outside of the inner city.
   c. Development ensures that building and public domain design is appropriate to the context, fits responsibly into the streetscape and riverscape and positively contributes to the overall city skyline and the high architectural quality expected of the City Centre zone precinct.
   d. Development provides for pedestrian priority and focus in the design of buildings, public spaces and streetscapes and ensures that the public domain is of a design and quality appropriate to the City Centre zone precinct's capital city role.
7. Regional centre zone precinct overall outcomes are:
   a. Development creates the highest order retail activities within the planning scheme area.
   b. Development for a commercial activity creates a focus point for regional employment and regional government functions including health, education and cultural services.
   c. Development for a commercial, entertainment, community or cultural activity of regional significance diversifies and complements the Regional centre zone precinct's important retail functions.
   d. Development provides for each Regional centre zone precinct to have its own distinctive and positive identity and exhibit a high-quality urban design commensurate with its role as a regional destination and the heart of the activity centre.
   e. Development is integrated and coordinated both within the site and in relation to surrounding land uses.
   f. Development reinforces a highly accessible centre with direct access to high- frequency public transport corridors with regional connections and to active transport links and infrastructure that provide viable modal choice to centre users.
   g. Development provides vehicular access arrangements that minimise impacts on surrounding land and protect the functionality of both local and higher order road networks.
   h. Development creates an activated public domain both internally and at the centre edges, with intensive and interactive outward-looking uses at ground level that maintain visual connection and physical integration with surrounding land uses.
   i. Development provides clear, direct, safe and comfortable internal connectivity for pedestrians to key destinations throughout the centre, including to public transport services and active transport links, public spaces and connection points with surrounding land uses.
   j. Development is sensitively designed and operated to avoid or mitigate any potential adverse impacts on an adjoining use.

Note—Refer to Part 10 for Priority Development Areas assessed under the *Economic Development Act 2012*. The identification of a Priority Development Area in the Principal centre zone does not have weight for the assessment of development under the *Economic Development Act 2012*.

7.2.6.4 Fortitude Valley neighbourhood plan code

7.2.6.4.1 Application

1. This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work in the Fortitude Valley neighbourhood plan area:
   a. assessable development where this code is an applicable code identified in the assessment benchmarks column of a table of assessment for a neighbourhood plan (section 5.9); or
   b. impact assessable development.
2. Land in the Fortitude Valley neighbourhood plan area is identified on the NPM-006.4 Fortitude Valley neighbourhood plan map and includes the following precincts:
   a. ~~Gotha Street~~Valley stitch precinct (Fortitude Valley neighbourhood plan/NPP-001);
      i. Valley parks sub-precinct (Fortitude Valley neighbourhood plan/NPP-001a);
   b. Valley heart precinct (Fortitude Valley neighbourhood plan/NPP-002);
      i. ~~Special context area~~Valley character sub-precinct (Fortitude Valley neighbourhood plan/NPP-002a);
   c. Valley ~~gateway~~village precinct (Fortitude Valley neighbourhood plan/NPP-003);
   d. Valley gateway precinct (Fortitude Valley neighbourhood plan/NPP-004);
      i. Light Street hill transition sub-precinct ((Fortitude Valley neighbourhood plan/NPP-004a);
   e. Valley edge precinct (Fortitude Valley neighbourhood plan/NPP-005);
      i. Spring Hill transition sub-precinct (Fortitude Valley neighbourhood plan/NPP-005a);
   f. Valley lifestyle precinct (Fortitude Valley neighbourhood plan/NPP-006);
      i. James Street sub-precinct (Fortitude Valley neighbourhood plan/NPP-006a);
      ii. Berwick Street sub-precinct (Fortitude Valley neighbourhood plan NPP-006b);
      iii. Chester Street sub-precinct (Fortitude Valley neighbourhood plan NPP-006c);
      iv. New Farm and Teneriffe hill transition sub-precinct (Fortitude Valley neighbourhood plan NPP-006d);
   g. Light Street hill precinct (Fortitude Valley neighbourhood plan/NPP~~-004~~);
   h. ~~James Street precinct (Fortitude Valley neighbourhood plan/NPP-005);~~
   i. ~~Water Street precinct (Fortitude Valley neighbourhood plan/NPP-006~~-007).
3. When using this code, reference should be made to section 1.5, section 5.3.2 and section 5.3.3.

Note—The following purpose, overall outcomes, performance outcomes and acceptable outcomes comprise the assessment benchmarks of this code.

Note—This neighbourhood plan includes a table of assessment with variations to categories of development and assessment. Refer to Table 5.9.28.A, Table 5.9.28.B, Table 5.9.28.C and Table 5.9.28.D.

Note—The preparation of an Urban context report in accordance with Table 7.2.6.4.3.D will assist in demonstrating how the proposal achieves the outcomes of this neighbourhood plan.

Note—Council's Independent Design Advisory Panel may be invited to provide advice on development, to facilitate high quality development, in accordance with the provisions of the Independent design advisory panel planning scheme policy.

Editors Note—The Subtropical building design planning scheme policy provides guidance for subtropical design elements and supporting principles to ensure that development supports Brisbane's subtropical character and sustainable lifestyle, and exhibits design excellence.

Note—Development height and high-rise construction may be subject to restrictions in accordance with the Airports (Protection of Airspace) Regulations.

Note—Where this code includes performance outcomes or acceptable outcomes that relate to subtropical landscaping, guidance is provided in the Landscape design planning scheme policy and Planting species planning scheme policy.

Note—Where this code includes performance outcomes or acceptable outcomes that relate to provisions for transport, access, parking or servicing, guidance is provided in the Transport, access, parking and servicing planning scheme policy.

Note—Where this code includes performance outcomes or acceptable outcomes that relate to provisions for noise, guidance is provided in the Noise impact assessment planning scheme policy.

7.2.6.4.2 Purpose

1. The purpose of the Fortitude Valley neighbourhood plan code is to provide finer grained planning at a local level for the Fortitude Valley neighbourhood plan area.
2. The purpose of the Fortitude Valley neighbourhood plan code will be achieved through overall outcomes including overall outcomes for each precinct of the neighbourhood plan area.
3. The overall outcomes for the neighbourhood plan area are:
   a. Fortitude Valley is a nationally recognised destination catering for a multitude of people and uses. The rich tapestry of new and old buildings, streets and lanes, cultures and character make it distinctly 'The Valley'. The form of development and mix of uses complements and enhances these unique characteristics.
   b. Renewal of Fortitude Valley focuses on promoting its vital role in the growth and economy of the city by providing both a supportive commercial function to the City Centre while facilitating a vibrant, high density inner-city neighbourhood characterised by mixed-use development, diverse housing opportunities, access to employment, services, public transport, entertainment and ~~ensuring~~cultural activities.
   c. Renewal of Fortitude Valley ensures the cultural heritage of the area, in the ~~Special context area~~Valley character sub-precinct (Fortitude Valley neighbourhood plan/NPP-002a) in particular, is maintained and enhanced~~.~~

d. ~~Growth demonstrates balanced social, economic and environmental outcomes and complements Fortitude Valley's social, cultural and heritage diversity~~.
e. Development strengthens the role of the Valley heart precinct (Fortitude Valley neighbourhood plan/NPP-002) as a major entertainment, cultural, heritage, retail and business centre serving both the inner north-eastern suburbs and a city-wide catchment. The mix of uses strengthens both the day and night-time economies of Fortitude Valley.
f. Development supports ~~the growth of more-intensive~~intensive mixed use retail, cultural~~,~~ and commercial uses ~~and residential activity~~, between and along the north—south corridors of Ann Street, Wickham Street and ~~McLachlan Street and~~ along St Pauls Terrace.
g. ~~James Street is supported as a lifestyle node, together with small-scale business along surrounding streets such as Robertson Street.~~
h. Development ~~carefully~~ transitions to ~~lower intensity residential activity~~low-scale built form and uses at the interface with the residential neighbourhoods of New Farm, Teneriffe hill, Light Street hill and Spring Hill.
i. Entertainment activities are focused within the Core sub-categories of the Special entertainment ~~area cores as shown in Figure a~~precinct overlay and provide for and encourage a variety of live music, nightclub entertainment facilities and other music venues ~~into~~in Fortitude Valley.
j. Noise attenuation to reduce the intrusion of amplified music from both existing and future venues is required in all new residential development located in the Special entertainment precinct overlay, and noise attenuation requirements must be satisfied when designing new entertainment venues. ~~In special~~Within the Special entertainment ~~areas~~precinct overlay, residents will expect ambient noise levels to be relatively higher both inside and outside of residences, due to their proximity to entertainment venues.

~~Note—A Special entertainment area is taken to be a special entertainment precinct for the purposes of the *Local Government Act 2009*. A special entertainment area may cover more than 1 precinct.~~

k. Development is of a height, scale and form which is consistent with the amenity and character, community expectations and infrastructure assumptions intended for the relevant precinct, sub-precinct or site ~~and is only developed at a greater height, scale and form where there is both a community need and an economic need for the development~~.
l. Development protects and enhances Fortitude Valley's special heritage and character through the retention, refurbishment and re-use of heritage places and character buildings. New development will favour the retention of existing buildings, sensitively integrate infill development with heritage and character places, reflect and complement Fortitude Valley's character and maintain the prominence of ~~landmark sites~~heritage places and vistas towards them.
m. Development ~~reinforces~~complements the varied and ~~diverse~~distinctive architecture and urban form that distinguishes Fortitude Valley from the CBD and other parts of Brisbane, through innovative building construction, architecture and urban design that reflects the creative and heritage values of Fortitude Valley and is responsive to each site's specific shape, size, context and setting.
n. Development contributes to precinct placemaking and public realm enhancement by delivering additional privately owned publicly accessible space, public art and high-quality lighting commensurate with the height, scale and form of development.
o. Development on landmark sites contributes to a distinct sense of arrival and place within the plan area through architectural excellence, high-quality urban design and a subtropical built form character.
p. The quality and quantity of public spaces is improved through a new ~~and enhanced~~ urban ~~commons (including railway capping plazas)~~common, alleys, arcades, streetscape treatments and corner land dedication at significant corner sites that enhance recreational and pedestrian movement opportunities. Widened footpaths and active frontages reinforce street amenity and safety. ~~Development will also support inter-suburban connections for pedestrians and cyclists to move easily through the plan area.~~
q. ~~A range of~~New community facilities and services that cater for local residents and those of surrounding suburbs and support social inclusiveness~~. New community facilities~~ will be encouraged~~, particularly around established clusters at Brunswick Street East and Church Street~~.

4. ~~Gotha Street~~Valley stitch precinct (Fortitude Valley neighbourhood plan/NPP-001) overall outcomes are:
   a. This precinct accommodates higher densities with a diverse range of uses that support the function of the City Centre and Valley heart, whilst respecting the existing sense of place and maintaining views to heritage places.
   b. Retail and commercial uses activate the ground storey along Wickham Street and maintain the existing fine-grain retail character that defines this entry to Fortitude Valley.
   c. The public realm at street level is enhanced with permeable and engaging street buildings, wide footpaths, shade and landscaping, to create a seamless and enjoyable pedestrian journey between the City centre and Fortitude Valley.
   d. The pedestrian experience is enhanced to create a legible route between Howard Smith Wharves and the Valley heart.
   e. Development in the Valley parks sub-precinct (Fortitude Valley neighbourhood plan/NPP-001a):
      i. is of a higher intensity, transitioning from the City centre;
      ii. enhances the interaction with and overlooking of public spaces to improve their safety and use.

5. Valley heart precinct (Fortitude Valley neighbourhood plan/NPP-002) overall outcomes are:
   a. Development of a high architectural quality reinforces the role of the Valley heart as a key commercial, retail and entertainment centre.
   b. The precinct's proximity to the Fortitude Valley railway station supports higher densities and a wide range of uses. Development enhances pedestrian access to the station~~.~~, and provides additional pedestrian links. Development extends along and over the railway corridor, where it enhances station access, railway operations, and the provision of public space. Refer to Figure ~~b~~a.

c. Development on the southern side of Constance Street between Alfred Street and Wickham Street makes a positive contribution to Fortitude Valley's public domain by capping the railway corridor with a new pedestrian entrance to the Fortitude Valley railway station; footpath widenings and publicly accessible space. Refer to Figure ~~b~~a.
d. Site amalgamation and development adjoining the rail corridor between Gipps Street and Brunswick Street is encouraged to enable a development intensity that can support capping the rail corridor with new public space. Refer to Figure ~~b~~a.
e. Major retail and commercial development is located in the vicinity of the Brunswick Street and Chinatown malls and the Fortitude Valley ~~Railway~~railway station. Food and beverage services are focused on the malls, reinforcing their role as regional attractions, with active, pedestrian-focused uses at lower levels. Cafes, restaurants and other pedestrian-generating uses are located along the streets that connect Wickham Street with Ann Street.
f. Entertainment uses (including ~~clubs~~nightclubs and live music venues) are focused within the core sub-category of the special entertainment ~~area core~~precinct. Short-term accommodation is encouraged in this area, where all residential uses are designed to mitigate higher levels of ambient noise.
g. Development in the ~~Special context area~~Valley character sub-precinct (Fortitude Valley neighbourhood plan/NPP-002a):
    i. enhances the cultural heritage of the area through preservation of the distinctive and fine-grain character;
    ii. is responsive to the setting of heritage places and commercial character buildings, and protects and enhances views towards them.

6. Valley village precinct (Fortitude Valley neighbourhood plan/NPP-003) overall outcomes are:
    a. This precinct contains a mix of commercial, retail, residential, recreational and community uses, providing a transition between the vibrant Valley heart precinct and the predominantly residential areas of Newstead and Teneriffe.
    b. Development recognises James Street and King Street as lifestyle destinations and contributes to the pedestrian journey between these two destinations.
    c. Development provides a public park of 3,000m^2 between Bridge Street, Constance Street and Wickham Street that provides recreational space for residents, workers and visitors of Fortitude Valley.
    d. Development in this precinct is characterised by subtropical landscaping, that incorporates deep planting suitable for large canopy trees, street level landscape treatments, vertical greenery and a continuous urban canopy network.
    e. Development contributes to the creation of a network of small-scale public spaces including arcades, laneways, and plazas that provide opportunities for outdoor dining and spaces designed to sit and gather or encourage social interaction.
7. Valley gateway precinct (Fortitude Valley neighbourhood plan/NPP-~~003~~-004) overall outcomes are:
    a. This precinct serves as a northern gateway to the city. It contains a mix of high-quality commercial, retail display, residential, recreational and community uses.
    b. Streetscapes are of high quality with wide footpaths and significant street planting, particularly along Ann Street and Wickham Street.
    c. ~~The greatest intensities and heights of development are concentrated along and between the major routes of Ann Street and Wickham Street, whilst maintaining existing heritage elements.~~
    d. ~~Building heights reinforce the respective roles of St Paul's Terrace and McLachlan Street as major boulevards, with smaller scale businesses and residential uses throughout the remainder of the precinct.~~
    e. ~~Pedestrian-generating uses, such as food and drink outlets (cafes and restaurants), are located along the streets that connect Wickham Street and Ann Street.~~
    f. Development along Montpelier Road ~~maintains views between Light Street hill~~enhances the pedestrian experience and movement to Bowen ~~Hill and~~Hills railway station. Development provides an active frontage to the street, with retail or commercial uses at ground level.
    g. Development in the Light Street hill transition sub-precinct (Fortitude Valley neighbourhood plan/NPP-004a):
        i. building height transitions from the greater scale and intensity of development in the Valley Gateway precinct to minimise impacts on the lower intensity areas of Light Street hill precinct.
8. ~~Water Street~~Valley edge precinct (Fortitude Valley neighbourhood plan/NPP-~~006~~-005) overall outcomes are:
    a. ~~The Water Street~~This precinct provides for ~~medium-scale~~high density mixed use development, with an emphasis on multiple dwellings. As such, new music venues and other noise-generating uses are inappropriate.
    b. ~~Given~~Key worker, short-term accommodation and student accommodation is encouraged, given the precinct's proximity to Royal Brisbane Hospital and the ~~RNA~~Brisbane Showgrounds. Flexibility in design outcomes, ~~it is an appropriate location for~~including short-term accommodation for major events that can be later transitioned to longer term living, is supported.
    c. Pedestrian amenity is improved to enhance access to the Fortitude Valley and Exhibition stations, the Brisbane Showgrounds, King Street, Victoria Park and Brunswick Street Mall.
    d. Additional pedestrian pathways and arcades are provided to improve permeability including new connections from Amelia Street to Water and Brunswick streets.
    e. Existing commercial and small-scale shops may continue to consolidate along Brunswick Street. However, shop uses other than those serving a local service function are not intended to permeate throughout the precinct. Other non-residential activities may locate away from Brunswick Street only where their impacts are suitably mitigated.
    f. Development adjacent to Brunswick Street Park enhances the amenity, accessibility and passive surveillance of the park and strengthens visual and pedestrian connections to the park.
    g. Development in the Spring Hill transition sub-precinct (Fortitude Valley neighbourhood plan/NPP-005a):
        i. Development provides a transition between the lower density residential areas of Spring Hill to the higher density city frame areas of Bowen Hills and Fortitude Valley.
9. ~~James Street~~Valley lifestyle precinct (Fortitude Valley neighbourhood plan/NPP-~~005~~-006) overall outcomes are:
    a. The precinct ~~contains~~serves as a mixed use lifestyle precinct containing a mix of commercial, retail, residential and

recreational uses~~, providing~~. It provides a transition between the higher density retail, business and entertainment-oriented precincts surrounding Ann Street and Wickham Street and the predominantly residential ~~area~~areas of New Farm and Teneriffe.

b. Development ~~reinforces~~maintains the ~~commercial and retail frontages to Brunswick Street and Commercial Road and enhances the city-wide lifestyle role~~human-scale character of the James Street ~~node~~sub-precinct and supports the role of James Street as a city-wide lifestyle destination.
c. The ~~view~~views to St~~.~~ Patrick's Church from James Street, ~~is~~Morgan Street and Berwick Street are preserved.
d. New pedestrian connections around St Patrick's Church provide connectivity between Morgan, Berwick, James and Robertson streets.
e. This precinct supports a range of building heights, depending on the zoning ~~and~~, location of a site and transitioning to the lower scale character areas of New Farm and Teneriffe.
f. James Street sub-precinct (Fortitude Valley neighbourhood plan/NPP-006a) overall outcomes are:
    a. The low-scale and distinctive architectural character of the James Street sub-precinct is maintained;
    b. Generous outdoor spaces, subtropical landscaping, access to natural daylight, and pedestrian networks exemplify the quality of public realm experience.
g. Berwick Street sub-precinct (Fortitude Valley neighbourhood plan/NPP-006b) overall outcomes are:
    a. The ongoing commercial and retail role of Brunswick Street is reinforced;
    b. New arcades enhance pedestrian movement between Robertson, Berwick and McLachlan streets.
h. Chester Street sub-precinct (Fortitude Valley neighbourhood plan/NPP-006c) overall outcomes are:
    a. A mix of uses compatible with residential living is supported in this sub-precinct;
    b. Development adjacent to Morse Street Park enhances the amenity, accessibility and passive surveillance of the park and strengthens visual and pedestrian connections to the park;
    c. Development provides a building height transition fronting Wandoo Street providing a consistent built form on both sides of the street and a transition to the low-scale built form of the James Street sub-precinct.
i. New Farm and Teneriffe hill transition sub-precinct (Fortitude Valley neighbourhood plan/NPP-006d) overall outcomes are:
    a. Development sensitively transitions from the greater intensity and scale of development around the Fortitude Valley station to the low-scale residential neighbourhoods of New Farm and Teneriffe hill;
    b. Development provides a building height transition to Arthur Street that is consistent with the low-scale established form of housing across the street.

10. Light Street hill precinct (Fortitude Valley neighbourhood plan/NPP~~-004~~-007) overall outcomes are:
    a. The precinct contains a significant group of 19th century timber cottages that testify to the early history of the area. The refurbishment of existing traditional character buildings is desirable and any infill development in the Character residential zone is required to reinforce this.
    b. Within this precinct, residential, office and community uses are supported. Commercial uses are encouraged along the south—west end of Prospect Street via fine-grain infill development and re-use of buildings.

7.2.6.4.3 Performance outcomes and acceptable outcomes

Table 7.2.6.4.3.A—Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes
General	
PO1 Development is designed to respond to its site characteristics, context and setting within Fortitude Valley, including cityscape, streetscape, public realm, heritage places, character buildings, urban character, laneways and movement networks. Editor's note—The preparation of an Urban context report in accordance with Table 7.2.6.4.3.D will assist in demonstrating how development achieves the outcomes of this neighbourhood plan where located within the Principal centre or Mixed use zones. Note—Council's Independent Design Advisory Panel may be invited to provide advice on development, to facilitate high quality development, in accordance with the provisions of the Independent design advisory panel planning scheme.	**AO1** No acceptable outcome is prescribed.
~~PO1~~**PO2** Development ~~is~~form and mix of ~~a height, scale~~uses complements and ~~form that achieves~~enhances the ~~intended outcome for~~rich tapestry of heritage and character buildings and contribute to the ~~precinct, improves the amenity~~unique identity of ~~the neighbourhood~~	~~AO1.1~~ **AO2** Development involves the re-use and refurbishment of existing buildings that contribute to the built form character and context of the immediate area.

~~plan area, contributes to a cohesive streetscape and built form character and is:~~ ~~a. consistent with the anticipated density and assumed infrastructure demand;~~ ~~b. aligned to community expectations about the number of storeys to be built;~~ ~~c. proportionate to and commensurate with the utility of the site area and frontage width;~~ ~~d. designed to avoid a significant and undue adverse amenity impact to adjoining development;~~ ~~e. sited to enable existing and future buildings to be well separated from each other and to avoid affecting the potential development of 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.~~ ~~Note—Maximum gross floor area provisions do not apply within centres in the~~ Fortitude Valley ~~neighbourhood plan area~~.	~~**AO1.2**~~ ~~Development complies with the number of storeys and building height in Table 7.2.6.4.3.B.~~ ~~Note—Neighbourhood plans will mostly specify the maximum number of storeys where zone outcomes have been varied in relation to building height. Some neighbourhood plans may also specify the height in metres. Development must comply with both parameters where maximum number of storeys and height in metres are specified.~~ ~~**AO1.3**~~ ~~Development has a maximum podium height in accordance with Table 7.2.6.4.3.C.~~
Built ~~General~~**form**	
PO3 Development is of a height that: a. achieves the intended outcome for the precinct; b. is proportionate to and commensurate with the site area and frontage width; c. contributes to a cohesive streetscape and built form character; d. is consistent with the anticipated density and assumed infrastructure demand; e. aligns to community expectations about the height and number of storeys to be built; f. is designed to avoid a significant and undue adverse amenity impact to adjoining development; g. does not affect 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.	**AO3** Development complies with the number of storeys in Table 7.2.6.4.3.B. Note—Neighbourhood plans will mostly specify the maximum number of storeys where zone outcomes have been varied in relation to building height. Some neighbourhood plans may also specify the height in metres. Development must comply with both parameters where maximum number of storeys and height in metres are specified. Note—Development height and high-rise construction may be subject to restrictions in accordance with the Airports (Protection of Airspace) Regulations.
PO4 Development contributes to a cohesive streetscape, built form, character and scale that: a. maintains the fine-grain setting of the area and the prominence of heritage and character places; b. maintains a human-scale built form to the street.	**AO4** Development has a maximum podium height in accordance with Table 7.2.6.4.3.C. Note—Podium levels exceeding the maximum podium height specified in Table 7.2.6.4.3C will be included in the calculation for tower site cover. Note—Podium heights are not applicable in the Low-medium density residential zone and Character residential zone.
~~**PO2**~~ ~~Development of residential floor-to-ceiling heights facilitates natural ventilation and allows space for ceiling fans.~~	~~**AO2**~~ ~~Development provides a minimum residential floor-to-ceiling height of 2.7m with an average floor-to-floor height of 3m.~~
~~**PO3**~~**PO5** Development setbacks are sufficient to ensure a building: a. protects important views and vistas; b. does not dominate the street or other spaces; c. does not prejudice the development of an adjoining site; d. enables existing and future buildings to be appropriately separated from each other to allow light penetration, air circulation and privacy and ensures windows are not built out by adjoining buildings; e. creates attractive and viable alleys at the rear of buildings that also functions as a secondary light and ventilation source.	~~**AO3**~~**AO5** Development in the centres zone category or the Inner city zone precinct of the Mixed use zone: a. if above the podium, has a 3m frontage setback unless located in the ~~Special context area~~Valley character sub-precinct (Fortitude Valley neighbourhood plan/NPP-002a); b. ensures any part of a building above the podium has ~~a maximum site coverage of 60%, and~~ a maximum horizontal dimension of 50m; c. has a minimum rear boundary setback to the podium of: i. 5m; or ii. 3m where no openings; or

	iii. 10m for residential components if the windows of habitable rooms are orientated towards that boundary; d. if adjoining a zone in the Residential zones category, has a minimum boundary setback to the podium of 3m at that side boundary; e. if above the podium, has a minimum side boundary setback ~~of 3m,~~ and ~~a minimum rear~~rear boundary setback of; i. 5m; ~~5m, where the minimum setback~~or ii. 10m for residential components ~~is 10m~~ if the windows of habitable rooms are orientated towards that boundary. Note—Where the new development adjoins a heritage place, the appropriate building setback will be determined case by case having regard to the views, vistas and context of the heritage place. Note—In a zone in the Residential zones category the setbacks in the relevant residential zone code apply.
PO6 Development is of a scale and form that is sited and designed to: a. enable existing and future buildings to be well separated from each other to allow for light penetration, air circulation, views, vistas and privacy, particularly for residential towers; b. avoid a significant or undue adverse amenity impact to adjoining development; c. avoid affecting the potential development of adjoining sites.	**AO6** Development for a building greater than 8 storeys has a maximum tower site cover of: a. 50% for residential towers; b. 55% for non-residential towers. Note—Tower site cover (TSC) is: • the combined average area of the 10 largest storeys of each building (being the full area of any storey located wholly or partially above the maximum podium height specified in Table 7.2.6.4.3.C) as a proportion of the site area • calculated as the area bounded by the outside of the external wall, including balconies but excluding projections. Note—Where a tower includes both non-residential and residential uses, the maximum TSC for residential uses is applicable.
~~PO4~~**PO7** Development of a new building or addition: a. is designed to address all elevations, with front, rear and side elevations displaying a high level of articulation and high-quality materials and finishes; b. has a vertical articulation of building form and mass with proportions compatible with the height, scale and setting of the building; c. is designed to address the skyline and silhouette with a high level of architectural design treatment and articulation when over 5 storeys in height; d. is orientated to and with active uses fronting streets~~, urban commons (including railway capping plazas), alleys~~ and ~~arcades~~the public realm. Note—Council's Independent design advisory panel may be invited to provide advice on proposals in accordance with the provisions of the Independent design advisory panel planning scheme policy.	~~AO4~~**AO7** No acceptable outcome is prescribed.
~~**PO5**~~ ~~Development improves pedestrian movement and amenity by dedicating and constructing footpaths to a width that is appropriate to the scale and function of the street, as identified in the Infrastructure design planning scheme policy.~~	~~**AO5.1**~~ ~~Development with a frontage to a footpath build out street as indicated in Figure c constructs footpath build outs and in accordance with the specifications of the Infrastructure design planning scheme policy.~~
	~~**AO5.2**~~ ~~Development:~~ ~~a. may have minor basement levels extending into the footpath area to the extent identified in Table 5.3.6.1.3.2A in Chapter 5 of the Infrastructure design planning scheme policy where located and constructed in accordance with the specifications of the Infrastructure design planning scheme policy;~~ ~~b. contains the basement within a volumetric lot and the basement does not in any circumstances extend beyond the original property boundary.~~ ~~Note—Where new development adjoins a heritage place, the appropriate width of any widening and building setback will be determined case by case having regard to the heritage place and the street function.~~

~~PO6~~**PO8** Development on a significant corner site provides a prominent visual reference and contribution to the neighbourhood's public realm by: a. accommodating high levels of pedestrian movement at the corner and enhancing the pedestrian experience; b. emphasising the corner setting through building form, expression, silhouette, scale, materials and landscaping; c. reinforcing a sense of arrival to the neighbourhood plan area, precinct or sub-precinct through marking a node, an intersection or connection point in the neighbourhood; d. respecting the prominence of any adjoining or nearby heritage places, ~~traditional~~ character buildings or local landmarks; e. where a land dedication is required: i. accommodating a deep-planted large feature tree within the dedication area; ii. providing a building envelope that acknowledges and respects the presence of the large feature tree canopy.	~~AO6~~**AO8.1** Development is designed to emphasise the corner setting and provides: a. building entries on both street frontages; or b. a single main entry at the corner.
	~~AO6~~**AO8.2** Development on a site greater than 3,000m^2 provides an inverted corner land dedication in the locations indicated as significant corner sites in Figure ~~c~~b and in accordance with ~~the Road corridor design chapter of~~ the Infrastructure design planning scheme policy. Note—This is a locally specific outcome complementing the requirements of the neighbourhood plan section of either the Multiple dwelling code or the Centre or mixed use code.
	~~AO6~~**AO8.3** Development provides deep-planted feature trees~~, seating~~ and ~~public art~~seating in the corner land dedication area in accordance with the specifications of the Infrastructure design planning scheme policy.
	~~AO6~~**AO8.4** Development of all parts of a building including the basement are kept outside of the corner land dedication area.
PO9 Development delivers a ground plane that: a. is permeable to encourage pedestrian sight lines and movement through the site; b. accommodates generous deep planting; c. provides significant ground level landscaping.	**AO9** Development on sites greater than 3,000m^2 has a maximum site cover of 80%.
Streetscape and public realm	
~~PO7~~**PO10** Development of the ground and podium levels of the building exhibit a human-scale, fine grain and architectural interest, having regard to the characteristics of adjoining development, supporting outdoor lifestyles and engaging with the public realm.	~~AO7~~**AO10.1** Development of the ~~lower 3 storeys~~podium of the building ~~include~~includes: a. variations in plan shape and vertical profile; b. awnings and sun-protection devices; c. balconies orientated to the street; d. operable elements within the facade; e. elements of a finer scale than the main structural framing; f. display windows, showcases or public art.
	~~AO7~~**AO10.2** Development ensures ~~that~~the street frontage and built form reflect the original lot widths and maintain the pattern of dominant architectural features.
~~PO8~~**PO11** Development~~:~~ a. is closely integrated with the street environment~~, with built form~~ and adjoining public spaces (including railway capping plazas), parks, alleys, arcades and laneways through: i. uses that activate the frontage and generate pedestrian traffic; ii. ~~at ground and podium levels abutting footpaths suits the nature and character of the street and provides:~~ i. an activated, pedestrian-friendly and human-scale facade; ii. a strong visual and physical connection to	~~AO8~~**AO11.1** Development provides active uses at ground and ~~podium~~lower levels, with windows and doors that allow for activity, visual and physical connection and surveillance of streets, ~~urban commons~~parks, public spaces including future railway capping plazas, alleys, arcades and ~~arcades~~laneways. Refer to Figure c.
	~~AO8~~**AO11.2** Development provides pedestrian entrances at least every 20m along the ~~street frontages~~frontages to streets, parks, public space including future railway capping plazas, alleys and arcades.

internal and external spaces; iii. a gradual transition between public street and semi-public and/or private outdoor or building spaces; iv. a subtropical urban design and built form; v. a permeable edge to the street, which creates both a visual widening of the street section and an amenable edge to pedestrian movement; vi. useable outdoor/semi-outdoor spaces that support outdoor lifestyles and engage with the public realm. Refer to Figure C. Note—Council's Independent design advisory panel may be invited to provide advice on proposals in accordance with the provisions of the Independent design advisory planning scheme policy. Note—Within the ~~Special context area~~Valley character sub-precinct (Fortitude Valley neighbourhood plan/NPP-002a), a more traditional and urban streetscape will predominate with a well-defined (such as less gradual and less permeable) transition between the public and private realms.	~~AO8~~**AO11.3** Development provides foyers that: a. occupy a minimal proportion and subordinate part of the site frontage; b. are open to the public domain; c. contain activities and spaces that attract people such as reception desks, seating areas, cafes, shopfront galleries and display spaces.
	~~AO8~~**AO11.4** Development implements either an outdoor room, forecourt or landscape transition at the street frontage as illustrated in Figure d, Figure e, Figure f and Figure g. Note—A landscape or an outdoor room transition with soft landscape, is not suitable in the ~~Special context area~~Valley character sub-precinct (Fortitude Valley neighbourhood plan/NPP-002a).
~~**Public domain**~~	
~~**PO12**~~ ~~Development provides public spaces:~~ a. ~~comprising:~~ i. ~~urban commons including railway capping plazas which:~~ A. ~~are publicly accessible recreational spaces that provide a high standard of amenity and include shade trees, lighting, shelter and seating;~~ B. ~~are predominantly open to the sky and are focused on informal public use, with only limited formal activities such as outdoor dining;~~ C. ~~are enhanced by public art and include infrastructure for events;~~ ii. ~~alleys which are publicly accessible entertainment and pedestrian areas that include lighting, shelter and infrastructure for temporal art installations;~~ b. ~~that have equitable access, and that are well integrated with any adjoining arcades and incorporate crime prevention through environmental design principles;~~ c. ~~that are generally bounded by active uses and have a strong street presence that signifies the space is publicly accessible.~~	~~**AO12**~~ ~~No acceptable outcome is prescribed.~~
~~**PO13**~~**PO12** Development: a. creates an integrated and continuous cross-block pedestrian network that facilitates safe, logical and direct access to centres of activity, public transport facilities, ~~urban commons (including railway capping plazas)~~public spaces, arcades, alleys and ~~alleys~~laneways; b. for an arcade has a strong street presence that signifies that they are publicly accessible; c. provides active and pedestrian-friendly uses along the edges of the arcade, alley or laneway to create activity ~~in the arcade~~ and contribute to crime prevention through environmental design. Refer to Figure K and Figure L.	~~AO13~~**AO12.1** Development provides arcades or alleys: a. in the locations identified in Figure ~~b~~a; or b. on sites running from street to street within an indicative location for an arcade identified in Figure ~~b~~a. ~~AO13~~**AO12.2** Development ~~ensures the design~~provides arcades with: a. a minimum average width of ~~new, or enhancement of existing, arcades is in compliance with the specifications of the Infrastructure design planning scheme policy~~6m; b. a minimum 3m unobstructed path width. **AO12.3** Development provides arcades that: a. are open to the sky; b. are activated on both sides with retail and food and drink outlets; c. incorporate public art; d. incorporate high-quality lighting; e. are generously landscaped; f. maximise visibility of adjacent heritage or character buildings. Refer to Figure K and Figure L.

	Note—The Subtropical building design planning scheme policy sets out the design requirements for arcades.
	AO12.4 Development provides alleys that: a. are publicly accessible with active frontages and uses; b. incorporate high-quality lighting; c. provide infrastructure for art installations, performances or events. Refer to Figure L.
~~**PO14**~~ ~~Development:~~ a. ~~supports and facilitates pedestrian and cycle movement along the inter-suburban connections indicated in Figure b;~~ b. ~~supports the safe movement of pedestrians across streets at ground level and through a network of arcades, laneways and alleys that align with existing and proposed street crossings;~~ c. ~~incorporates a pavement treatment and building frontage that is conducive to footpath dining, except along subtropical boulevards and streets within the special context area excluding malls, where new footpath dining is not suitable due to high volumes of traffic or narrow and congested footpaths;~~ d. ~~provides street furniture and landscaping in the public domain in accordance with the Infrastructure design planning scheme policy.~~	~~**AO14**~~ ~~No acceptable outcome is prescribed.~~
~~**PO9**~~**PO13** Development provides awnings that: a. provide shelter for pedestrians along ~~busy pedestrian routes~~streets; b. at gathering and waiting points such as bus stops; c. complement heritage and character features of the building; d. do not interrupt pedestrian movement; e. allow for the planting and growth of street trees.	~~**AO9**~~**AO13.1** Development provides awning cover where shown in Figure ~~e~~b. Note—In locations not indicated in Figure ~~e~~b, the appropriateness of and design of awnings will be determined case by case.
	~~**AO9**~~**AO13.2** Development provides awnings that do not include posts within the footpath.
	~~**AO9.3**~~ ~~Development provides awnings that extend from the face of the building and are set back from inside the kerb line by:~~ a. ~~2.5m on a subtropical boulevard; or~~ b. ~~1.5m on all other streets.~~ ~~Note—In all other respects, the awning is provided in accordance with the Centre or mixed use code.~~
PO14 Development where the site area exceeds 1,500m^2 provides high-quality lighting that enhances the day and night experience, improves perceptions of safety and enhances the identity and vibrancy of the place. Note—Lighting should be designed and programmed so that it does not cause light nuisance, particularly where adjoining the Low—medium density residential zone or Character residential zone.	**AO14** Development where the site area exceeds 1,500m^2 incorporates creative lighting into publicly accessible spaces and facades.
PO15 Development provides high calibre public artwork where the site area exceeds 2,000m^2 that: a. has an artwork budget allocation of at least 0.25% of the total cost of building and construction work; b. is an integral part of the project design; c. is visible from the ground plane and publicly accessible spaces including arcades and building entries; d. encourages a high level of engagement and interaction with the artwork; e. is conceptually relevant to Fortitude Valley, celebrating the history and identity of the precinct; f. does not comprise of screening to podiums. Note—The Infrastructure design planning scheme policy provides information to assist in conceptualising artwork that is sited and designed in a contextually responsive manner.	**AO15** No acceptable outcome is prescribed.

~~PO10~~**PO16** Development on a significant site makes a significant contribution to the public realm by providing major new public spaces at the ground plane. Note—Significant sites include sites identified for an urban ~~commons,~~common or railway cappings ~~or alleys~~ in Figure ~~b~~a, and other development ~~sites~~ where the site area exceeds ~~5~~3,000m^2.	~~AO10~~**AO16.1** Development provides ~~new urban commons in each of the following circumstances:~~ a. ~~as part of~~ a ~~development where the site includes an area identified as an~~new urban common where identified in Figure ~~b;~~ a. b. ~~as part of a development where the site area exceeds 5,000m^2.~~
	~~AO10~~**AO16.2** Development provides new ~~urban commons~~privately owned publicly accessible space in ~~accordance with any notation in Figure b or otherwise~~the following circumstances: a. where the site area exceeds 3,000m^2, requiring a minimum of 10% of the site area with a minimum dimension of 10m; or b. where the site area exceeds 5,000m^2, requiring a minimum of 10% of the site area or 600m^2, whichever is the greater, with a minimum dimension of 20m. These spaces: a. are provided in a consolidated location at the ground plane and exclusive of vehicle movement areas; b. have a strong street presence that signifies the space is available for public use; c. are integrated with active and pedestrian-friendly uses along the edges; d. provide a high standard of amenity and include shade trees, subtropical landscaping, lighting, shelter and seating; e. are predominantly open to the sky to support solar access. Note—calculations for privately owned, publicly accessible space areas are exclusive of arcades, alleys and any areas used for commercial activity such as outdoor dining. Note—a structure plan demonstrating compliance with this outcome is required where a development application is submitted for a staged development outcome on a site with a collective landholding exceeding 5,000m^2.
	~~AO10~~**AO16.3** Development of new railway cappings provides public space improvements such as a plaza in accordance with the locations ~~and extent~~ identified in Figure ~~b~~a.
	~~AO10.4~~ ~~Development provides new alleys in the locations identified in Figure b.~~
~~PO11~~**PO17** Development of a site containing an existing urban common including a railway capping plaza, alley or arcade either: a. retains and enhances the existing space; or b. provides a new space of at least equal size and function.	~~AO11~~**AO17** No acceptable outcome is prescribed.
Car parking, access and servicing	
~~PO15~~**PO18** Development provides: a. buildings that are designed to accommodate useable floor space (not car parking) that genuinely activates and surveys the streetscape; b. vehicle entrances, servicing and parking designed and located to: i. minimise disruption to building frontages, the pedestrian environment, and reduce the visual impact on the street environment; ii. maximise pedestrian movement, comfort and safety in areas of high pedestrian usage by reducing pedestrian and vehicular conflict. Note—A geotechnical analysis may be required to demonstrate where parking is not able to be located underground in basement levels.	~~AO15~~**AO18.1** Development locates parking areas underground or behind the building at ground level only and car parking is not provided in a podium. Note—A geotechnical analysis may be required to demonstrate where parking is not able to be located underground in basement levels.
	~~AO15~~**AO18.2** Development does not provide vehicular access from a principal frontage where: a. laneway or secondary frontages are available; b. new service lanes can be created.
	~~AO15~~**AO18.3** Development provides only ~~provides~~ 1 vehicle access point to each site, vehicle entrances are minimised in height and width, and shared use of vehicle access points are used where possible.

	~~AO15~~**AO18.4** A development's driveway crossovers maintain the integrity, quality and primacy of footpaths.
	~~AO15.5~~ ~~Development in the Special context area sub-precinct (Fortitude Valley neighbourhood plan/NPP-002a) ensures that service vehicle openings are no wider than 3m and no higher than 3.5m, to allow entry to a vehicle 3m in height.~~
PO19 Development is designed to encourage the safe and efficient movement of pedestrian, cyclists and public transport along St Pauls Terrace, Brunswick Street, Wickham Street and Ann Street.	**AO19** Development does not create any additional driveway crossovers on St Pauls Terrace, Brunswick Street, Wickham Street and Ann Street.
If in the Valley heart precinct (Fortitude Valley neighbourhood plan/NPP-002), where in the ~~Special context area~~Valley character sub-precinct (Fortitude Valley neighbourhood plan/NPP-002a)	
~~PO16~~ ~~Development:~~ ~~a. makes a positive contribution to the existing streetscape, with podium heights, building frontages, awnings and architectural treatments that respond to the prevailing heights, lot patterns, building rhythms and architectural features of the heritage places and character buildings within the streetscape, as shown in Figure h;~~ ~~b. has tenancy widths that reflect those in the character streetscape and create regular pedestrian entrances to facilitate activity at ground level;~~ ~~c. is set back on upper levels above the podium to reduce visual impact of new development on the streetscape and to maintain views towards landmark heritage places;~~ ~~d. maintains the visual significance of the McWhirter's, Walton's and Judith Wright Centre buildings within the streetscape.~~ ~~Note—A character streetscape analysis is to be prepared for development within the special context area that demonstrates compliance with this performance outcome.~~	~~AO16.1~~ ~~Development provides average tenancy widths to the street that are no greater than the average tenancy widths of the adjoining 2 properties either side of the site. Refer to Figure h.~~
	~~AO16.2~~ ~~Development ensures that buildings are built to the street alignment at the podium levels.~~
	~~AO16.3~~ ~~Development provides a maximum podium height in accordance with Table 7.2.6.4.3.C and otherwise aligns with the prevailing parapet level of heritage and character buildings. Refer to Figure h.~~
	~~AO16.4~~ ~~Development provides a minimum 6m building setback from tower above the podium to street frontage not including arcades or alleys.~~
	~~AO16.5~~ ~~Development provides an awning height and angle which matches any adjoining awning on a character building and reflects any stepping of awning height along the character streetscape.~~
	~~AO16.6~~ ~~Development provides a minimum rear boundary setback to the podium of:~~ ~~a. 5m; or~~ ~~b. 3m where no openings; or~~ ~~c. 10m for residential components if the windows of habitable rooms are orientated towards that boundary.~~
	~~AO16.7~~ ~~Development provides a minimum boundary setback to tower (above the podium) of:~~ ~~a. 3m to the side boundary;~~ ~~b. 5m to the rear boundary;~~ ~~c. 10m for residential components if the windows of habitable rooms are orientated towards that boundary.~~
	~~AO16.8~~ ~~Development of any part of the building above the podium (the tower) has a maximum site cover of 60%, and a maximum horizontal dimension of 50m.~~
PO20 Development makes a positive contribution to the existing streetscape, with podium heights, building frontages, awnings and architectural treatments that respond to the prevailing heights, lot patterns, building rhythms and architectural features of the heritage places and commercial character buildings within the streetscape, as shown in Figure h. Note—A character streetscape analysis is to be prepared for development within the Valley character sub-precinct that demonstrates compliance with this	**AO20.1** Development ensures that buildings are built to the street alignment at the podium levels.
	AO20.2 Development provides a maximum podium height in accordance with Table 7.2.6.4.3.C and otherwise aligns with the prevailing parapet level of heritage and commercial character buildings. Refer to Figure h.

performance outcome.	**AO20.3** Development provides an awning height and angle which matches any adjoining awning on a character building and reflects any stepping of awning height along the character streetscape.
PO21 Development has tenancy widths that reflect those in the character streetscape and create regular pedestrian entrances to facilitate activity at ground level. Note—A character streetscape analysis is to be prepared for development within the Valley character sub-precinct that demonstrates compliance with this performance outcome.	**AO21** Development provides average tenancy widths to the street that are no greater than the average tenancy widths of the adjoining 2 properties either side of the site. Refer to Figure h.
PO22 Development is set back on levels above the podium to reduce visual impact of new development on the streetscape and to maintain views towards heritage and character places. Note—A character streetscape analysis is to be prepared for development within the Valley character sub-precinct that demonstrates compliance with this performance outcome.	**AO22** Development provides a minimum 6m building setback from tower above the podium to the street frontage. Refer to Figure i and Figure j.
PO23 Development maintains the visual significance of the McWhirter's, Walton's, Overell's and Judith Wright Centre buildings within the streetscape. Note—A character streetscape analysis is to be prepared for development within the Valley character sub-precinct that demonstrates compliance with this performance outcome.	**AO23** No acceptable solution is prescribed.
~~PO17~~**PO24** Development reflects the material palette and character of the existing built fabric, with a rougher and grittier aspect to the architecture in contrast with that of the CBD.	~~AO17~~**AO24** Development uses building materials which: a. are self-finished; b. patina well with age; c. display a tactile finish, such as face brick, stone, off-form unpainted/coloured/stained concrete or metals such as zinc and copper.
If in the Valley heart precinct (Fortitude Valley neighbourhood plan/NPP-002)	
~~PO18~~**PO25** Development enhances the amenity and attraction of the Chinatown and Brunswick Street malls.	~~AO18~~**AO25** Development provides day and night animation and promotes the theme, atmosphere and amenity of the malls through: a. retail and other active uses fronting the mall; b. mall-level tenancies that provide visual interest at all hours with transparent roller or shutters security grills; c. ensuring that in the Chinatown Mall any alterations to the building facade promote the oriental design and theme of the mall; d. ensuring that in the Brunswick Street Mall, any alterations to the building facade respect the scale, form and rhythm of the heritage places and streetscapes fronting the mall.
PO26 Development contributes and enhances the amenity, vibrancy and identity of the Valley heart precinct.	**AO26** Development provides activation at street level and enhances amenity through: a. retail and other active uses fronting the street; b. flexible use creative spaces and studios; c. ensuring that any alterations to the building facade respect the scale, form and rhythm of the heritage places and streetscapes fronting the street.
PO27 Development enhances the safety and activation of Overells Lane and sensitively integrates and complements the adjacent heritage building.	**AO27** Development enhances Overells Lane with: a. high-quality lighting; b. uses at ground and lower levels that overlook and interact with the lane; c. the original fabric of the heritage building retained and revealed; d. new development designed to sensitively integrate and

	complement the adjacent heritage building.
~~PO19~~ **PO28** Development provides vehicular access and loading for non-residential uses that ~~is~~are located to minimise the use of St Pauls Terrace.	**AO28** Development ~~AO19~~ ~~No acceptable outcome is prescribed~~does not have vehicular access and loading from St Pauls Terrace.

If in the Valley edge precinct (Fortitude Valley neighbourhood plan/NPP-005)

~~PO21~~ **PO29** Development provides vehicular access and loading for non-residential uses that are located to minimise the use of Brunswick Street.	**AO29** Development ~~AO21~~ ~~No acceptable outcome is prescribed~~does not have vehicular access from Brunswick Street.
If in the ~~James Street~~Valley lifestyle precinct (Fortitude Valley neighbourhood plan/NPP-~~005~~-006)	
~~PO20~~**PO30** Development protects significant views and vistas towards St Patrick's Church and grounds.	~~AO20~~**AO30** Development siting, configuration and design do not impinge on the significant view of St Patrick's Church and grounds from James Street, Morgan Street and Berwick Street identified in Figure ~~b~~a.
PO31 Development provides new pedestrian connections around St Patrick's Church that provide connectivity between Morgan Street, Berwick Street, James Street, Robertson Street and the open space.	**AO31** Development includes arcades as identified in Figure a that: a. are open to the sky; b. have a minimum 6m width.

If in the Valley lifestyle precinct (Fortitude Valley neighbourhood plan/NPP-006), where in the Chester Street sub-precinct (Fortitude Valley neighbourhood plan/NPP-006c)

PO32 Development adjacent to Morse Street Park enhances accessibility, passive surveillance and pedestrian connections to the park, whilst maintaining solar access sufficient to support the parks vegetation, landscaping and recreation function.	**AO32** Development provides active frontages at ground and upper levels that overlook Morse Street Park and are set back a minimum of 6m from the boundary to minimise overshadowing impacts on Morse Street Park.
PO33 Development presents a consistent medium-rise built form to Wandoo Street that transitions to the low-scale built form of the James Street sub-precinct (Fortitude Valley neighbourhood plan/NPP-006a).	**AO33** Development has a maximum building height of 8 storeys where within 20m of the property boundary to Wandoo Street.
~~**If in the Water Street precinct (Fortitude Valley neighbourhood plan/NPP-006)**~~	
~~**If in the special entertainment area**~~	
~~**If in the special entertainment area core identified in Figure a and involving a material change of use for a bar, club, hotel, indoor sport and recreation, nightclub entertainment facility, or food and drink outlet (restaurant)**~~	
~~PO22~~ ~~Development is designed and constructed to achieve an amplified music noise level at 1m external to any point of the premises of:~~ ~~a. in core area A, not greater than $L_{Ceq,T}$ 80dB and $L_{Leq,T}$ 73dB in any one-third octave band between and including 31.5Hz and 125Hz;~~ ~~b. in core area B, not greater than $L_{Ceq,T}$ 88dB for approved activities before 11.30pm, and $L_{Ceq,T}$ 65dB and $L_{Leq,T}$ 55dB in any one-third octave band between and including 31.5Hz and 125Hz, for approved activities after 11.30pm.~~ ~~Note—Operating noise levels for the above activities will be determined by the Amplified Music Venue Permit in accordance with the Amplified Music Venues Local Law 2006.~~	~~AO22~~ ~~Development does not involve amplified music that is audible external to the premises.~~
~~PO23~~ ~~Development, located in the same building as, or that has a wall within 5m of a caretaker's accommodation, dwelling house, hotel, multiple dwelling or short-term accommodation ensures the building~~	~~AO23~~ ~~Development located in the same building as, or that has a wall within 5m of a caretaker's accommodation, dwelling house, multiple dwelling or short-term accommodation does not involve amplified~~

is designed and constructed to achieve an amplified music noise level of: a. not greater than $L_{Leq,T}$ 43dB in any one-third octave band between and including 31.5Hz to 125Hz in a bedroom not associated with the development; b. not greater than $L_{Leq,T}$ 45dB in any one-third octave band between and including 31.5Hz to 125Hz in a living room not associated with the development. Note—Operating noise levels for the above activities will be determined by the Amplified Music Venue Permit in accordance with the Amplified Music Venues Local Law 2006.	music that is audible in a bedroom not associated with the development.
If in the special entertainment area (core or buffer) and involving material change of use for a caretaker's accommodation, dwelling house or centre activities where a hotel, multiple dwelling or short-term accommodation	
PO24 Development ensures: a. bedrooms and living rooms are designed, located and constructed to protect occupants from existing or future amplified music noise that may arise from premises outside the building; b. a building is designed and constructed to achieve a minimum reduction in sound pressure level between the exterior of the building and the bedroom or living room, of: i. $L_{Leq,T}$ 25dB at 63Hz where in special entertainment area core area A or buffer area A; ii. $L_{Leq,T}$ 20dB at 63Hz where in special entertainment area core area B or buffer area B; iii. $L_{Leq,T}$ 18dB at 63Hz for short-term accommodation where a backpackers in a special entertainment area core area or buffer area.	**AO24** No acceptable outcome is prescribed.
PO25 Development located in the same building as, or that has a wall, within 5m of a bar, club, hotel, indoor sport and recreation, nightclub entertainment facility or food and drink outlet (restaurant) ensures: a. bedrooms and living rooms are located, designed and constructed to protect occupants from amplified music noise being transmitted through a wall, floor or ceiling; b. the building is designed and constructed to achieve an amplified music noise level of: i. not greater than $L_{Leq,T}$ 43dB in any one-third octave band between and including 31.5Hz to 125Hz in a bedroom; ii. not greater than $L_{Leq,T}$ 45dB in any one-third octave band between and including 31.5Hz to 125Hz in a living room; iii. not greater than $L_{Leq,T}$ 45dB in any one-third octave band between and including 31.5Hz to 125Hz in a bedroom or living room for short-term accommodation where a backpackers.	**AO25** Development is not located in the same building as, and the use does not have, a wall within 5m of centre activities where a bar, club, hotel, indoor sport and recreation, nightclub entertainment facility or food and drink outlet (restaurant).

Table 7.2.6.4.3.B—Maximum building height

Development	**Building height (number of storeys)**						
Site frontage	**Site frontage of less than 20m**	**Site frontage of 20m or greater**					
Site area	**Less than 500m²**	**500m² or greater but less than 1,000m²**	**1,000m² or greater but less than 1,500m²**	**1,500m² or greater but less than 2,000m²**	**2,000m² or greater but less than 3,000m²**	**3,000m²— or greater but less than 5,000m²**	**5,000m² or greater**

Development	**Building height (number of storeys)**

Site frontage	**Site frontage of less than 20m**	**Site frontage of 20m or greater**				
Site area	**Less than 500m^2**	**500m^2 or greater but less than 1,000m^2**	**1,000m^2 or greater but less than 1,500m^2**	**1,500m^2 or greater but less than 2,000m^2**	**2,000m^2 or greater but less than 3,000m^2**	**3,000m^2 or greater**
If in the ~~Gotha Street~~Valley stitch precinct (Fortitude Valley neighbourhood plan/NPP-001)						
Development of a site west of Barry Parade where in the Valley Parks sub-precinct (Fortitude Valley neighbourhood plan/NPP-001a)	4	4	10	15	30	30
Development elsewhere in the Valley Parks sub-precinct (Fortitude Valley neighbourhood plan/NPP-001a)	4	4	10	15	30	40
~~Any development~~Development in other areas of this precinct	4	4	10	15	25	25
If in the Valley heart precinct (Fortitude Valley neighbourhood plan/NPP-002)~~, where outside the Special context area sub-precinct (Fortitude Valley neighbourhood plan/NPP-002a)~~						
Development of a site in the Valley character sub-precinct (Fortitude Valley neighbourhood plan/NPP-002a)	3	5	10	15	25	40
~~Any development~~Development in other areas of this precinct	4	10	12	15	25	~~30~~40
~~If in the Valley heart precinct (Fortitude Valley neighbourhood plan/NPP-002), where in the Special context area sub-precinct (Fortitude Valley neighbourhood plan/NPP-002a)~~						
~~Any development in this precinct~~	~~3~~	~~5~~	~~10~~	~~15~~	~~25~~	~~30~~	~~30~~
If in the Valley village precinct (Fortitude Valley neighbourhood plan/NPP-003)						
Any development within this precinct	4	10	12	15	25	40
If in the Valley gateway precinct (Fortitude Valley neighbourhood plan/NPP~~-003~~-004)						
~~Any development in this precinct~~	~~4~~	~~10~~	~~12~~	~~15~~	~~15~~	~~15~~	~~20~~
Development of a site in the Light Street hill transition sub-precinct (Fortitude Valley neighbourhood plan/NPP-004a)	4	10	12	15	15	20
Development in other areas of this precinct	4	10	12	15	15	30
~~If in the Valley gateway precinct (Fortitude Valley neighbourhood plan/NPP-003), where fronting Montpelier Road~~						
~~Any development in~~	~~4~~	~~4~~	~~8~~	~~8~~	~~8~~	~~8~~	~~8~~

~~this precinct~~							
If in the Valley edge precinct (Fortitude Valley neighbourhood plan/NPP-005)							
Development of a site in the Spring Hill transition sub-precinct (Fortitude Valley neighbourhood plan/NPP-005a)	3	8	10 (15 storeys fronting St Pauls Terrace)	15 (20 storeys fronting St Pauls Terrace)	20 (15 storeys fronting Warry Street)	20 (15 storeys fronting Warry Street)	
Development in other areas of this precinct	5	8	10	15	20	30	
If in the ~~James Street~~Valley lifestyle precinct (Fortitude Valley neighbourhood plan/NPP~~-005~~-006)~~,~~ ~~where in the Mixed use zone~~							
~~Any development in this precinct~~	~~4~~	~~4~~	~~6~~	~~6~~	~~8 (12 storeys fronting Commercial Road)~~	~~8 (12 storeys fronting Commercial Road)~~	~~8 (12 storeys fronting Commercial Road)~~
Any development in the James Street sub-precinct (Fortitude Valley neighbourhood plan/NPP-006a)	4	4	6	6	8	8	
Any development in the Berwick Street sub-precinct (Fortitude Valley neighbourhood plan/NPP-006b)	4	4	8	10	12	15	
Any development in the Chester Street sub-precinct (Fortitude Valley neighbourhood plan/NPP-006c)	4	4	8	12	15	20	
Development of a site in the mixed use zone of the New Farm and Teneriffe hill sub-precinct (Fortitude Valley neighbourhood plan/NPP-006d	4	4	6	6	8 (12 storeys fronting Commercial Road)	8 (12 storeys fronting Commercial Road)	
~~If in the James Street precinct (Fortitude Valley neighbourhood plan/NPP-005), where fronting Arthur Street or within the Up to 3 storeys precinct of the Low-medium density residential zone~~							
~~Any development in this precinct~~	~~3~~	~~3~~	~~3~~	~~3~~	~~3~~	~~3~~	~~3~~
Development of a site where fronting Arthur Street or within the Low-medium density residential zone in the New Farm and Teneriffe hill transition sub-precinct (Fortitude Valley neighbourhood plan/NPP-006d	3	3	3	3	3	3	
~~If in the Light Street hill precinct (Fortitude Valley neighbourhood plan/NPP-004), where in the Character residential zone~~							
~~Any development in this precinct~~	~~2~~	~~2~~	~~2~~	~~2~~	~~2~~	~~2~~	~~2~~
~~If in the Light Street hill precinct (Fortitude Valley neighbourhood plan/NPP-004), where in the Up to 3 storeys zone precinct of the Low-medium density residential zone~~							
~~Any development in~~	~~3~~	~~3~~	~~3~~	~~3~~	~~3~~	~~3~~	~~3~~

~~this precinct~~							
~~If in the Light Street hill precinct (Fortitude Valley neighbourhood plan/NPP-004), where in the Mixed use zone~~							
~~Any development in this precinct~~	~~4~~	~~4~~	~~5~~	~~5~~	~~5~~	~~5~~	~~5~~
If in the Light Street hill precinct (Fortitude Valley neighbourhood plan/NPP-007)							
Where in the character residential zone	2	2	2	2	2	2	
Where in the Up to 3 storeys zone precinct of the Low—medium density residential zone	3	3	3	3	3	3	
Where in the mixed use zone	4	4	5	5	5	5	
~~Water Street precinct (Fortitude Valley neighbourhood plan/NPP-006)~~							
~~Any development in this precinct~~	~~4~~	~~4~~	~~6~~	~~6~~	~~8~~	~~8~~	~~8~~

Note—Maximum building height is determined by the number of storeys, rather than metres.

Note—The site must meet both the site area and street frontage criteria to achieve the maximum building height. Where the site area and street frontage criteria provide for different building heights, the lesser of the heights applies.

Note—Development height and high-rise construction may be subject to restrictions in accordance with the Airports (Protection of Airspace) Regulations.

Table 7.2.6.4.3.C—Maximum podium height

Development	**Podium height**
If in the Valley Stitch precinct (Fortitude Valley neighbourhood plan/NPP-001)	
Any development in this precinct	**4 storeys**
If in the Valley heart precinct (Fortitude Valley neighbourhood plan/NPP-002), where outside the ~~Special context area~~Valley character sub-precinct (Fortitude Valley neighbourhood plan/NPP-002a)	
Any development in this precinct	5 storeys
If in the Valley heart precinct (Fortitude Valley neighbourhood plan/NPP-002), where in the ~~Special context area~~Valley character sub-precinct (Fortitude Valley neighbourhood plan/NPP-002a)	
Development of a site on: Brunswick Street between St Pauls Terrace and Wickham Street The north-western side of Wickham Street between Gipps Street and Brunswick Street The south-eastern side of Ann Street between Winn Street and Morgan Street The block bounded by Wickham Street, Constance Street, Ann Street and Ballow Street	3 storeys
Development of a site on the block bounded by Wickham Street, Duncan Street, Ann Street and Gipps Street	4 storeys
Development of a site on all other areas	Aligns with the prevailing parapet level of heritage and character buildings
If in the Valley village precinct (Fortitude Valley neighbourhood plan/NPP-003)	
Any development in this precinct	4 storeys
~~If in the James Street precinct (Fortitude Valley neighbourhood plan/NPP-005)~~	
Development of a site within the Inner city zone precinct of the Mixed use zone	3 storeys
If in the Valley ~~Gateway~~gateway precinct (Fortitude Valley neighbourhood plan/NPP~~-003~~-004)	

Development of a site where adjoining or fronting the Light Street hill ~~Character residential zone~~precinct (Fortitude Valley neighbourhood plan/NPP-007)	3 storeys
Development of a site in all other areas	4 storeys
If in the Valley edge precinct (Fortitude Valley neighbourhood plan/NPP-005)	
Development of a site where fronting Warry Street or Water Street	2 storeys
Development of a site in all other areas	3 storeys
If in the Valley lifestyle precinct (Fortitude Valley neighbourhood plan/NPP-006)	
Development of a site within the Inner city zone precinct of the Mixed use zone	3 storeys
If in the Light Street hill precinct (Fortitude Valley neighbourhood plan/NPP-~~004~~-007)	
Development of a site within the Inner city zone precinct of the Mixed use zone	3 storeys
~~**If in the Gotha Street precinct (Fortitude Valley neighbourhood plan/NPP-001)**~~	
~~Any development in the precinct~~	~~4 storeys~~
~~**If in the Water Street precinct (Fortitude Valley neighbourhood plan/NPP-006)**~~	
~~Any development in the precinct~~	~~3 storeys~~

Note—Podium heights are not applicable in the Low—medium density residential zone and Character residential zone.

Table 7.2.6.4.3.D—Urban context report

Content	**Scope (and format)**
Site characteristics	Demonstrate how the site's constraints and attributes have been considered in the design of the development.
Cityscape and built form	Demonstrate how the development: a. provides a site-responsive built form taking into account site characteristics and form of surrounding development, including relationship with other buildings in terms of setbacks, privacy, light and air; b. provides a contextually responsive built form taking into account site location within Fortitude Valley (eg. Heart, stitch, gateway) c. impacts on broader views across the cityscape and of the city skyline; d. exhibits outstanding architectural merit.
Streetscape	Demonstrate how the development impacts on and contributes to the streetscape and street functioning, in terms of: a. street building height, setbacks and design; b. ground level activation, including proportion of glazing and openings; c. awning heights and continuity; d. footpath width, continuity and design.
Heritage, landmarks, natural assets, views and vistas	Demonstrate how the development: a. respects the streetscape and public realm context and setting of nearby heritage buildings and places, landmarks and natural assets; b. maintains or creates views and vistas from public vantage points, including from the city grid to the river, to heritage places, landmarks and natural assets, and across public realm.
Public realm, connections, attractors and movement network	Demonstrate how the development: a. respects, enhances, expands and/or connects to adjoining and nearby public realm; b. maintains and enhances pedestrian permeability, including to major attractors and the wider movement network.
Subtropical climate	Demonstrate how the development design incorporates orientation, shading, outdoor spaces, natural ventilation, landscaping and articulation to reduce heat loading, protect from weather, optimise natural light and support outdoor lifestyles.

Editor's note—The Urban context report provides a formal means for developers, architects and designers to clearly articulate how the development successfully responds to the site, its context and climate. This report should comprise plans, diagrams, perspectives, 3D modelling (including use of the Virtual Brisbane 3D model to test development options) and supporting design rationales to demonstrate how the proposal achieves the outcomes of the Neighbourhood Plan code.

Editor's note—Council's New World City Design Guide - Buildings that Breathe document sets out the vision, design elements and best practice case studies to guide

new development. Development is actively encouraged to incorporate these design elements and embrace the city's subtropical climate.

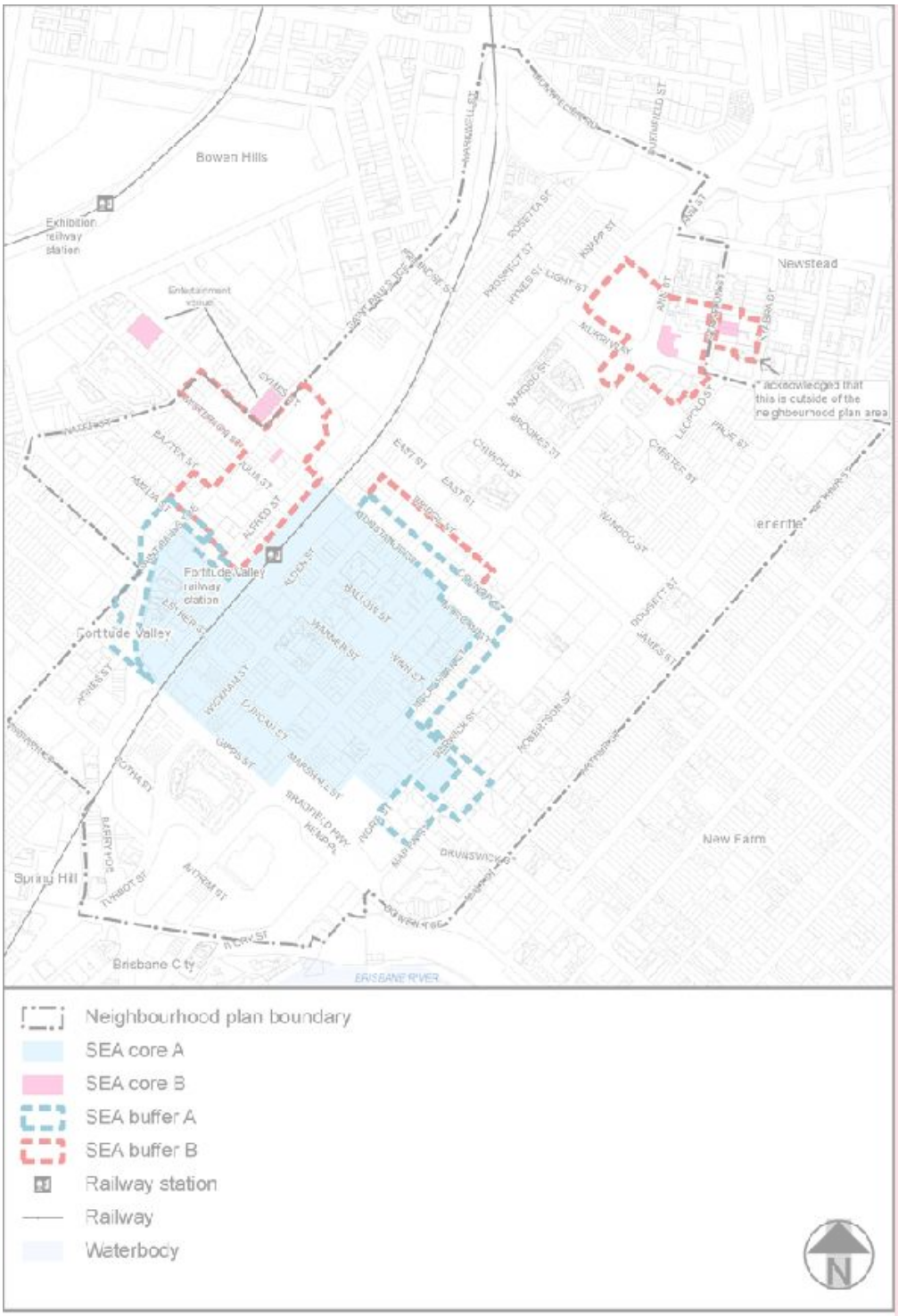


Figure a—Special entertainment area (SEA)

~~View the high resolution of Figure a—Special entertainment area (SEA)~~

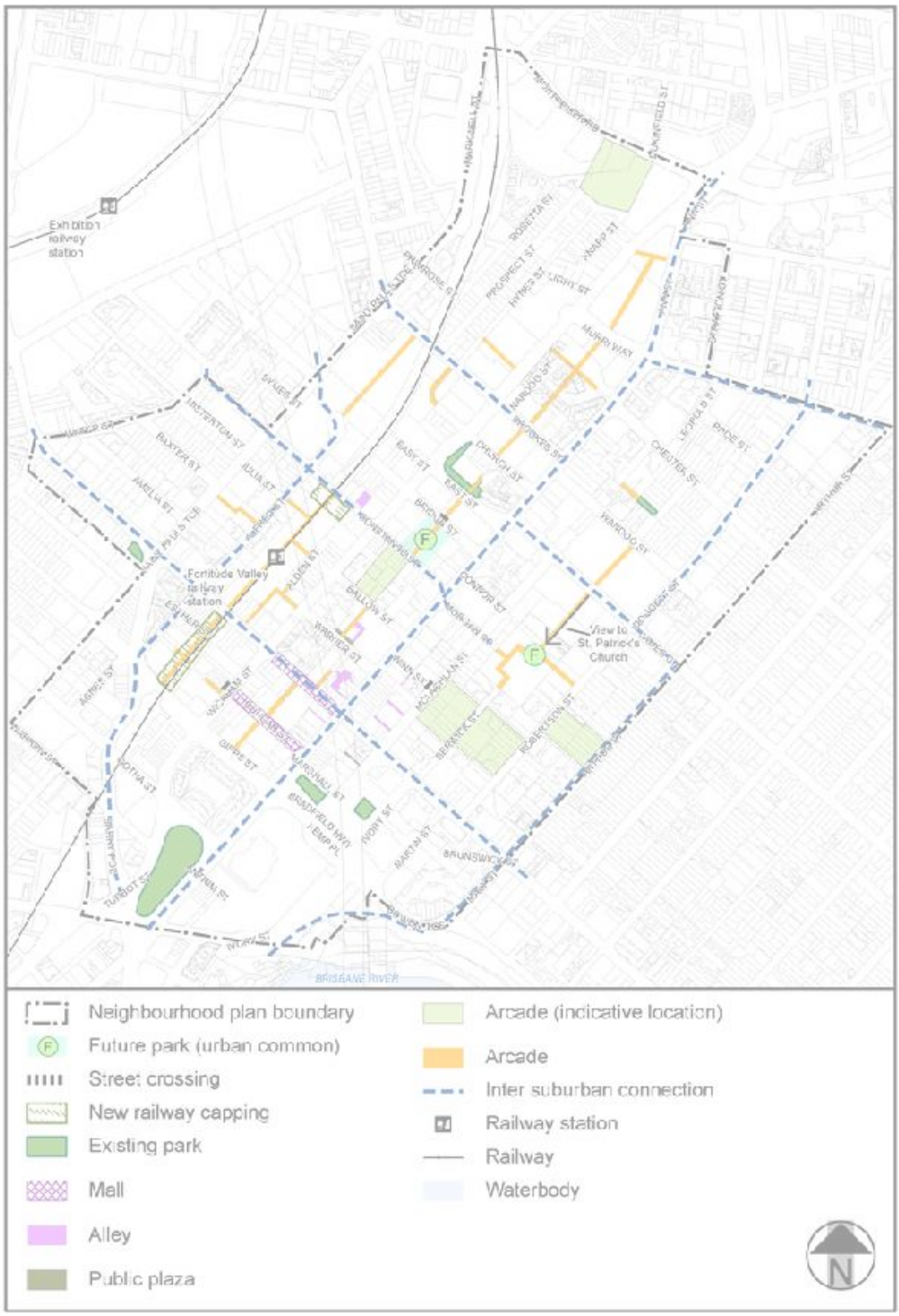


Figure b—Open space

~~View the high resolution of Figure b-Open space~~

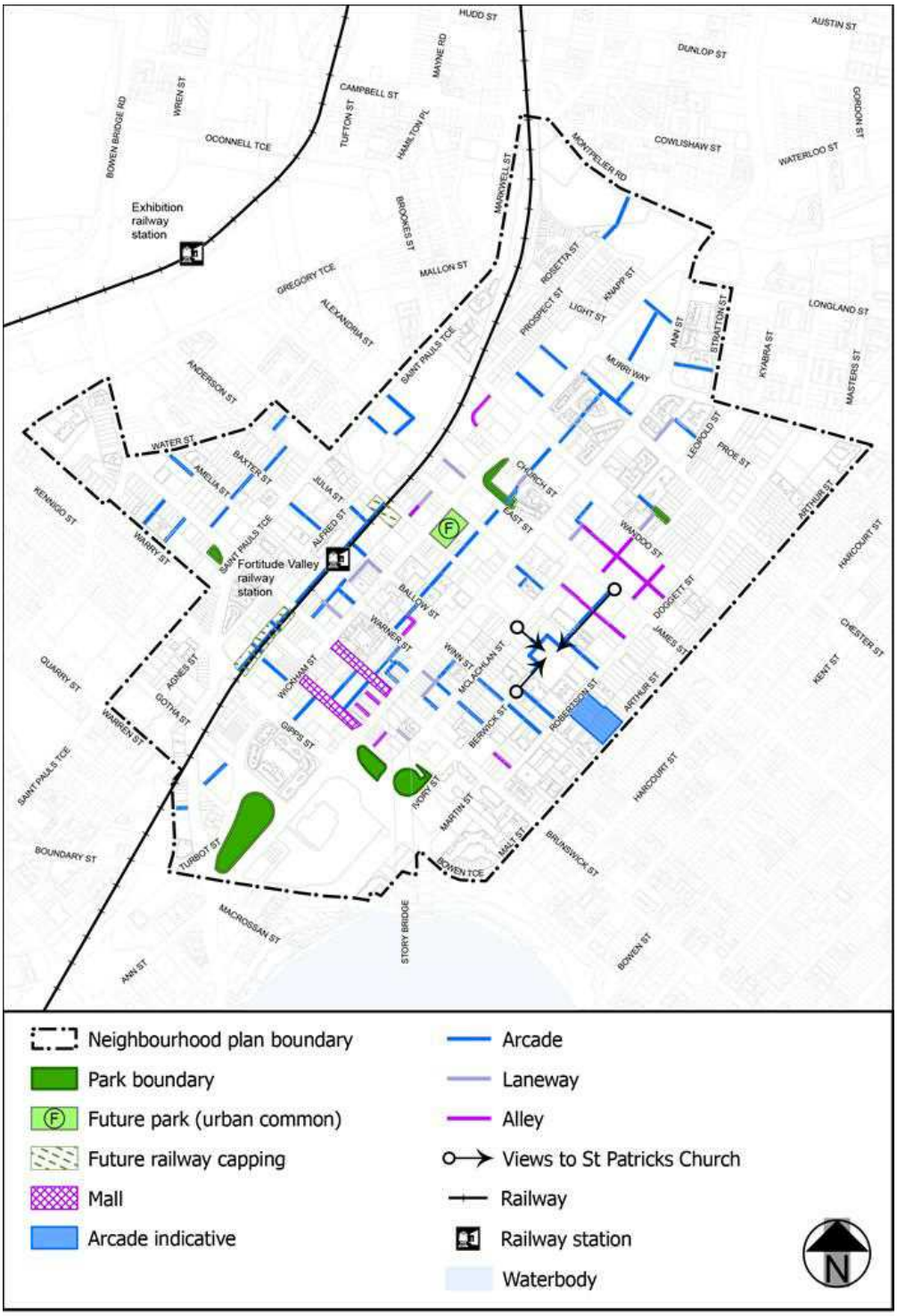


Figure a—Open space and public realm

View the high resolution of Figure a—Open space and public realm

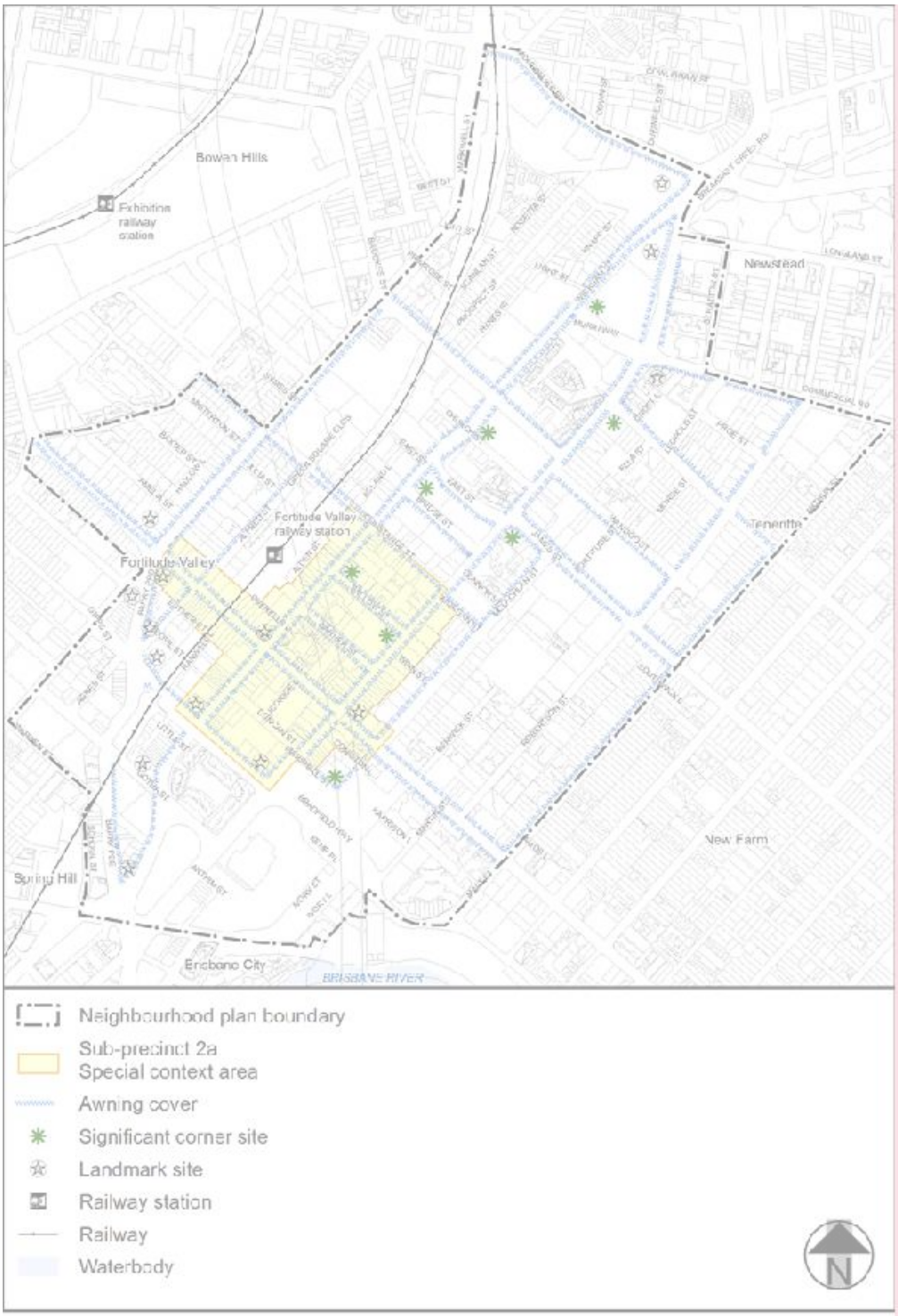


Figure c — Streetscape interface

~~View the high resolution of Figure c—Streetscape interface~~

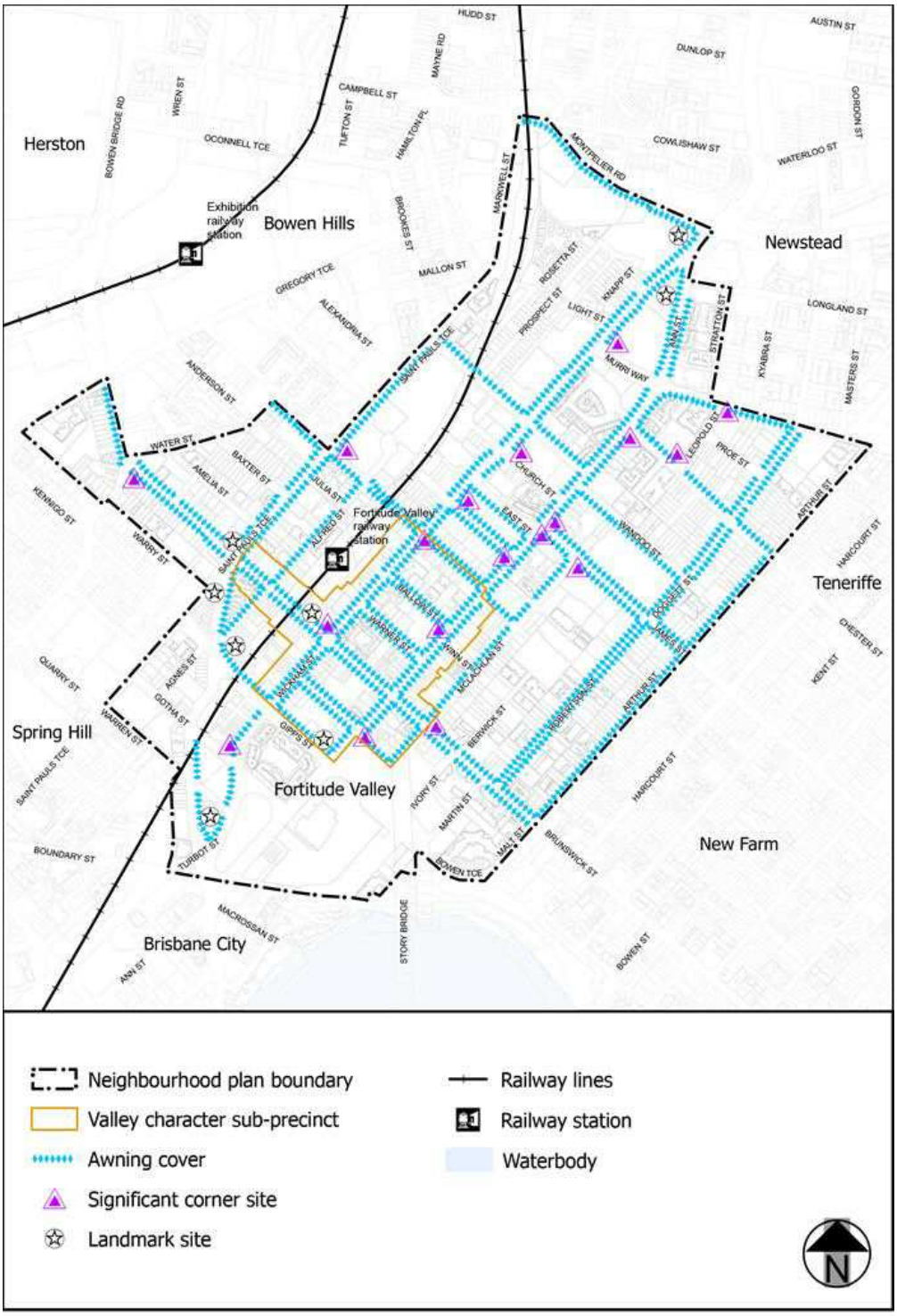


Figure b — Streetscape interface

View the high resolution of Figure b—Streetscape interface

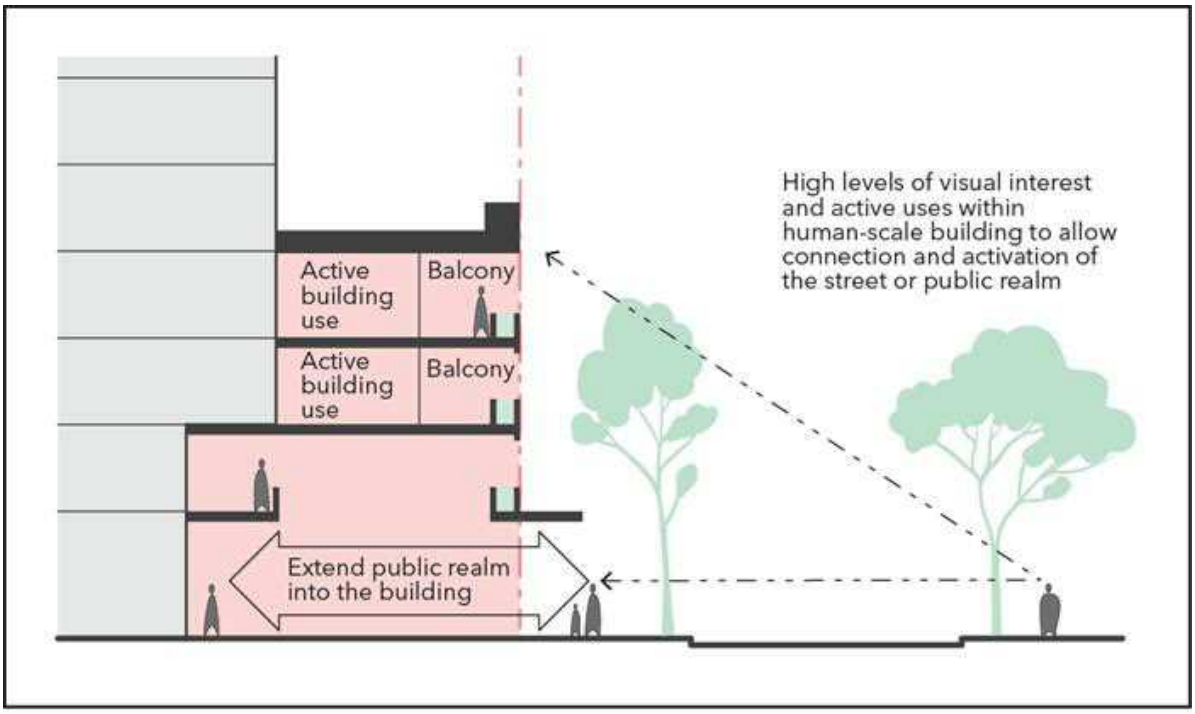


Figure c–Development integration with streets or public realm

View the high resolution of Figure c—Development integration with streets or public realm

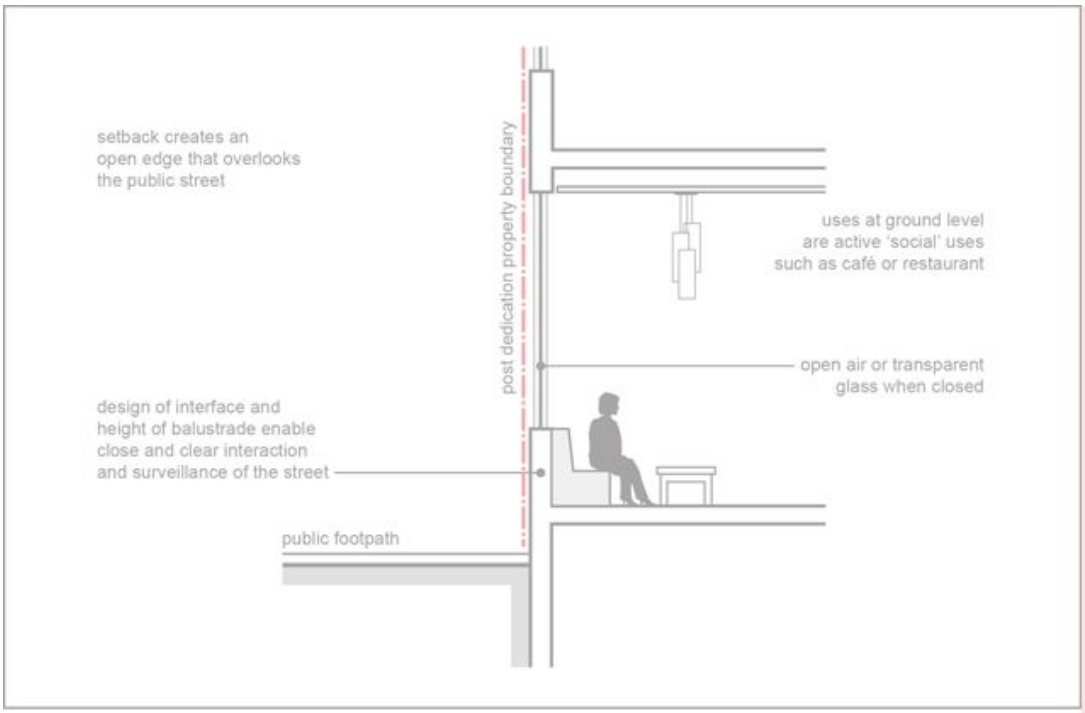


Figure d—Outdoor room – hard landscape edge

View the high resolution of Figure d—Outdoor room - hard landscape edge

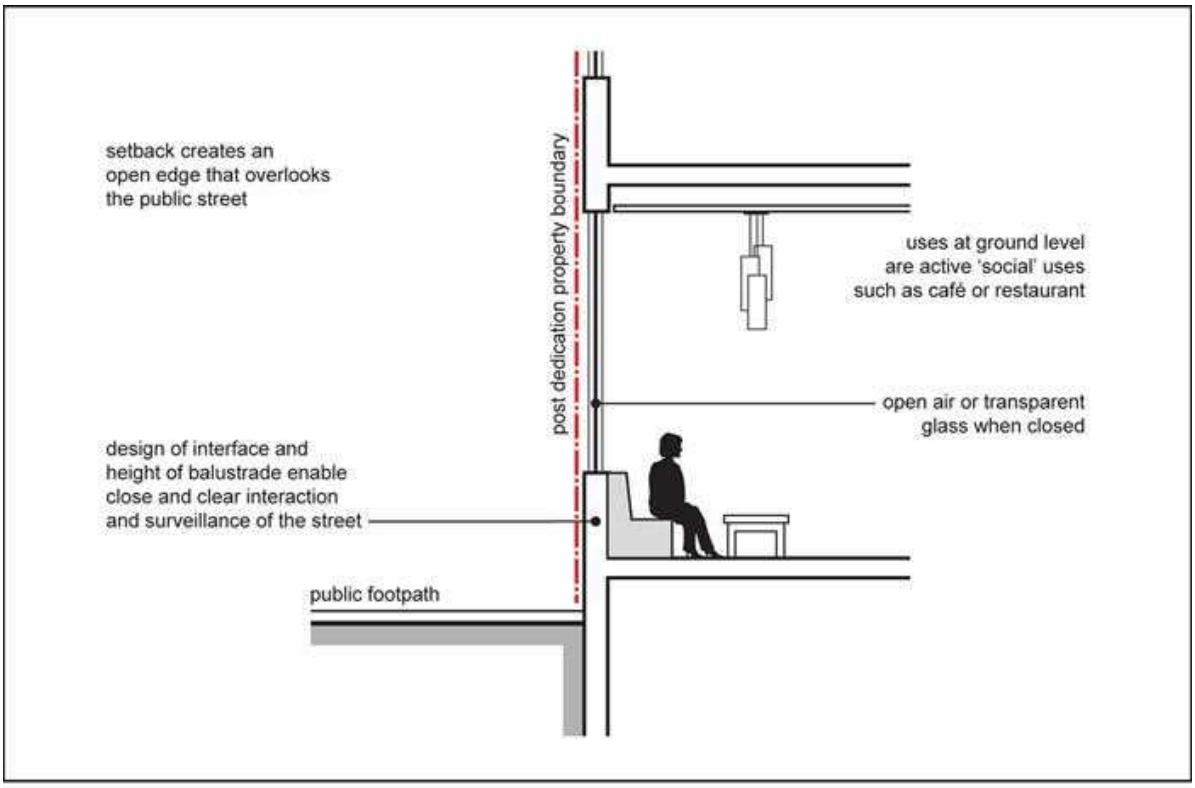


Figure d—Outdoor room - hard edge

View the high resolution of Figure d—Outdoor room - hard edge

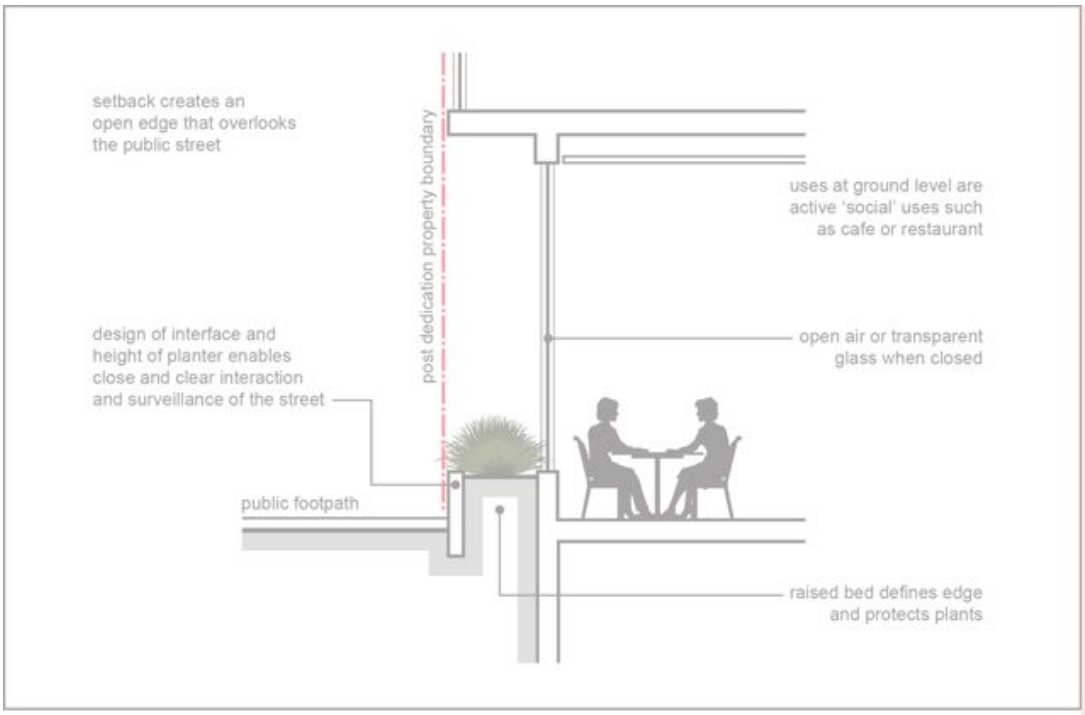


Figure e—Outdoor room – hard landscape edge

~~View the high resolution of Figure e—Outdoor room - hard landscape edge~~

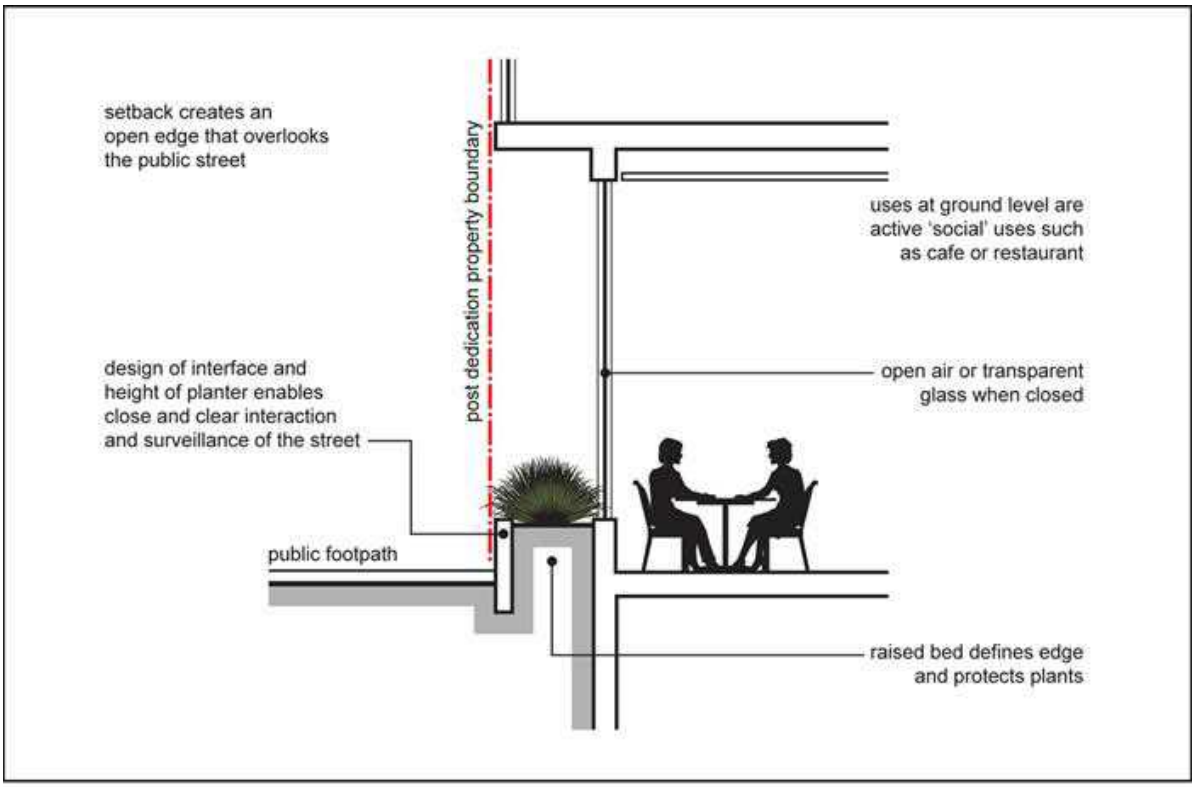


Figure e—Outdoor room - soft landscape edge

View the high resolution of Figure e—Outdoor room - soft landscape edge

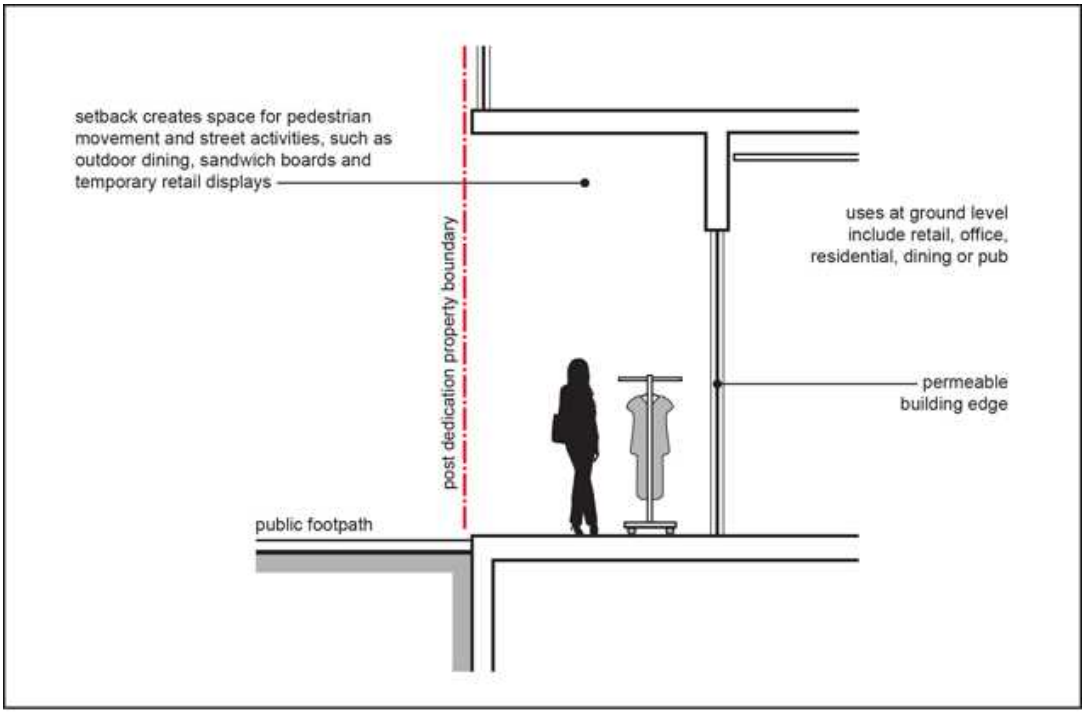


Figure f—Hardstand and forecourt entry

View the high resolution of Figure f—Hardstand and forecourt entry

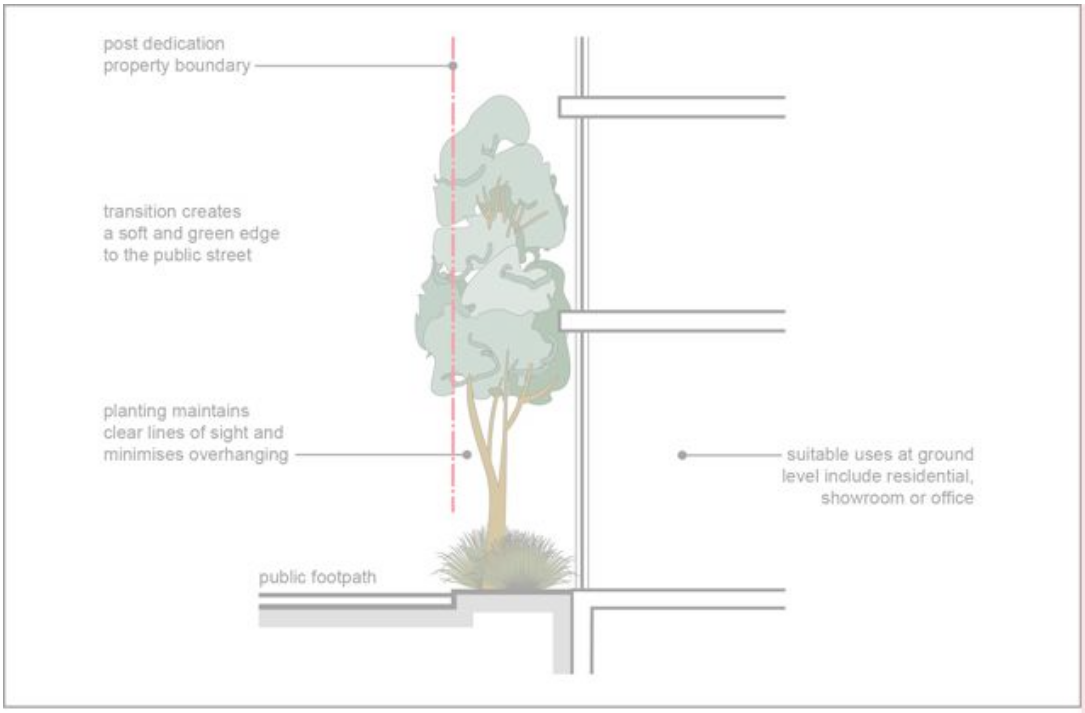


Figure g—Landscape transition

View the high resolution of Figure g—Landscape transition

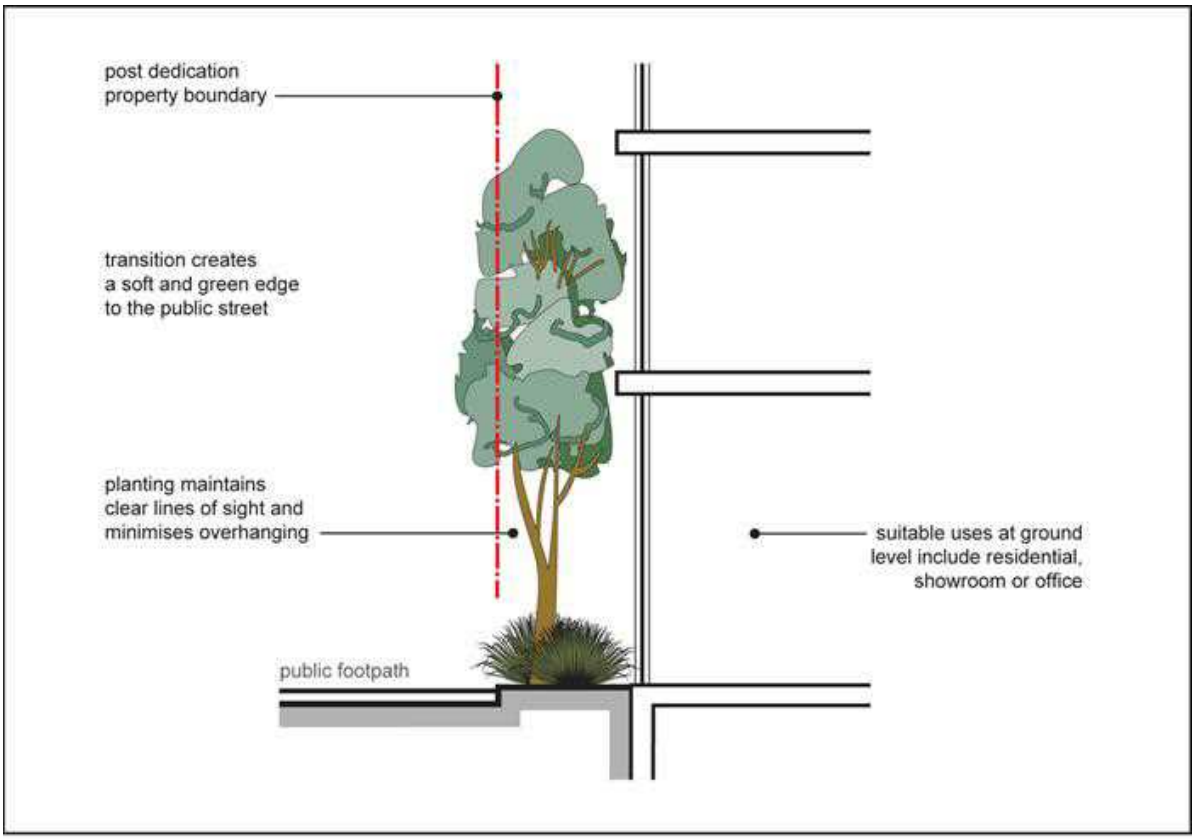


Figure g—Landscape transition

View the high resolution of Figure g—Landscape transition

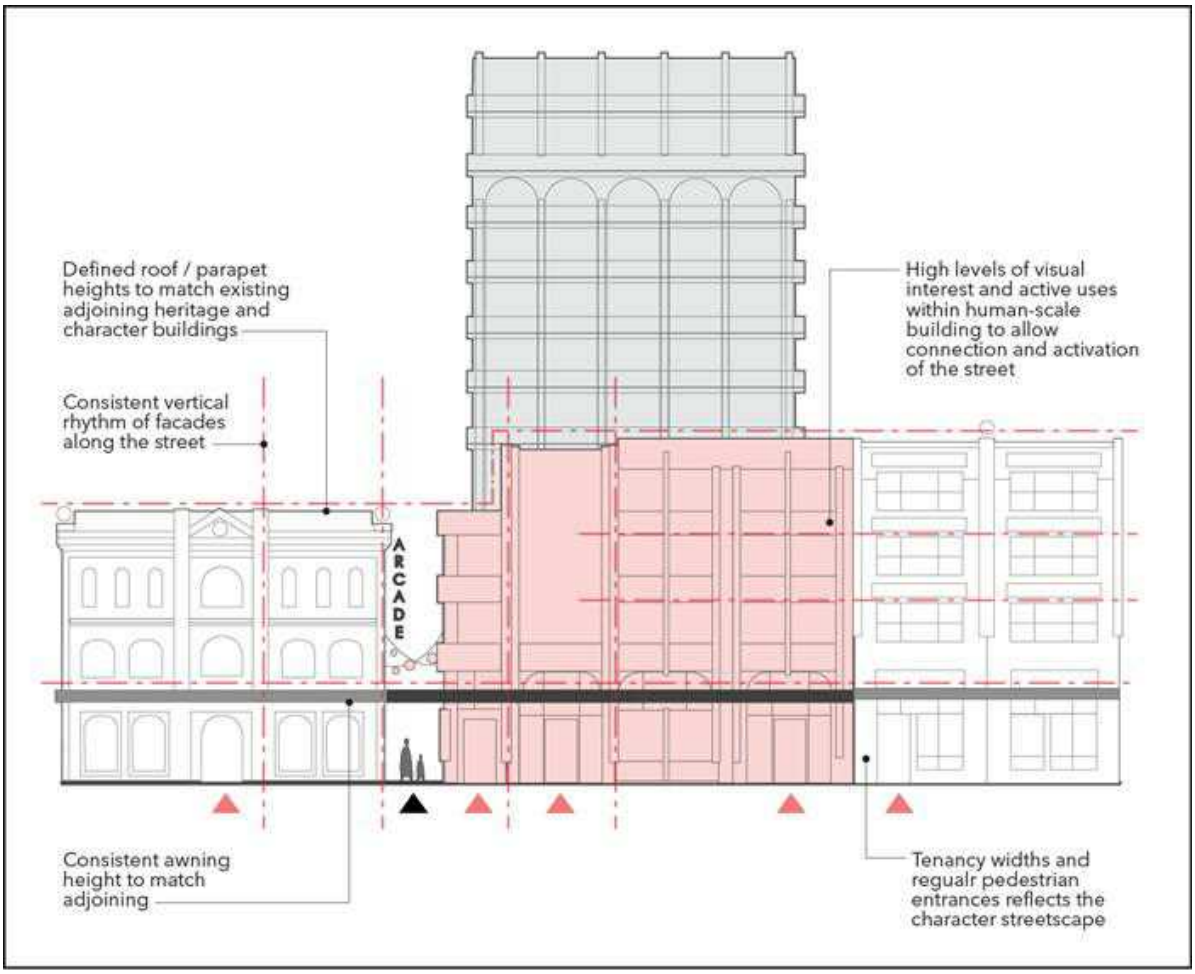


Figure h–Podium height, design and rhythm

View the high resolution of Figure h—Podium height, design and rhythm

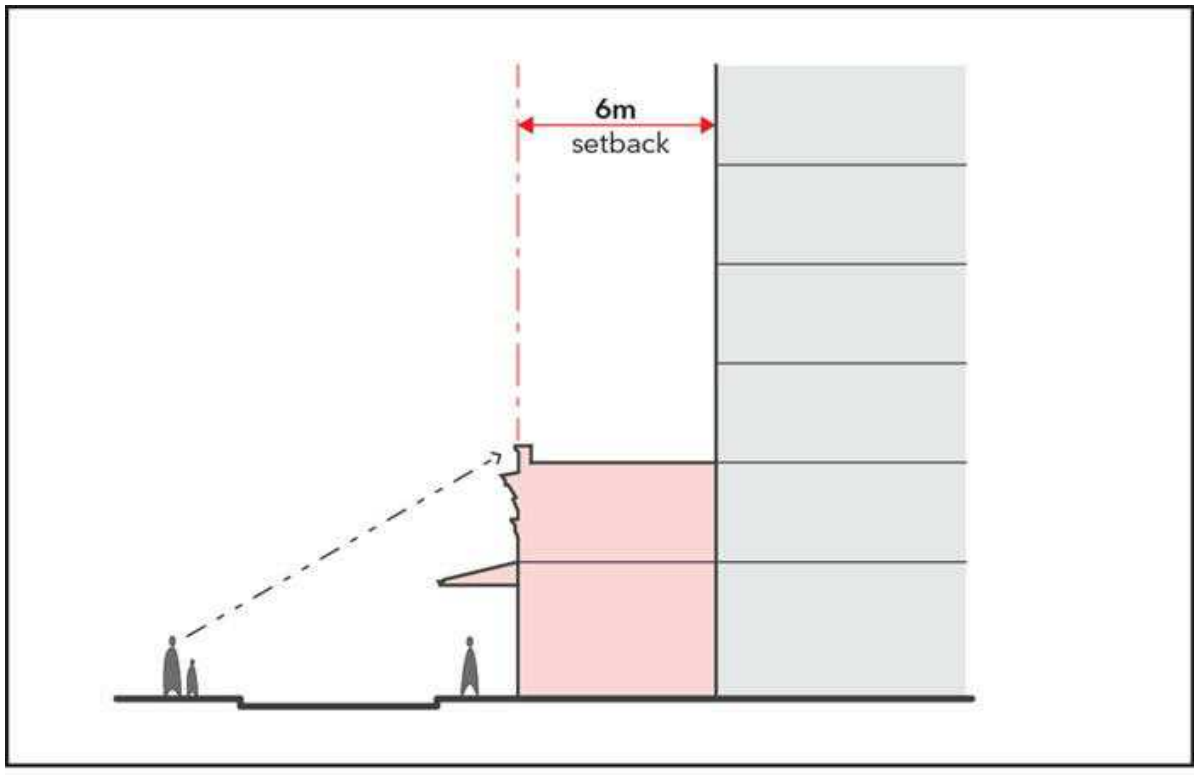


Figure i–Setback maintains prominence of heritage or character buildings to street

View the high resolution of Figure i—Setback maintains prominence of heritage or character buildings to street

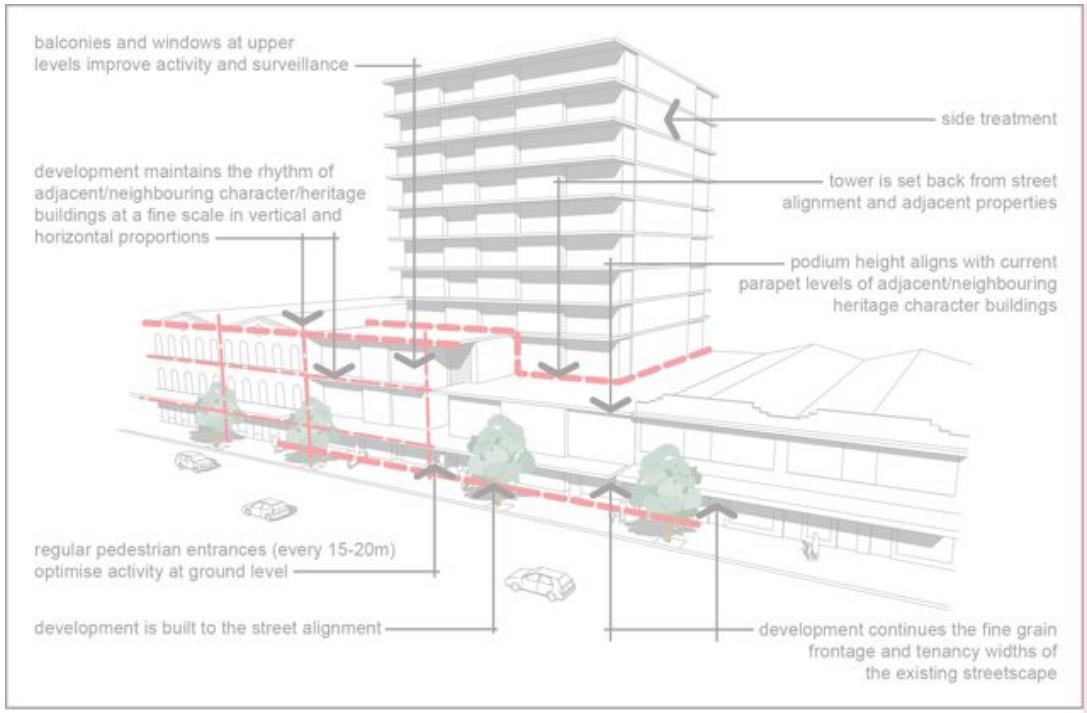


Figure h—Fine-grain frontage

View the high resolution of Figure h—Fine-grain frontage

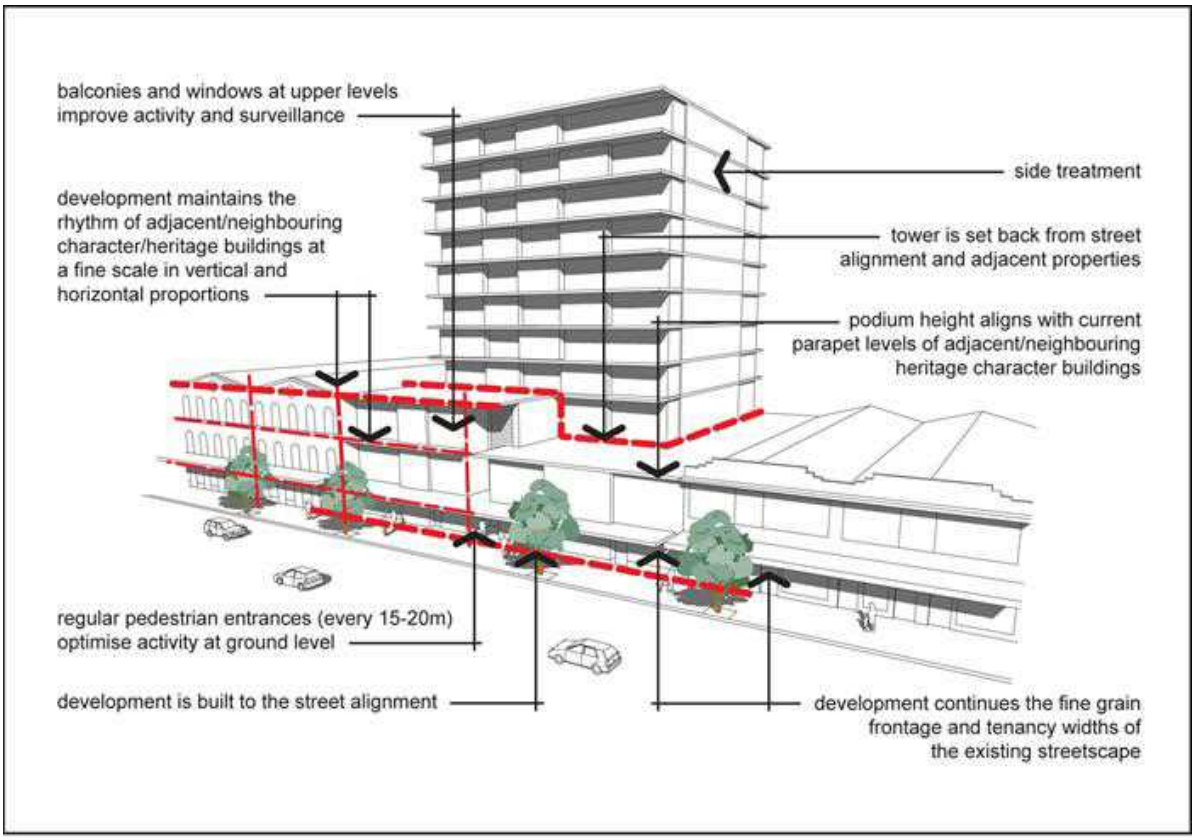


Figure j—Setbacks above podium with modulation, detail and activation to streetscape

View the high resolution of Figure j—Setbacks above podium with modulation, detail and activation to streetscape

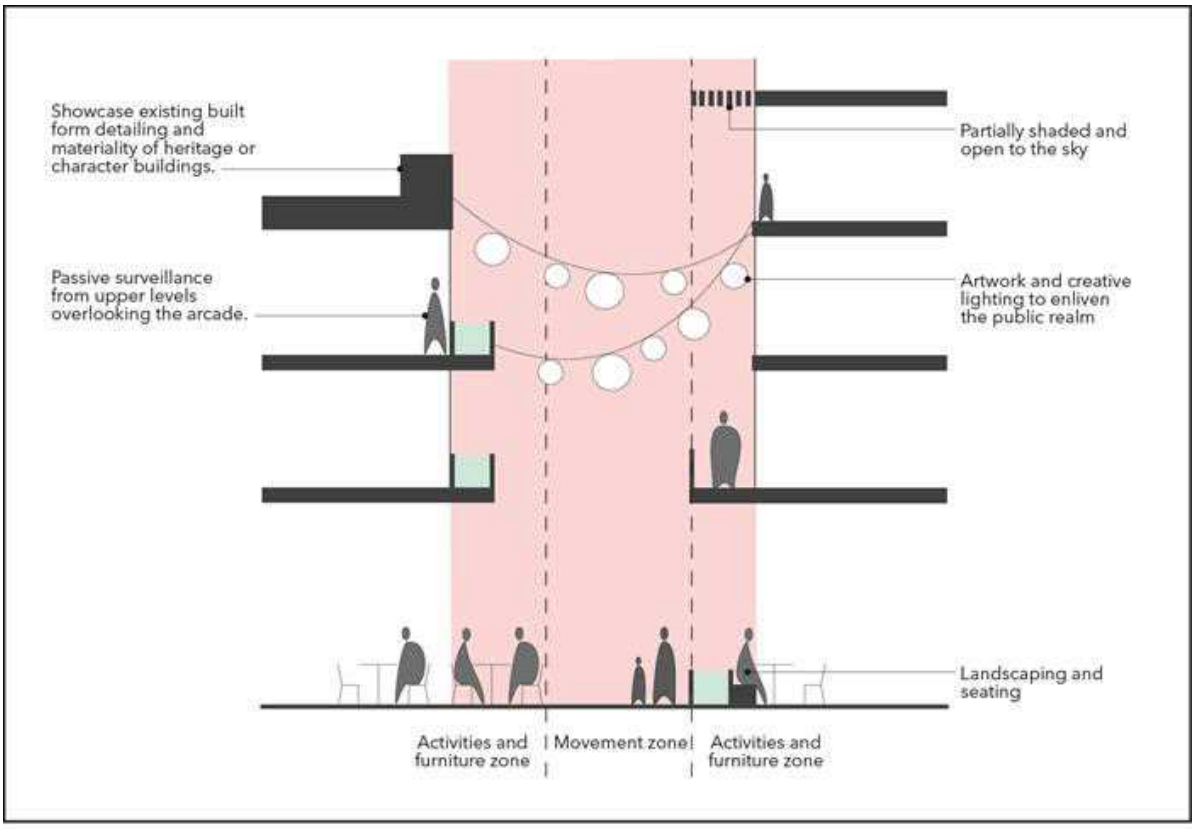


Figure k–Arcade design

View the high resolution of Figure k—Arcade design

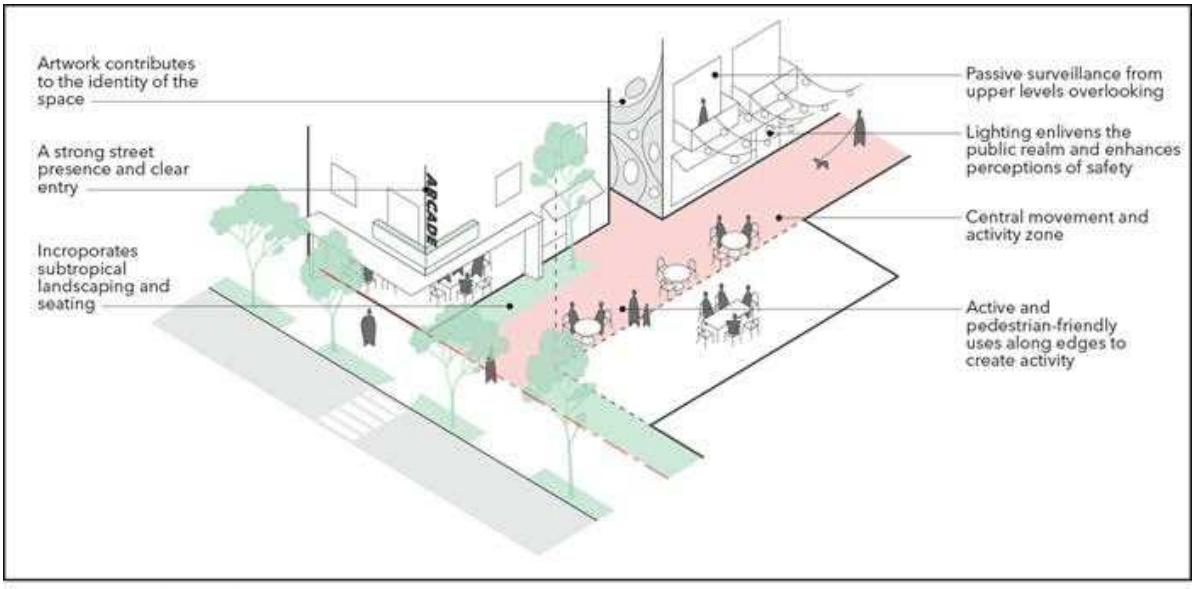


Figure l–Arcade, alley or laneway activation

View the high resolution of Figure l—Arcade, alley or laneway activation

7.2.14.2 Newstead and Teneriffe waterfront neighbourhood plan code

7.2.14.2.1 Application

1. This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work in the Newstead and Teneriffe waterfront neighbourhood plan area if:
    a. assessable development where this code is an applicable code identified in the assessment benchmarks column of a table of assessment for a neighbourhood plan (section 5.9); or
    b. impact assessable development.
2. Land in the Newstead and Teneriffe waterfront neighbourhood plan area is identified on the NPM-014.2 Newstead and Teneriffe waterfront neighbourhood plan map and includes the following precincts:
    a. Waterfront precinct (Newstead and Teneriffe waterfront neighbourhood plan/NPP-001);
    b. Commercial Road precinct (Newstead and Teneriffe waterfront neighbourhood plan/NPP-002):
        i. Heritage sub-precinct (Newstead and Teneriffe waterfront neighbourhood plan/NPP-002a);
        ii. Riverside sub-precinct (Newstead and Teneriffe waterfront neighbourhood plan/NPP-002b).
    c. Riverpark precinct (Newstead and Teneriffe waterfront neighbourhood plan/NPP-003);
    d. Major parks precinct (Newstead and Teneriffe waterfront neighbourhood plan/NPP-004).
3. When using this code, reference should be made to section 1.5, section 5.3.2 and section 5.3.3.

Note—The following purpose, overall outcomes, performance outcomes and acceptable outcomes comprise the assessment benchmarks of this code.

Note—This neighbourhood plan includes a table of assessment with variations to categories of development and assessment. Refer to Table 5.9.51.A, Table 5.9.51.B, Table 5.9.51.C and Table 5.9.51.D.

7.2.14.2.2 Purpose

1. The purpose of the Newstead and Teneriffe waterfront neighbourhood plan code is to provide finer grained planning at a local level for the Newstead and Teneriffe waterfront neighbourhood plan area.
2. The purpose of the Newstead and Teneriffe waterfront neighbourhood plan code will be achieved through overall outcomes including overall outcomes for each precinct of the neighbourhood plan area.
3. Overall outcomes for the neighbourhood plan area are:
    a. Newstead and Teneriffe waterfront continues its transition from a former industrial area to a compatible mix of residential, commercial, and recreational activities.
    b. Development is of a height, scale and form which is consistent with the amenity and character, community expectations and infrastructure assumptions intended for the relevant precinct, sub-precinct or site and is only developed at a greater height, scale and form where there is both a community need and an economic need for the development.
    c. Buildings are designed to present an attractive frontage that enhances the streetscape and other public spaces.
    d. Existing public open spaces (including Powerhouse Park) are retained, and new major public open space facilities are established in the Riverpark precinct (Newstead and Teneriffe waterfront neighbourhood plan/NPP-003).
    e. Development contributes to streetscape works that enhance the character and amenity of the street.
    f. Historical features such as the former woolstores and gasworks are conserved and re-used.
    g. Views to the City Centre from Kingsford Smith Drive are retained. These views are considered an important arrival statement for the city.
    h. New development assists in providing community facilities to meet the needs of the growing local community.
    i. A range of housing types and sizes are provided, including affordable housing, to meet the diverse needs of the future population.
    j. Entertainment activities are focused within the Core sub-categories of the Special entertainment ~~area cores as shown in Figure g~~precinct overlay and provide for and encourage a variety of live music, nightclub entertainment facilities and other music venues.
    k. Noise attenuation to reduce the intrusion of amplified music from both existing and future venues is required in all new residential development in the Special entertainment precinct overlay, and noise attenuation requirements must be satisfied when designing new entertainment venues. ~~In special~~Within the Special entertainment ~~areas~~precinct overlay, residents will expect ambient noise levels to be relatively higher both inside and outside of residences, due to their proximity to entertainment venues.

~~Note—A Special entertainment area is taken to be a special entertainment precinct for the purposes of the *Local Government Act 2009*. A special entertainment area may cover more than 1 precinct.~~

4. Waterfront precinct (Newstead and Teneriffe waterfront neighbourhood plan/NPP-001) overall outcomes are:
    a. This precinct primarily accommodates mid-rise multiple dwellings and detached residential dwellings, along with small shops, offices, and, food and drink outlets at ground level.
    b. Any non-residential components of a development are of a small scale and local nature that is compatible with the area's residential character and amenity.
    c. Building scale, height and design maintains the dominance of former woolstores and sugar refinery buildings and transitions down to nearby low density and character residential areas in order to preserve the amenity of those areas.
5. Commercial Road precinct (Newstead and Teneriffe waterfront neighbourhood plan/NPP-002) overall outcomes are:
    a. This precinct is to be transformed into a medium to high density urban community.
    b. Development takes advantage of improved public transport in the area, including the CityGlider bus service and CityCat ferry

terminal.

c. Residential and commercial uses are encouraged throughout the precinct, with a focus on commercial uses along Commercial Road and Longland Street. Retail development is of a small scale and does not contain large shops.
d. New built form will reflect the existing building character of the area through a built to side boundary podium other than in the Riverside sub-precinct (Newstead and Teneriffe waterfront neighbourhood plan/NPP-002b) and a clearly defined and set back tower element.
e. Building height is highest on large sites along Longland Street, Commercial Road and Skyring Terrace. Smaller and narrower sites accommodate correspondingly shorter buildings, while taller towers adopt a more slender form minimising the appearance of building bulk.
f. Developments within the defined view corridor preserve views of the City Centre from Kingsford Smith Drive.
g. Development incorporates a rear setback area that contributes to the precinct's open space and is used as a vegetated recreational area for building residents or workers.
h. On Stratton Street, Kyabra Street, Doggett Street and Masters Street, deep planting is established within the front setback to shade pedestrians.
i. A network of pedestrian links facilitates safe and efficient movement of pedestrians through the precinct and to the river.
j. Development in the Heritage sub-precinct (Newstead and Teneriffe waterfront neighbourhood plan/NPP-002a):
    i. contributes towards creating strong visual and architectural links with the Waterfront precinct (Newstead and Teneriffe waterfront neighbourhood plan/NPP-001);
    ii. complements the prevailing built to front and side boundary character of the area including the former woolstores and other heritage buildings, and forms a transition zone between the character area in the northern part of the Waterfront precinct (Newstead and Teneriffe waterfront neighbourhood plan/NPP-001) and the higher density built form of the Commercial Road precinct (Newstead and Teneriffe waterfront neighbourhood plan/NPP-002);
    iii. achieves a scale and design of development that maintains the visual dominance of the former woolstores' built form.
k. For development in the Riverside sub-precinct (Newstead and Teneriffe waterfront neighbourhood plan/NPP-002b):
    i. the two major industrial facilities (being an electricity substation and sub-transmission tower and a sand-mining transport operation) may continue in their present form, but in the event of the relocation of either facility, redevelopment is intended to take the form of a high-quality predominantly residential development that addresses the significant river frontage;
    ii. retail and restaurant uses are provided on the lower levels to activate and survey Skyring Terrace, Commercial Road and the river;
    iii. outdoor dining that addresses the Riverwalk is encouraged;
    iv. any commercial activities will be subordinate to the primary residential use of the site and be contained within the podium levels;
    v. a podium element at a height that is complementary to the nearby former woolstore buildings is incorporated, with a tower above. The tower is set well back from the river to reflect the predominant low- to mid-rise riverside built form in Newstead and Teneriffe;
    vi. tower heights form a transition between the taller buildings of the Commercial Road precinct (Newstead and Teneriffe waterfront neighbourhood plan/NPP-002) and Riverpark precinct (Newstead and Teneriffe waterfront neighbourhood plan/NPP-003) and the shorter buildings of the Waterfront precinct (Newstead and Teneriffe waterfront neighbourhood plan/NPP-001);
    vii. a break in the buildings facilitates views and breezes from Helen Street to the river;
    viii. any proposal while the electricity substation, sub-transmission tower or powerlines remain operational demonstrates that residents/workers will not be subject to unacceptable health and safety impacts arising from the electricity infrastructure;
    ix. building design should be informed by the ongoing visual prominence of the sub-transmission tower.

6. Riverpark precinct (Newstead and Teneriffe waterfront neighbourhood plan/NPP-003) overall outcomes are:
    a. The precinct is an integrated community of residential, shopping, business and employment activities located around a large parkland area.
    b. The precinct will provide a substantial amount of residential and commercial floor space that is proportionate to the precinct's city fringe location and level of access to public transport.
    c. Buildings are located to maintain an open, parkland setting.
    d. The precinct will have a varied built form that includes mid- and high-rise buildings that are designed to minimise the appearance of building bulk and incorporate active frontages.
    e. Building heights are subordinate to the Valley heart precinct (Fortitude Valley neighbourhood plan/NPP-002) and do not compromise aircraft safety or the operational airspace of the Brisbane Airport.
    f. Buildings along the river complement the low- to mid-rise character of this reach of the river.
    g. Buildings within the defined view corridor preserve views of the City Centre from Kingsford Smith Drive.
    h. The western part of the precinct is developed as a mixed use destination providing a gateway into the parkland area and Fortitude Valley. A district shopping centre including a supermarket may be established in the vicinity of Longland Street.
    i. It is intended that residential uses dominate towards the riverfront, with active uses at ground level throughout the precinct.
    j. Buildings on the periphery of the precinct present active frontages to surrounding streets and facilitate safe and convenient pedestrian access to and from adjoining precincts.
    k. Buildings are designed and sited to retain the Gasometer as a focal point for the area and visual reminder of the site's history, and preserve significant views through the precinct and to the river.
    l. A large parkland area will be established between Skyring Terrace and the river, as well as a major public space in and around

the Gasometer.

7. Major parks precinct (Newstead and Teneriffe waterfront neighbourhood plan/NPP-004) overall outcomes are:
   a. The major recreational and parkland facilities in this precinct are retained and enhanced as important public open space facilities that fulfil a local, district and city wide function.
   b. Any development must serve a primarily public function and be compatible with existing open space and recreational uses and heritage values.
   c. New uses are only intended where reinforcing the New Farm Powerhouse site as a cultural complex.

7.2.14.2.3 Performance outcomes and acceptable outcomes

Table 7.2.14.2.3.A—Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes
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 anticipated density and assumed infrastructure demand; b. aligned to community expectations about the number of storeys to be built; c. proportionate to and commensurate with the utility of the site area and frontage width; d. designed to avoid 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 avoid affecting the potential development of adjoining sites. 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 the number of storeys and building heights in Table 7.2.14.2.3.B. Note—Neighbourhood plans will mostly specify a maximum number of storeys where zone outcomes have been varied in relation to building height. Some neighbourhood plans may also specify height in metres. Development must comply with both parameters where maximum number of storeys and height in metres are specified.
PO2 Development located on the river, contributes to the provision of a continuous riverside bikeway/walkway (Riverwalk) linking Newstead Park with New Farm Park which: a. is fully accessible by the public and provides a variety of opportunities for recreation and rest in a pleasant environment; b. provides links to the adjoining riverfront properties and street network; c. establishes a high degree of pedestrian amenity though tree planting, furniture, lighting, balustrades, pavement treatment and public art.	**AO2.1** Development on premises adjoining the river provides: a. a fully publicly accessible Riverwalk that is dedicated to the Council and has a minimum unobstructed pavement width of 4.5m and a minimum overall corridor width of 6m as indicated in Figure f; b. tree planting, furniture, lighting, balustrading, pavement treatment and public art within the Riverwalk area in accordance with the specifications in the Public riverside facilities section of the Infrastructure design planning scheme policy; c. connections between the Riverwalk and the adjoining riverfront properties and street network.
	AO2.2 Development provides a landscaped seating node in the location identified in Figure a, designed in accordance with the specifications in the Public riverside facilities section of the Infrastructure design planning scheme policy.
PO3 Development on Breakfast Creek Road and Commercial Road west of Helen Street provides: a. a widened public footpath that caters for a high volume of pedestrian traffic; b. a double row of street tree planting on Breakfast Creek Road.	**AO3** Development on Breakfast Creek Road and Commercial Road west of Helen Street dedicates a linear land contribution to the Council sufficient to provide a 5m wide public footpath along these streets.
PO4 Development contributes to an integrated pedestrian network that facilitates the safe and efficient movement of pedestrians through the	**AO4** Development provides arcades: a. on development sites that include land within the indicative

precinct and to the river.	locations for arcades as shown in Figure a where the development site spans the 2 streets to be connected; b. between Skyring Terrace and the river in the locations identified in Figure a.
PO5 Development conserves and re-uses historical features (including the former woolstores and gasworks) for a range of activities.	**AO5** No acceptable outcome is prescribed.
If in the Waterfront precinct (Newstead and Teneriffe waterfront neighbourhood plan/NPP-001) or Major parks precinct (Newstead and Teneriffe waterfront neighbourhood plan/NPP-004)	
PO6 Development scale and design: a. is consistent with the intended height, bulk and character of the relevant precinct as indicated in Figure b; b. does not result in a density that would place disproportionate pressure on transport infrastructure, public space or community facilities; c. where located in the Waterfront precinct (Newstead and Teneriffe waterfront neighbourhood plan/NPP-001) maintains the former woolstores and sugar refinery buildings as the dominant built form elements, and transitions down to nearby low density and character residential areas; d. where located in the Major parks precinct (Newstead and Teneriffe waterfront neighbourhood plan/NPP-004) is consistent with the intent for this precinct.	**AO6** Development ensures that a building's gross floor area does not exceed 125% of the site area.
PO7 Development of multiple dwellings: a. is located on sites of sufficient area to achieve a coherent building and site layout that results in a pleasant, attractive and manageable living environment that does not impact on the amenity of adjoining properties; b. incorporates a landscaped buffer from the road alignment that is compatible with that of nearby multiple dwellings and ensures that buildings are not of an overbearing scale to pedestrians.	**AO7.1** Development of a multiple dwelling has a minimum site area of 1,200m^2. **AO7.2** Development of a multiple dwelling is set back a minimum of 3m from the road alignment and contains deep planting within this buffer.
If in the Waterfront precinct (Newstead and Teneriffe waterfront neighbourhood plan/NPP-001)	
PO8 Development of a non-residential component is: a. of a small scale; b. located only on the ground storey of buildings; c. compatible with the overall residential character intended for the precinct and does not unreasonably reduce residential amenity; d. of a local nature that serves the needs of residents or users of the Riverwalk and does not attract significant vehicular traffic into the precinct.	**AO8** No acceptable outcome is prescribed.
If in the Commercial Road precinct (Newstead and Teneriffe waterfront neighbourhood plan/NPP-002)	
PO9 Development scale, height and design: a. is proportionate to the area and frontage of the site, and the intent of any sub-precinct in which development is proposed; b. minimises amenity impacts on other properties and public areas in terms of access to sunlight, daylight and breezes; c. enables existing and future buildings to be appropriately separated from each other to allow light penetration, air circulation, privacy and to ensure windows are not built out by adjoining buildings; d. complements the existing precinct character of low- to mid-rise bulky buildings through incorporating a low-level podium and a clearly defined and set-back tower element. Tall buildings adopt a more slender tower form that minimises the appearance of building bulk of the tower;	**AO9.1** Development podium height complies with Table 7.2.14.2.3.B. **AO9.2** Development does not exceed 55m AHD where located within the view corridor to the CBD as shown in Figure d. **AO9.3** Development provides building setbacks in accordance with Table 7.2.14.2.3.C in the Commercial Road precinct (Newstead and Teneriffe waterfront neighbourhood plan/NPP-002). **AO9.4** Development where for a building over 10 storeys, towers have a maximum horizontal dimension of 40m and a maximum site cover of 40%.

e. if located within the view corridor to the CBD identified in Figure d, preserves views of the City Centre from Kingsford Smith Drive; f. if located within the Heritage sub-precinct (Newstead and Teneriffe waterfront neighbourhood plan/NPP-002a) complements the built-to-front-boundary character of the area, while preserving a large rear setback to allow light penetration and air circulation though the precinct. Buildings incorporate a podium height consistent with the prevailing height of the former woolstore buildings. Any tower is of a small size, and has large setbacks to all boundaries so as to maintain the visual dominance of the former woolstores' built form; g. if located within the Riverside sub-precinct (Newstead and Teneriffe waterfront neighbourhood plan/NPP-002b) incorporates a podium height consistent with the prevailing height of the former woolstore buildings, and incorporates a tower element that is well separated from the river so as to complement the area's predominant low- to mid-rise riverside built form. Tower heights form a transition between the taller buildings of the Commercial Road precinct (Newstead and Teneriffe waterfront neighbourhood plan/NPP-002) and Riverpark precinct (Newstead and Teneriffe waterfront neighbourhood plan/NPP-003) and the shorter buildings of the Waterfront precinct (Newstead and Teneriffe waterfront neighbourhood plan/NPP-001). Note—Maximum gross floor area provisions do not apply within the Commercial road precinct (Newstead and Teneriffe waterfront neighbourhood plan/NPP-002).	**AO9.5** Development where for a building up to 10 storeys tall, towers have a maximum horizontal dimension of 50m. Note—Figure c illustrates the intended building height and setbacks in the Heritage sub-precinct (Newstead and Teneriffe waterfront neighbourhood plan/NPP-002a).
PO10 Development has a ground storey that: a. presents an attractive frontage that is orientated to the street and the Riverwalk; b. reinforces a safe and attractive pedestrian environment by contributing to passive surveillance of the street and the Riverwalk.	**AO10.1** Development of the ground storey, where fronting Longland Street, Commercial Road, Skyring Terrace or the river, includes a mix of retail, food and drink outlet and entertainment activities.
	AO10.2 Development of buildings ensures that each ground storey dwelling unit has direct access to the street.
PO11 Development incorporates a vegetated area to provide for the recreational needs of residents and/or workers.	**AO11** Development includes a vegetated recreational area in the rear setback area.
PO12 Development of a retail component is of a small scale and does not contain large shops.	**AO12** No acceptable outcome is prescribed.
PO13 Development located in the Riverside sub-precinct (Newstead and Teneriffe waterfront neighbourhood plan/NPP-002b) is primarily residential, with any commercial uses limited to the podium levels and subordinate in scale to the residential uses.	**AO13** No acceptable outcome is prescribed.
PO14 Development establishes deep planting areas within the building setback to Stratton Street, Kyabra Street, Doggett Street and Masters Street that reduces the appearance of building bulk and enhances the streetscape environment for pedestrians.	**AO14** Development ensures that all building elements (including basement parking) are set back a minimum of 3m from the Stratton Street, Kyabra Street, Doggett Street and Masters Street frontages and establishes in-ground deep planting that contributes to footpath shading within this area. Note—Figure e illustrates the intended streetscape and setbacks.
PO15 Development ensures that the design of development on sites between Wyatt Street and Wyandra Street maximises pedestrian and vehicular safety and amenity and reinforces Wyandra Street as an attractive streetscape.	**AO15** Development on sites with a dual frontage to Wyatt Street and Wyandra Street has vehicular access only from Wyatt Street and provides pedestrian entries from both streets.
PO16 Development in the Riverside precinct (Newstead and Teneriffe waterfront neighbourhood plan/NPP-002b) incorporates a significant break in the buildings to facilitate breezes and views to the river	**AO16** Development in the Riverside precinct (Newstead and Teneriffe waterfront neighbourhood plan/NPP-002b) does not intrude into the 20m wide view and breeze corridor identified in Figure d.

along the Helen Street alignment.	
PO17 Development where located in the Riverside sub-precinct (Newstead and Teneriffe waterfront neighbourhood plan/NPP-002b) demonstrates that residents and workers will not be subject to unacceptable health and safety impacts arising from the electricity substation, sub-transmission tower or powerlines, in accordance with the principle of prudent avoidance.	**AO17** No acceptable outcome is prescribed.
If in the Riverpark precinct (Newstead and Teneriffe waterfront neighbourhood plan/NPP-003)	
PO18 Development: a. contributes to the precinct achieving a density that accommodates significant residential and commercial floor space that is proportionate to the precinct's city fringe location and level of access to public transport; b. is proportionate to the area of the site; c. located within the view corridor to the CBD identified in Figure d preserves views of the City Centre from Kingsford Smith Drive; d. does not compromise aircraft safety or the operational airspace of the Brisbane Airport; e. contributes to a varied built form that includes mid- and high-rise buildings; f. where adjacent to the river, adopts a built form that complements the area's low- to mid-rise riverside character; g. maintains an open, parkland setting.	**AO18.1** Development ensures that a building has a maximum gross floor area of 450% of the site area. **AO18.2** Development does not extend into the area identified as publicly owned public open space in Figure d.
PO19 Development: a. has a predominantly residential focus in the vicinity of the river and the large parkland area, and a mixed use function elsewhere; b. only provides retail uses at a scale that services local and district needs.	**AO19** No acceptable outcome is prescribed.
PO20 Development: a. retains the Gasometer, and designs and sites buildings such that the Gasometer remains as a primary way-finding tool throughout the precinct; b. preserves views of the Gasometer from Breakfast Creek Road; c. preserves views from Waterloo Street and Skyring Terrace through to the river.	**AO20** No acceptable outcome is prescribed.
PO21 Development: a. minimises the appearance of building bulk through a built form that consists of multiple discrete buildings and avoids lengthy unarticulated facades; b. enables existing and future buildings to be appropriately separated from each other to allow light penetration, air circulation, privacy and to ensure windows are not built out by adjoining buildings; c. minimises amenity impacts on other properties and public areas in terms of access to sunlight, daylight and breezes.	**AO21.1** Development of buildings provides a minimum setback of 10m to all boundaries for all storeys above the 4th storey. **AO21.2** Development for buildings over 10 storeys has a maximum horizontal dimension of 50m for all storeys above the fourth storey.
PO22 Development: a. contributes to an attractive streetscape through the incorporation of active frontages to the ground level of buildings; b. contributes to passive surveillance and visual amenity by incorporating windows and balconies to upper floor facades; c. incorporates breaks in buildings to provide for a high level of visual and pedestrian permeability from adjoining areas,	**AO22** No acceptable outcome is prescribed.

including the Commercial Road precinct; d. incorporates variations in materials and building form.	
PO23 Development provides: a. a large public open space (parkland) between Skyring Terrace and the river; b. a major public open space in and around the Gasometer.	**AO23.1** Development establishes public open space in the area identified as publicly owned public open space in Figure d, and this area is dedicated to the Council.
	AO23.2 Development of the area identified as privately owned public open space in Figure d is retained in private ownership, but provides fully publicly accessible open space. Only park-related structures are established above ground in this area, however private basement parking is permitted underground.
	AO23.3 Development establishes a major public open space in and around the Gasometer.
~~**If in the special entertainment area (core or buffer) and involving material change of use for a caretaker's accommodation, dwelling house or centre activities where a hotel, multiple dwelling or short-term accommodation**~~	
~~**PO24**~~ ~~Development ensures:~~ ~~a. bedrooms and living rooms are designed, located and constructed to protect occupants from existing or future amplified music noise that may arise from premises outside the building;~~ ~~b. a building is designed and constructed to achieve a minimum reduction in sound pressure level between the exterior of the building and the bedroom or living room, of:~~ ~~i. $L_{Leq,T}$ 25dB at 63Hz where in special entertainment area core area A or buffer area A;~~ ~~ii. $L_{Leq,T}$ 20dB at 63Hz where in special entertainment area core area B or buffer area B;~~ ~~iii. $L_{Leq,T}$ 18dB at 63Hz for short-term accommodation where a backpackers in a special entertainment area core area or buffer area.~~	~~**AO24**~~ ~~No acceptable outcome is prescribed.~~
~~**PO25**~~ ~~Development located in the same building as, or that has a wall, within 5m of a bar, club, hotel, indoor sport and recreation, nightclub entertainment facility or food and drink outlet (restaurant) ensures:~~ ~~a. bedrooms and living rooms are located, designed and constructed to protect occupants from amplified music noise being transmitted through a wall, floor or ceiling;~~ ~~b. the building is designed and constructed to achieve an amplified music noise level of:~~ ~~i. not greater than $L_{Leq,T}$ 43dB in any one-third octave band between and including 31.5Hz to 125Hz in a bedroom;~~ ~~ii. not greater than $L_{Leq,T}$ 45dB in any one-third octave band between and including 31.5Hz to 125Hz in a living room;~~ ~~iii. not greater than $L_{Leq,T}$ 45dB in any one-third octave band between and including 31.5Hz to 125Hz in a bedroom or living room for short-term accommodation where a backpackers.~~	~~**AO25**~~ ~~Development is not located in the same building as, and the use does not have, a wall within 5m of centre activities where a bar, club, hotel, indoor sport and recreation, nightclub entertainment facility or food and drink outlet (restaurant).~~

Table 7.2.14.2.3.B—Maximum building and podium height

Development	Location	Primary street frontage	Maximum podium height(1)	Maximum building height (number of storeys)	Maximum building height (m)(1)

If in the Commercial Road precinct (Newstead and Teneriffe waterfront neighbourhood plan/NPP-002)					
Development of a site less than 800m^2	All areas	Not specified	Not specified	3	Not specified
Development of a site 800m^2 or greater but less than 1,200m^2	All areas	20m or greater	3 storeys	6	Not specified
Development of a site 1,200m^2 or greater but less than 2,500m^2	All other areas	30m or greater	3 storeys	8	Not specified
	Where building is located within 50m of Longland Street or Commercial Road			10	Not specified
Development of a site 2,500m^2 or greater	All other areas	30m or greater	3 storeys	8	Not specified
	Where building is located within 50m of Longland Street or Commercial Road		4 storeys	15	Not specified
Development of a site in the Heritage sub-precinct (Newstead and Teneriffe waterfront neighbourhood plan/NPP-002a) less than 800m^2	All areas	Not specified	Not specified	3	Not specified
Development of a site in the Heritage sub-precinct (Newstead and Teneriffe waterfront neighbourhood plan/NPP-002a) 800m^2 or greater but less than 1,200m^2	All areas	20m or greater	Not specified	Not specified	19m AHD(3)
Development of a site in the Heritage sub-precinct (Newstead and Teneriffe waterfront neighbourhood plan/NPP-002a) 1,200m^2 or greater	All areas	30m or greater	19m AHD(2)	8	Not specified
Development of a site in the Riverside sub-precinct (Newstead and Teneriffe waterfront neighbourhood plan/NPP-002b)	All other areas	Not specified	19m AHD(2)	8	Not specified
	Where building is located north-west of the view and breeze corridor shown in Figure d.			15	
If in the Waterfront precinct (Newstead and Teneriffe waterfront neighbourhood plan/NPP-001)					
Development of a site in all other areas	As shown in Figure b	Not specified	Not specified	3	See Figure b
Development of a site of any size	Area A in Figure b			Not specified	(4)
Development of a site less than 2,500m^2	Area B in Figure b			4	See Figure b
Development of a site 2,500m^2 or greater	Area B in Figure b			6	
If in the Riverpark precinct (Newstead and Teneriffe waterfront neighbourhood plan/NPP-003)					
Development of a site less than 2,500m^2	Not specified	Not specified	Not specified	8	(5)
Development of a site 2,500m^2 or greater but less than 4,000m^2				15	
Development of a site greater than 4,000m^2				25	
Development of a site of any size	Where located within 50m of the Brisbane River			8	
If in the Major parks precinct (Newstead and Teneriffe waterfront neighbourhood plan/NPP-004)					
Development of a site of any size	As shown in Figure b	Not specified	Not specified	4	See Figure b

Note—

(1) The site must meet both the site area and primary street frontage criteria to achieve the relevant maximum podium and overall building heights. Where the site area and primary street frontage criteria provide for different building height, the lesser of the heights applies.

(2)As measured at the highest point of the podium roof (including any parapet).

(3) As measured at the highest point of the building.

(4) Building height does not exceed the uppermost sill level of the adjacent former woolstore buildings.

(5) Buildings do not in any case exceed 55m AHD where located within the view corridor to the CBD identified in Figure d. Buildings do not in any case exceed 95m AHD,

as structures above this height may present an obstacle for aircraft using Brisbane Airport.

Table 7.2.14.2.3.C—Minimum building setbacks in the Commercial Road precinct

Development	Building component	Minimum front setback	Minimum side setback	Minimum rear setback
If in the Commercial Road precinct (Newstead and Teneriffe waterfront neighbourhood plan/NPP-002)				
Any development in this precinct	Podium	3m; or 0m on Longland Street, Wyanda Street and Commercial Road(1)	0m	5m; or 10m where for residential uses with windows of habitable rooms or balconies oriented to the rear boundary
	Tower (for buildings that are no more than 10 storeys tall)	6m	5m; or 10m where for residential uses with windows of habitable rooms or balconies orientated to that boundary	
	Tower (for buildings that are over 10 storeys tall)	10m		
If in the Heritage sub-precinct (Newstead and Teneriffe waterfront neighbourhood plan/NPP-002a)	Podium	0m		8m
	Tower	8m		13m
If in the Riverside sub-precinct (Newstead and Teneriffe waterfront neighbourhood plan/NPP-002b)	Podium	3m from the ultimate Skyring Terrace and Commercial Road boundaries. 6m from any land-based non-street boundary(2) and Riverwalk (refer to Figure f)		
	Tower	10m from the ultimate Skyring Terrace and Commercial Road boundaries and any land-based non-street boundary(2). 20m from Riverwalk (refer to Figure f)		

Note—
(1) The setback to Commercial Road is from the ultimate boundary following any road widening required to achieve PO3/AO3.
(2) Development is set back further from the boundary to the electricity substation or sub-transmission tower where necessary to demonstrate compliance with PO18.

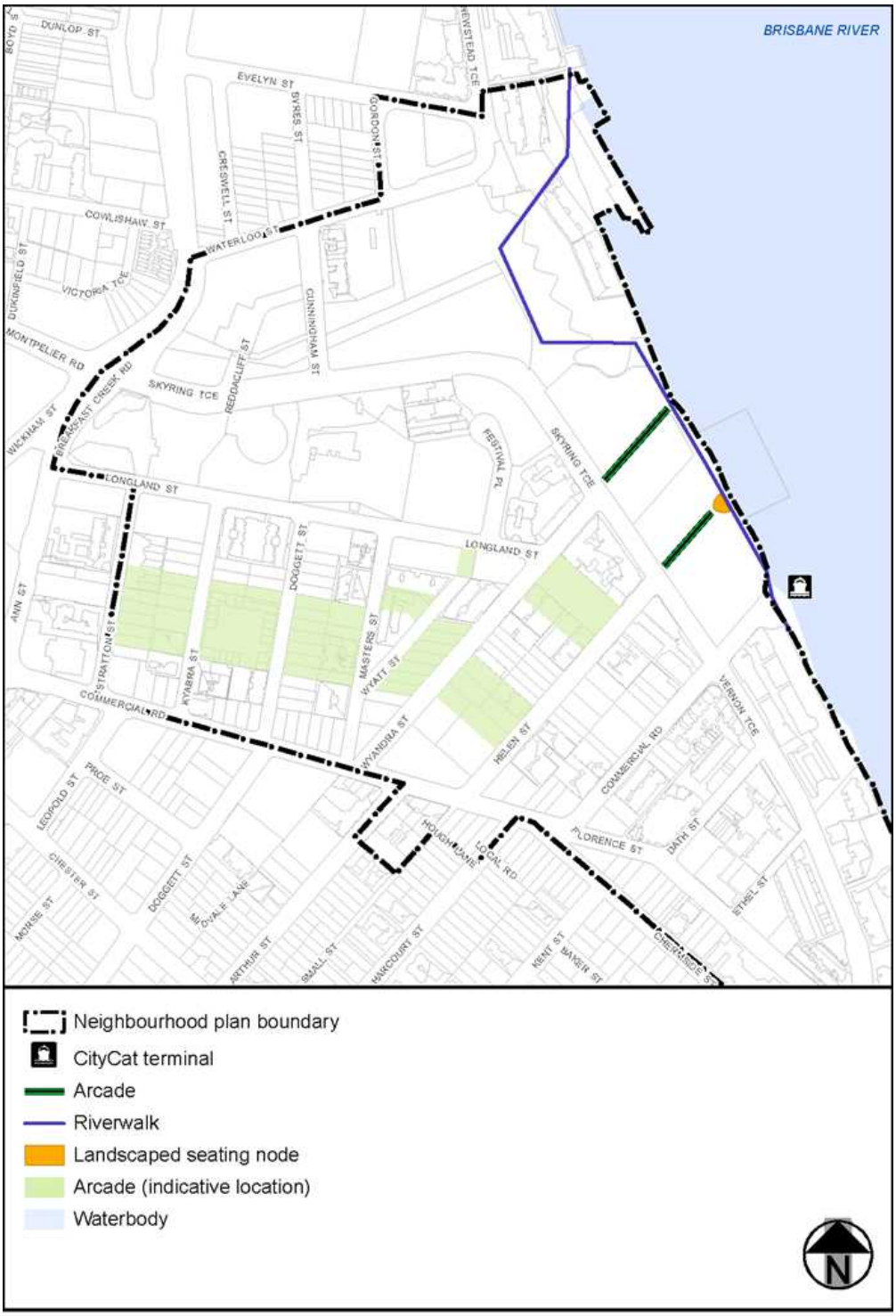


Figure a—Pedestrian links

View the high resolution of Figure a—Pedestrian links

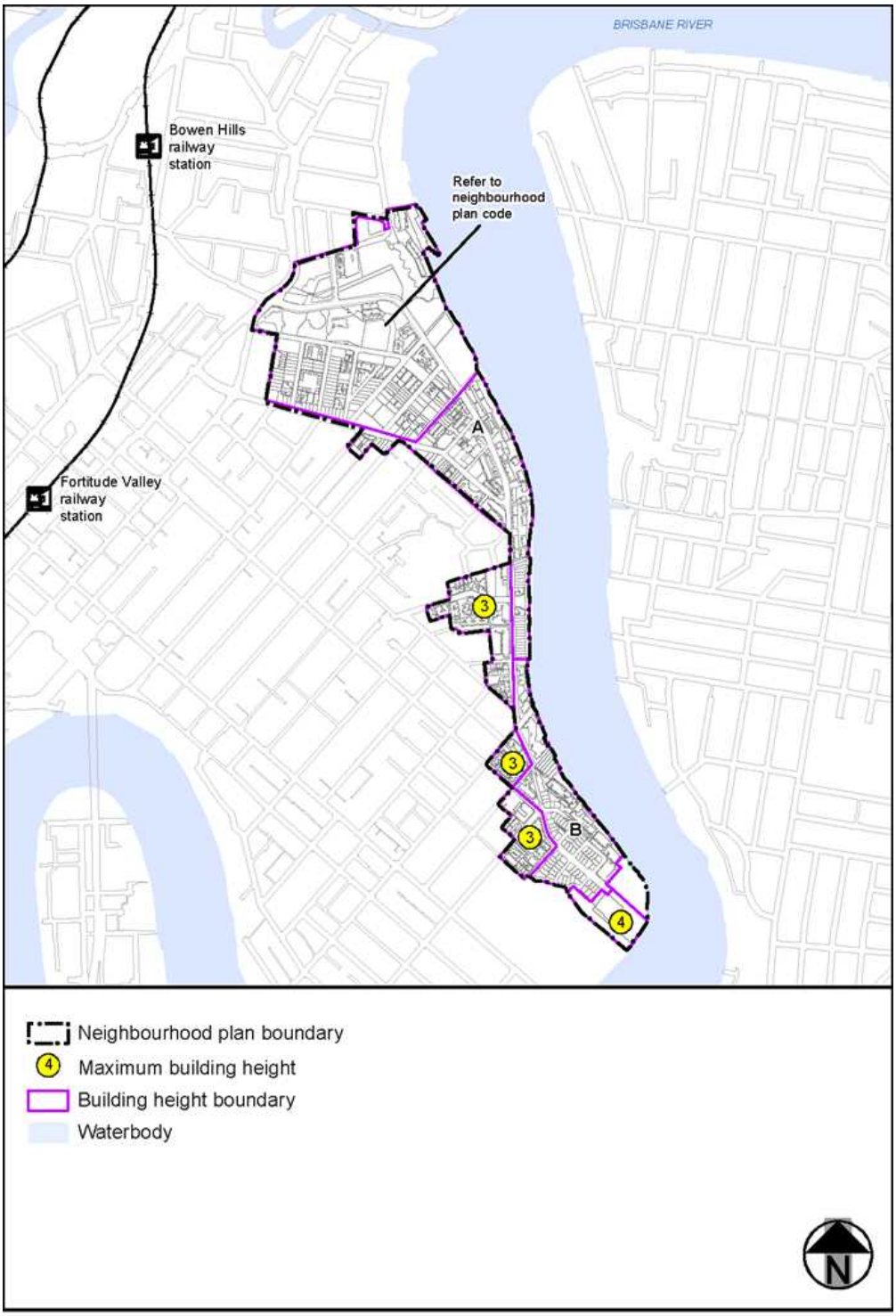


Figure b—Building height areas

View the high resolution of Figure b—Building height areas

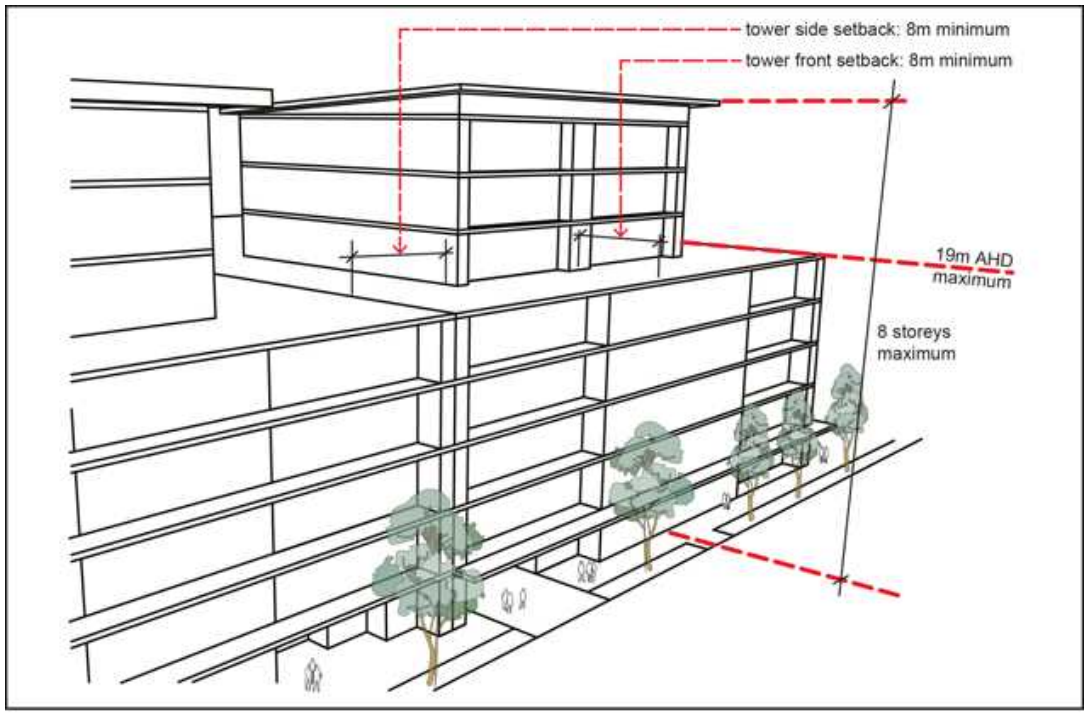


Figure c—Building height and setbacks in the Heritage sub-precinct (Newstead and Teneriffe waterfront neighbourhood plan/NPP-002a)

View the high resolution of Figure c—Building height and setbacks in the Heritage sub-precinct (Newstead and Teneriffe waterfront neighbourhood plan/NPP-002a)

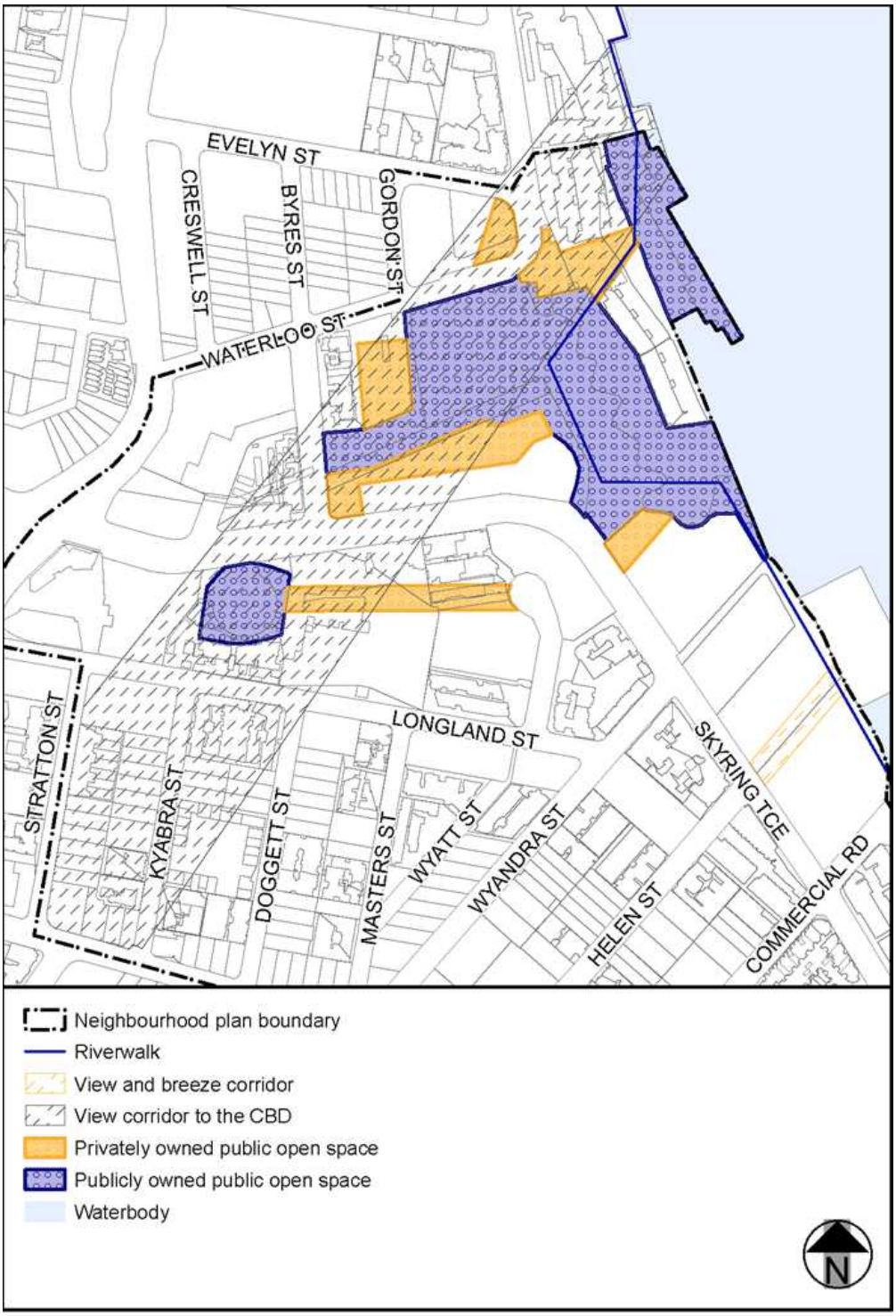


Figure d—View corridor and open space and pedestrian connections

View the high resolution of Figure d—View corridor and open space and pedestrian connections

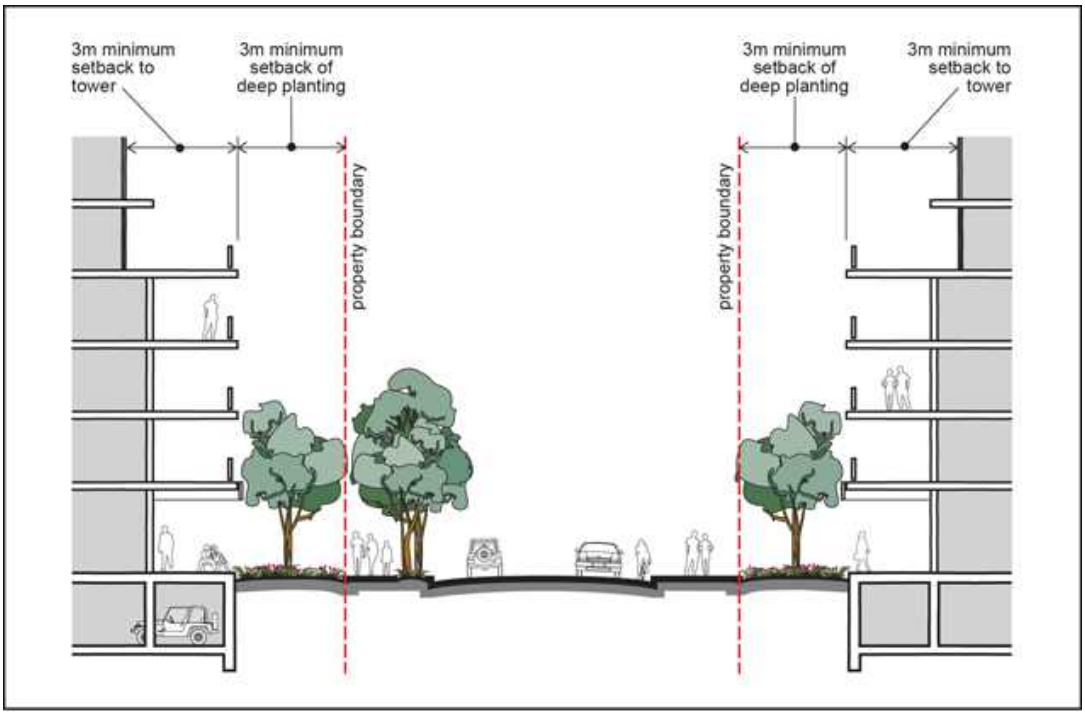


Figure e—Streetscape and setbacks along Stratton Street, Kyabra Street, Doggett Street and Masters Street

View the high resolution of Figure e—Streetscape and setbacks along Stratton Street, Kyabra Street, Doggett Street and Masters Street

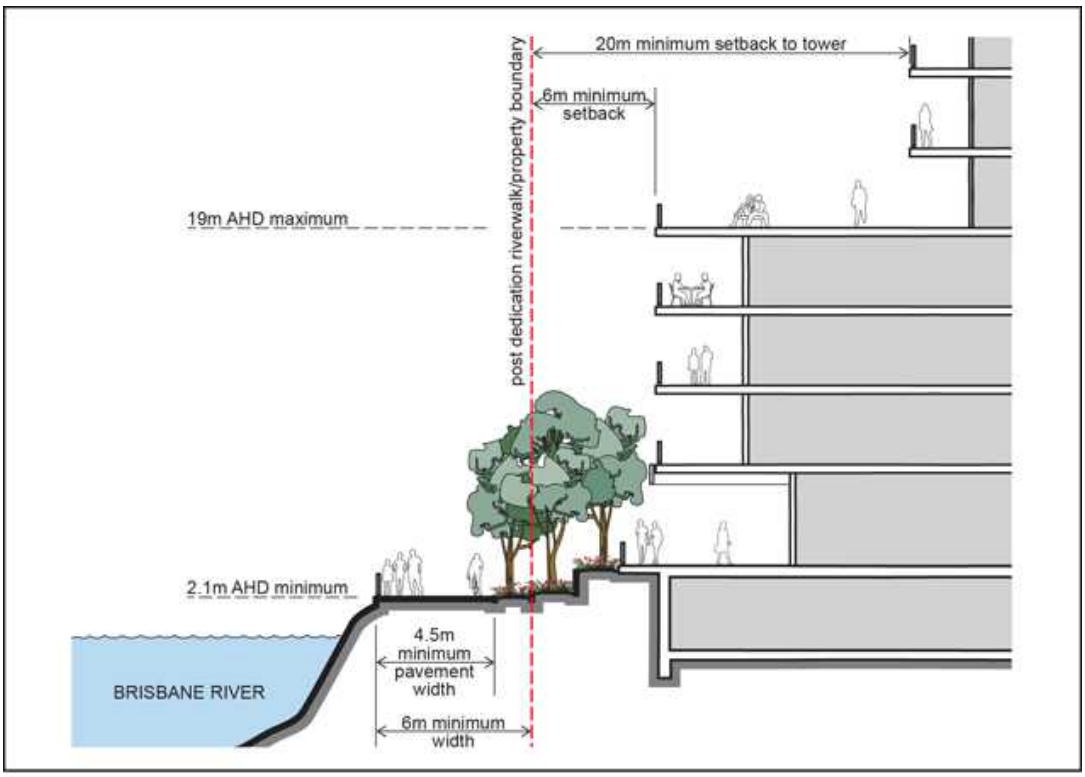


Figure f—Riverwalk and building interface in the Riverside sub-precinct (Newstead and Teneriffe waterfront neighbourhood plan/NPP-002b)

View the high resolution of Figure f—Riverwalk and building interface in the Riverside sub-precinct (Newstead and Teneriffe waterfront

neighbourhood plan/NPP-002b)

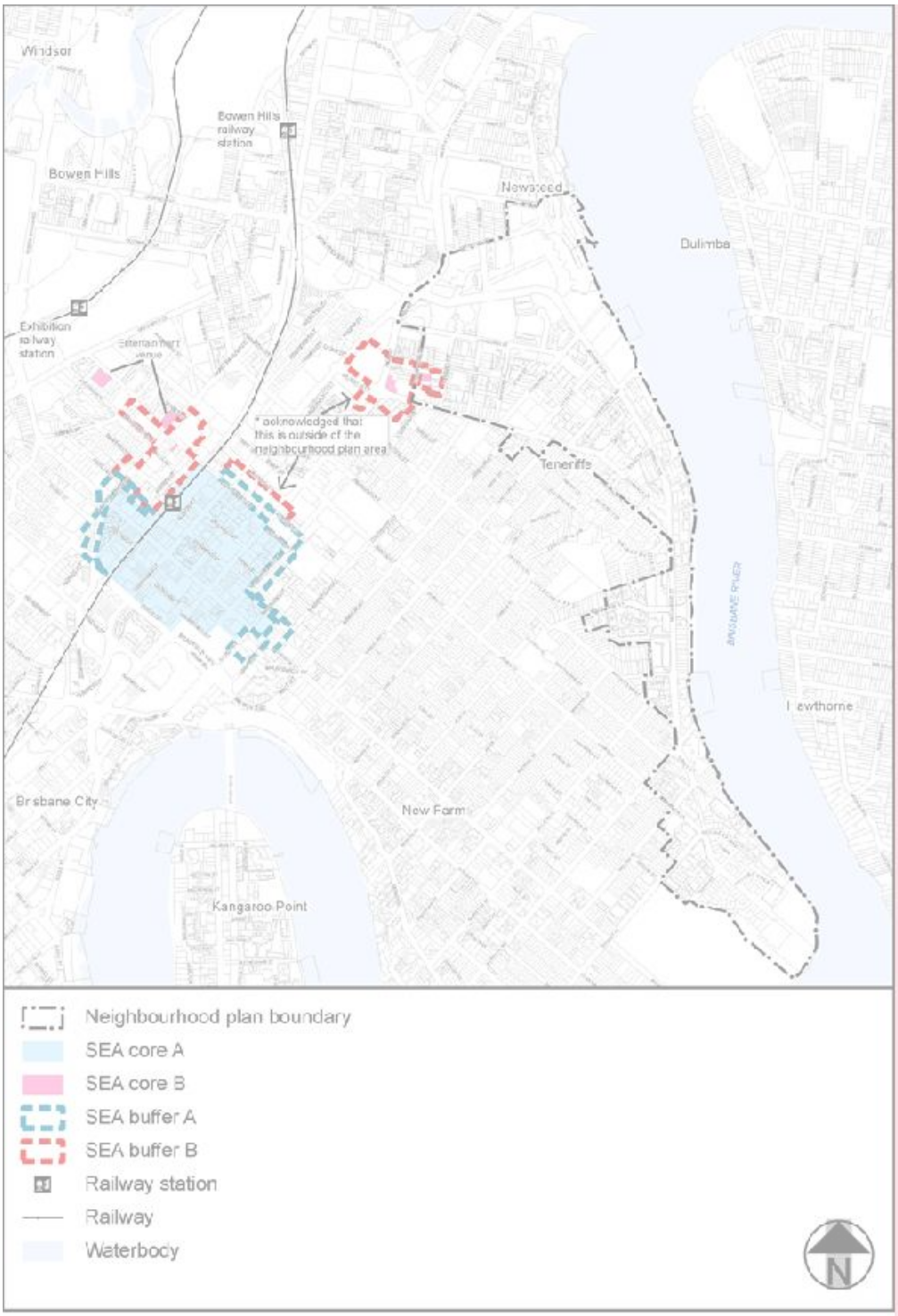


Figure g—Special entertainment area (SEA)

View the high resolution of Figure g—Special entertainment area (SEA)

7.2.19.5 Spring Hill neighbourhood plan code

7.2.19.5.1 Application

1. This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work in the Spring Hill neighbourhood plan area if:
    a. assessable development where this code is an applicable code identified in the assessment benchmarks column of a table of assessment for a neighbourhood plan (section 5.9); or
    b. impact assessable development.
2. Land within the Spring Hill neighbourhood plan area is identified on the NPM-019.5 Spring Hill neighbourhood plan map and includes the following precincts:
    a. City Centre expansion precinct (Spring Hill neighbourhood plan/NPP-001);
    b. Spring Hill mixed use precinct (Spring Hill neighbourhood plan/NPP-002):
        i. Spring Hill mixed use a sub-precinct (Spring Hill neighbourhood plan/NPP-002a);
        ii. Spring Hill mixed use b sub-precinct (Spring Hill neighbourhood plan/NPP-002b).
    c. Boundary Street heart precinct (Spring Hill neighbourhood plan/NPP-003);
    d. Spring Hill east precinct (Spring Hill neighbourhood plan/NPP-004).
3. When using this code, reference should be made to section 1.5, section 5.3.2 and section 5.3.3.

Note—The following purpose, overall outcomes, performance outcomes and acceptable outcomes comprise the assessment benchmarks of this code.

Note—This neighbourhood plan includes a table of assessment with variations to categories of development and assessment. Refer to Table 5.9.54.A, Table 5.9.54.B, Table 5.9.54.C and Table 5.9.54.D.

Editor's note—The preparation of an Urban context report in accordance with Table 7.2.19.5.3.C will assist in demonstrating how the proposal achieves the outcomes of this neighbourhood plan.

Note—Council's Independent Design Advisory Panel may be invited to provide advice on development, to facilitate high quality development, in accordance with the provisions of the Independent design advisory panel planning scheme policy.

Editor's note—The *New World City Design Guide - Buildings that Breathe* sets out the vision, design elements and best practice case studies to guide new development. Development is actively encouraged to incorporate these design elements and embrace the city's subtropical climate.

Note—The 'street building' comprises all levels of a building below which a set back tower commences. Refer to Figure c for guidance.

Note—Where located in the Principal centre zone, District centre zone, or Mixed use zone, the building height transitions provisions as identified in the Multiple dwelling code and/or the Centre or mixed use code do not apply within this neighbourhood plan area.

7.2.19.5.2 Purpose

1. The purpose of the Spring Hill neighbourhood plan code is to provide finer grained planning at a local level for the Spring Hill neighbourhood plan area.
2. The purpose of the Spring Hill neighbourhood plan code will be achieved through overall outcomes including overall outcomes for each precinct of the neighbourhood plan area.
3. The overall outcomes for the neighbourhood plan area are:
    a. Spring Hill is a diverse neighbourhood, with higher density mixed use activities bordering the CBD and along major streets, bounding pockets of small-scale, fine-grain residential dwellings.
    b. Spring Hill supports an inclusive community and provides a range of housing options for a diverse mix of people, jobs in a variety of sectors, a range of community services and a choice of meeting and gathering places.
    c. Development in Spring Hill reflects the unique character of the neighbourhood and its importance as one of the earliest suburbs settled in Brisbane. This is characterised by large areas of traditional residential dwellings built before 1885 on small allotments within a network of narrow streets and laneways. These buildings and areas make a significant contribution to Brisbane's heritage and character and are to be retained.
    d. Development protects and reinforces Spring Hill's extensive heritage and character through the retention, conservation and re-use of heritage places and character buildings.
    e. Development provides a sensitive design response to character dwellings, heritage places, and commercial character buildings that respects the visual integrity of these buildings, and the positive contribution that they make to the character and built form of Spring Hill.
    f. Development reinforces the diverse architecture and urban form that sets Spring Hill apart from other parts of Brisbane and is responsive to each site's specific shape, size, topography, context and setting.
    g. Development is designed to take advantage of Brisbane's subtropical climate and delivers high quality, subtropical architecture. Buildings, the public realm and landscaped spaces are designed to be open, engaging and green, with shaded spaces and opportunities to interact with the street, and contribute to Brisbane's identity and lifestyle.
    h. Development provides new and enhanced arcades and streetscape treatments in accordance with Figure a to improve the quality and quantity of public spaces in the neighbourhood plan area and enhance recreational opportunities. Improved footpaths and active frontages enhance street amenity and reinforce pedestrian movement.
    i. Development in the Principal centre zone, District centre zone, Mixed use zone or Community facilities zone provides slender towers that are sited and designed to maintain the openness of street vistas with adequate spacing between buildings to allow for light penetration, air circulation, views and vistas, and privacy, particularly for residential towers.
    j. Development in the District centre zone, Mixed use zone or Community facilities zone is set back from, and provides a highly landscaped design response to, adjoining sites in the Character residential zone or Low-medium density residential zone to

minimise privacy and amenity impacts on residents.

k. Development in the Community facilities zone provides physical and visual connections that contribute to the amenity and legibility of the overall pedestrian network. Development integrates with surrounding uses through an articulated and responsive built form, including a strong interface with the public domain at street frontages and welcoming front entrances.
l. Development in the Low-medium density residential zone provides a mix of residential options in close proximity to the City Centre (CBD), including Dual occupancy, Dwelling house, and Multiple dwelling uses.
m. Development in the Character residential zone protects traditional housing stock.

4. The City Centre expansion precinct (Spring Hill neighbourhood plan/NPP-001) overall outcomes are:
   a. The City Centre expansion precinct contains a mix of commercial, retail, residential, community and recreational uses, providing a transition in height between the CBD and development in the Boundary Street heart precinct and Spring Hill mixed use precinct.
   b. The Principal centre zone develops as a strong economic centre for Spring Hill, encouraging investment and employment in the area and leveraging off its proximity to the CBD and existing major health care and education institutions in the neighbourhood plan area. The Principal centre zone accommodates the highest densities and most diverse range of uses at a scale that is subordinate to the CBD.
   c. Development facilitates improvements to existing, and the creation of additional, pedestrian connections from Wickham Terrace and Leichhardt Street to Astor Terrace to improve permeability throughout Spring Hill. The key wayfinding spines of Little Edward, Upper Edward, Leichhardt and Wharf Streets are enhanced.
   d. Astor Terrace is recognised as a weekday, evening and weekend meeting place. Through development, Astor Terrace becomes a key destination for entertainment activities, comprising live music and entertainment venues, and for small ground level active uses including cafes, restaurants and bars.
5. The Spring Hill mixed use precinct (Spring Hill neighbourhood plan/NPP-002) overall outcomes are:
   a. Development is of a height and scale that is subordinate to development in the City Centre expansion precinct.
   b. Development in the Mixed use zone or Community facilities zone is set back from, and provides a highly landscaped design response to adjoining sites in the Character residential zone or Low-medium density residential zone to minimise privacy and amenity impacts on residents.
   c. Development in the Mixed use zone provides a range of built form outcomes which include commercial, residential and creative uses that support the City Centre expansion precinct.
   d. Development in the Character residential zone maintains the low-rise character of 1 and 2 storey dwellings, while encouraging the reuse of character housing for non-residential activities that maintain the domestic appearance of traditional character houses.
6. The Boundary Street heart precinct (Spring Hill neighbourhood plan/NPP-003) overall outcomes are:
   a. Development in the District centre zone reinforces Boundary Street as the ‘heart’ of Spring Hill through support for a mix of uses and as a location for higher-order services.
   b. Development is of a height and scale that is subordinate to development in the City Centre expansion precinct.
   c. Development in the District centre zone or Mixed use zone is set back from, and provides a highly landscaped design response to adjoining sites in the Character residential zone or Low-medium density residential zone to minimise privacy and amenity impacts on residents.
   d. Development in the Mixed use zone supports existing community facilities in the area through the promotion of complementary uses, including Health care service and Short-term accommodation.
   e. Development promotes Boundary Street as a pedestrian friendly street through a combination of ground level activation, high quality street building and streetscape design, and welcoming front entrances.
7. Spring Hill east precinct (Spring Hill neighbourhood plan/NPP-004) overall outcomes are:
   a. Development maintains a mix of small-scale residential, higher density mixed use, and community (education) facilities land uses in the precinct.
   b. Development in the Mixed use zone is set back from, and provides a highly landscaped design response to adjoining sites in the Character residential zone or Low-medium density residential zone to minimise privacy and amenity impacts on residents.
   c. The Neighbourhood centre zoned land on Water Street maintains a local activity centre function providing a variety of uses and activities that service local residents. No further expansion of commercial activities into residential areas is to occur.
   d. Development in the Mixed use zone provides a transition between the lower density residential portions of Spring Hill to the higher density city frame areas of Bowen Hills and Fortitude Valley. Development is of a higher intensity along St Pauls Terrace, to provide a height transition to the Principal centre zoned land on the opposite side of the road.
   e. Development in the Low-medium density residential zone along Gregory Terrace forms an urban residential edge to Victoria Park opposite.
   f. Bedford Playground Park continues to be a central public open space for residents of Spring Hill, offering a range of local and district level informal recreation experiences. Complementary community uses continue to operate from existing community buildings in the park.

7.2.19.5.3 Performance outcomes and acceptable outcomes

Table 7.2.19.5.3.A—Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes
If in the Principal centre zone, District centre zone, Mixed use zone, or Community facilities zone	

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 anticipated density and assumed infrastructure demand; b. aligned to community expectations about the number of storeys to be built; c. proportionate and commensurate with the utility of the site area and frontage width; d. designed to avoid 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 the number of storeys in Table 7.2.19.5.3.B—Maximum building height and maximum tower site cover. Note—Neighbourhood plans will mostly specify the maximum number of storeys where zone outcomes have been varied in relation to building height. Some neighbourhood plans may also specify the height in metres. Development must comply with both parameters where maximum number of storeys and height in metres are specified.
PO2 Development is designed to respond to its site context and setting and exhibits outstanding architectural merit.	**AO2** No acceptable outcome is prescribed.
PO3 Development is of a scale and form that contributes to a cohesive streetscape and built form character, and: a. does not cause significant and undue adverse amenity impacts to adjoining properties, or prejudice their development; b. is sited and designed to enable existing and future buildings to be well separated from each other to allow for light penetration, air circulation between buildings, and the preservation of views, vistas and resident privacy; c. protects the amenity of properties located in the Character residential zone or Low-medium density residential zone; d. respects the existing built form of properties identified in the Heritage overlay, Pre-1911 building overlay, and the Commercial character building overlay.	**AO3.1** Development ensures setbacks are in accordance with Table 7.2.19.5.3.D—Boundary setback requirements. **AO3.2** Development has a maximum tower site cover in accordance with Table 7.2.19.5.3.B—Maximum building height and maximum tower site cover.
PO4 Development in the Principal centre zone, District centre zone, or Mixed use zone incorporates a street building with a façade treatment that is designed to: a. address and activate the street and any adjacent publicly accessible space with a high level of permeability, landscaping, shade and shelter; b. contribute to an attractive streetscape; c. create a smooth transition from indoors to outdoors; d. respond to the subtropical climate by opening up to the elements while providing shade and comfort.	**AO4.1** Development in the Principal centre zone, District centre zone, or Mixed use zone includes a building form that incorporates a street building. Refer to Figure c for guidance. **AO4.2** Development has a maximum street building height in accordance with the following: a. if in the Principal centre zone, no greater than 3 storeys; or b. if in the District centre zone or Mixed use zone, no greater than 2 storeys. **AO4.3** Development of a street building incorporates: a. balconies, openings and louvres to create a high degree of permeability that allow building occupants to overlook the street and any adjacent publicly accessible space; b. outdoor spaces that allow building occupants to access open air; c. vertical landscaping, shade structures, and articulation that provide shade and shelter for pedestrians on the street and the building. Refer to Figure c for guidance.
PO5	**AO5**

Development exhibits best practice subtropical design and presents a highly landscaped environment, including: a. landscaping and outdoor spaces that make the most of Brisbane's subtropical climate, while mitigating heat; b. landscaped subtropical spaces and water features on ground levels, roofs, balconies, terraces, and edges of buildings.	Development provides landscaped outdoor spaces equivalent to a minimum 30% of the site area. Note—Outdoor space does not include spaces where more than 70% of the perimeter is enclosed, or balconies that are less than 12m^2.
PO6 Development exhibits best-practice climate responsive design, including orientation, to mitigate heat and reduce the need for mechanical heating, cooling and lighting.	**AO6** No acceptable outcome is prescribed.
PO7 Development provides a landscape buffer within the setback area of a special boundary identified on Figure b to facilitate: a. visual privacy to and between sites; b. visual amenity; c. shading and occupant amenity; d. appropriate transition to adjoining character housing.	**AO7** No acceptable outcome is prescribed.
Additional criteria if in the Major health care zone precinct of the Community facilities zone	
PO8 Development of the lower 2 storeys of the building: a. exhibits a human-scale, having regard to the characteristics of surrounding development; b. supports a comfortable and attractive pedestrian environment.	**AO8** No acceptable outcome is prescribed.
PO9 Development provides arcades to create an integrated and continuous pedestrian network that facilitates movement within and through large sites and along key thoroughfares.	**AO9** Development provides arcades running from street to street within the locations indicated in Figure a that: a. provides pedestrian access during hours of operation of the use; b. integrates with adjoining buildings; c. links established pedestrian networks, parking and public transport facilities; d. is finished with high quality materials considering public safety; e. is provided at-grade with an adjoining public area and connects safely without any lip or step; f. incorporates crime prevention through environmental design principles to maximise safety; g. has signage at each end identifying the connection provided. Note—Crime prevention principles can be found in the Crime prevention through environmental design planning scheme policy.

Table 7.2.19.5.3.B—Maximum building height and maximum tower site cover

	Development of a site less than 800m^2 or with a site frontage of less than 20m	**Development of a site 800m^2 or greater but less than 1,000m^2**	**Development of a site 1,000m^2 or greater but less than 1,800m^2**	**Development of a site 1,800m^2 or greater**
Maximum building height (storeys)				
If in the City Centre expansion precinct (Spring Hill neighbourhood plan/NPP-001)				
Where in the Principal centre zone	3	15	25	30
If in the Spring Hill mixed use precinct (Spring Hill neighbourhood plan/NPP-002)				
Where in the Mixed use zone and in sub-precinct a	3	8	15	20
Where in the Mixed use zone and in sub-precinct b	3	8	10	15
Where in the Community facilities zone (Major health	20			

care zone precinct)				
Where in the Community facilities zone (Education purposes zone precinct)	10			
If in the Boundary Street heart precinct (Spring Hill neighbourhood plan/NPP-003)				
Where in the District centre zone or the Mixed use zone	3	5	10	15
Where in the Community facilities zone (Major health care zone precinct)	15			
Where in the Community facilities zone (Education purposes zone precinct)	10			
If in the Spring Hill east precinct (Spring Hill neighbourhood plan/NPP-004)				
Where in the Mixed use zone code and with a primary frontage to Saint Pauls Terrace	3	8	15	20
Where in the Mixed use zone code otherwise	3	8	10	15
Where in the Community facilities zone (Education purposes zone precinct)	5			
Maximum tower site cover (%)				
If in the Principal centre zone, or the District centre zone, or the Mixed use zone	Not applicable	Not applicable	Not applicable	60%

Note—Maximum building height includes the ground storey and all street building and tower storeys above ground level.

Note—Tower site cover (TSC) is:

- the combined average area of the 5 largest storeys of each building (being the full area of any storey located wholly or partially above the maximum street building height identified in AO4.2) as a portion of the original site area;
- calculated as the area bounded by the outside of the external wall, including balconies but excluding projections.

Table 7.2.19.5.3.C—Urban context report

Content	Scope (and format)
Site characteristics	Demonstrate how the site's constraints and attributes have been considered in the design of the development.
Cityscape and built form	Demonstrate how the development: a. provides a site-responsive built form taking into account site characteristics and form of surrounding development, including relationship with other buildings in terms of setbacks, privacy, light and air; b. provides a contextually responsive built form taking into account site location within Spring Hill; c. impacts on broader views across the cityscape and of the city skyline; d. exhibits outstanding architectural merit.
Streetscape	Demonstrate how the development impacts on and contributes to the streetscape and street functioning, in terms of: a. street building height, setbacks and design; b. ground level activation, including proportion of glazing and openings; c. awning heights and continuity; d. footpath width, continuity and design.
Heritage, landmarks, natural assets, views and vistas	Demonstrate how the development: a. respects the streetscape and public realm context and setting of nearby heritage buildings and places, landmarks and natural assets; b. maintains or creates views and vistas from public vantage points to heritage places, landmarks and natural assets, and across public realm.
Public realm, connections, attractors and	Demonstrate how the development: a. respects, enhances, expands and/or connects to adjoining and nearby Public realm; b. maintains and enhances pedestrian permeability, including major attractors and the wider movement network.

movement network	
Subtropical climate	Demonstrate how the development design incorporates orientation, shading, outdoor spaces, natural ventilation, landscaping and articulation to reduce heat loading, protect from weather, optimise natural light and support outdoor lifestyles.

Editor's note—The Urban context report provides a formal means for developers, architects and designers to clearly articulate how the development successfully responds to the site, its context and climate. This report should comprise plans, diagrams, perspectives, 3D modelling (including use of the Virtual Brisbane 3D model to test development options) and supporting design rationales to demonstrate how the proposal achieves the outcomes of this neighbourhood plan.

Editor's note—The *New World City Design Guide - Buildings that Breathe* sets out the vision, design elements and best practice case studies to guide new development. Development is actively encouraged to incorporate these design elements and embrace the city's subtropical climate.

Table 7.2.19.5.3.D—Boundary setback requirements

Element	**Minimum boundary setback (metres)**		
	Front	**Side and rear**	**Where identified as a special boundary on Figure b**
Street building	0	0	3
Tower	3 to balcony 6 to wall	6	9

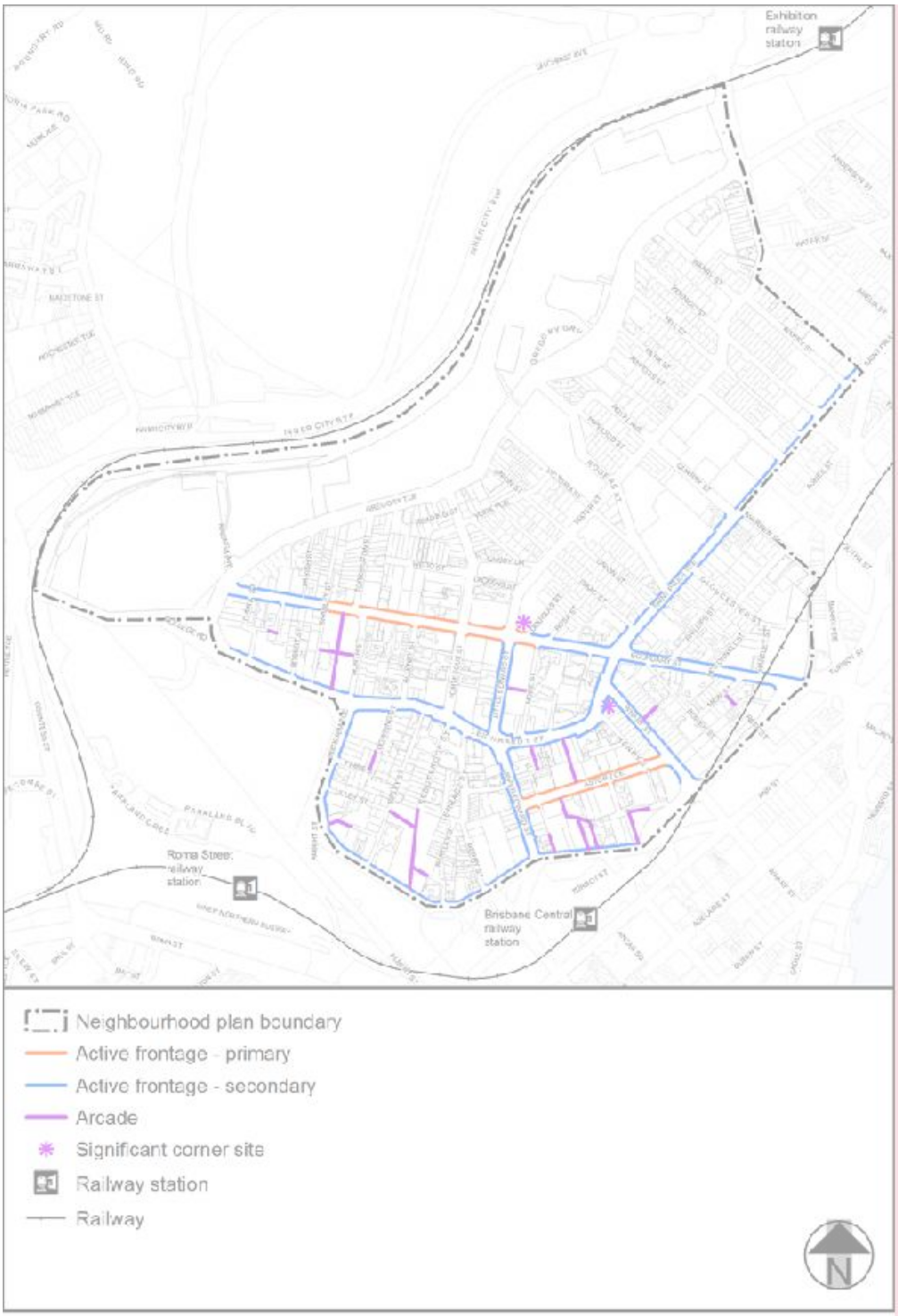


Figure a—Spring Hill neighbourhood plan

~~View the high resolution of Figure a—Spring Hill neighbourhood plan~~

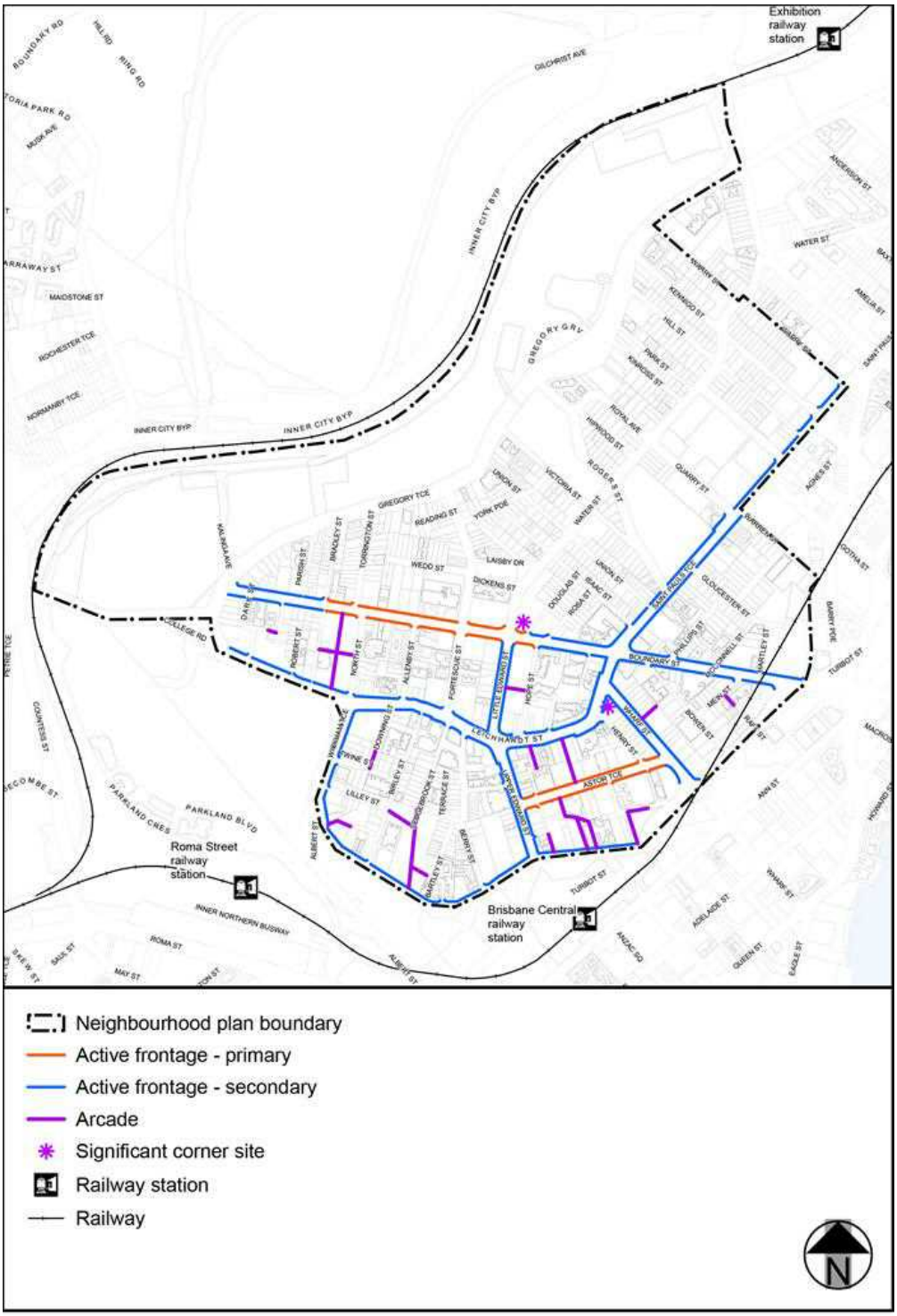


Figure a—Spring Hill neighbourhood plan

View the high resolution of Figure a—Spring Hill neighbourhood plan



Figure b—Special boundaries

~~View the high resolution of Figure b—Special boundaries~~

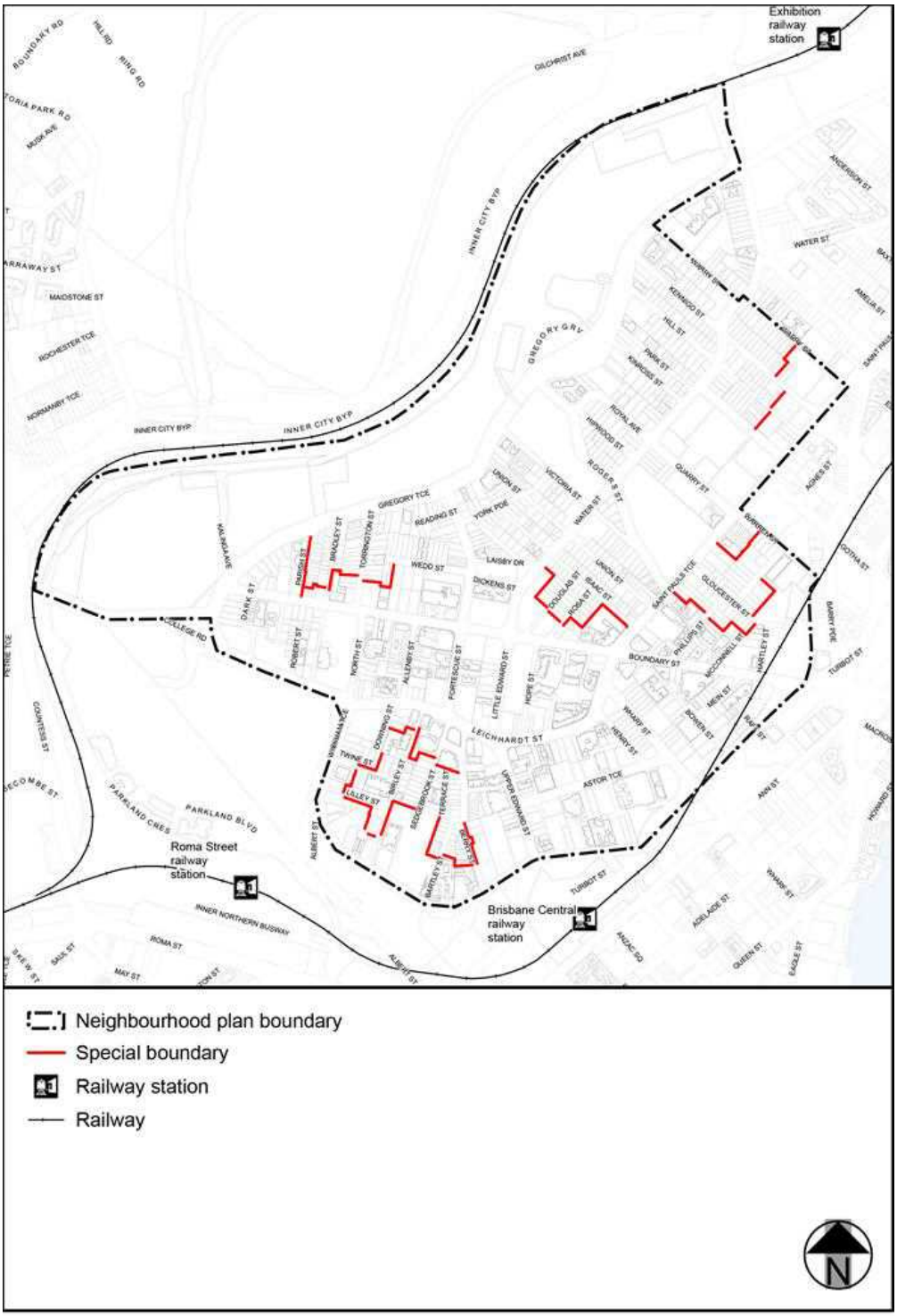


Figure b—Special boundaries

View the high resolution of Figure b—Special boundaries

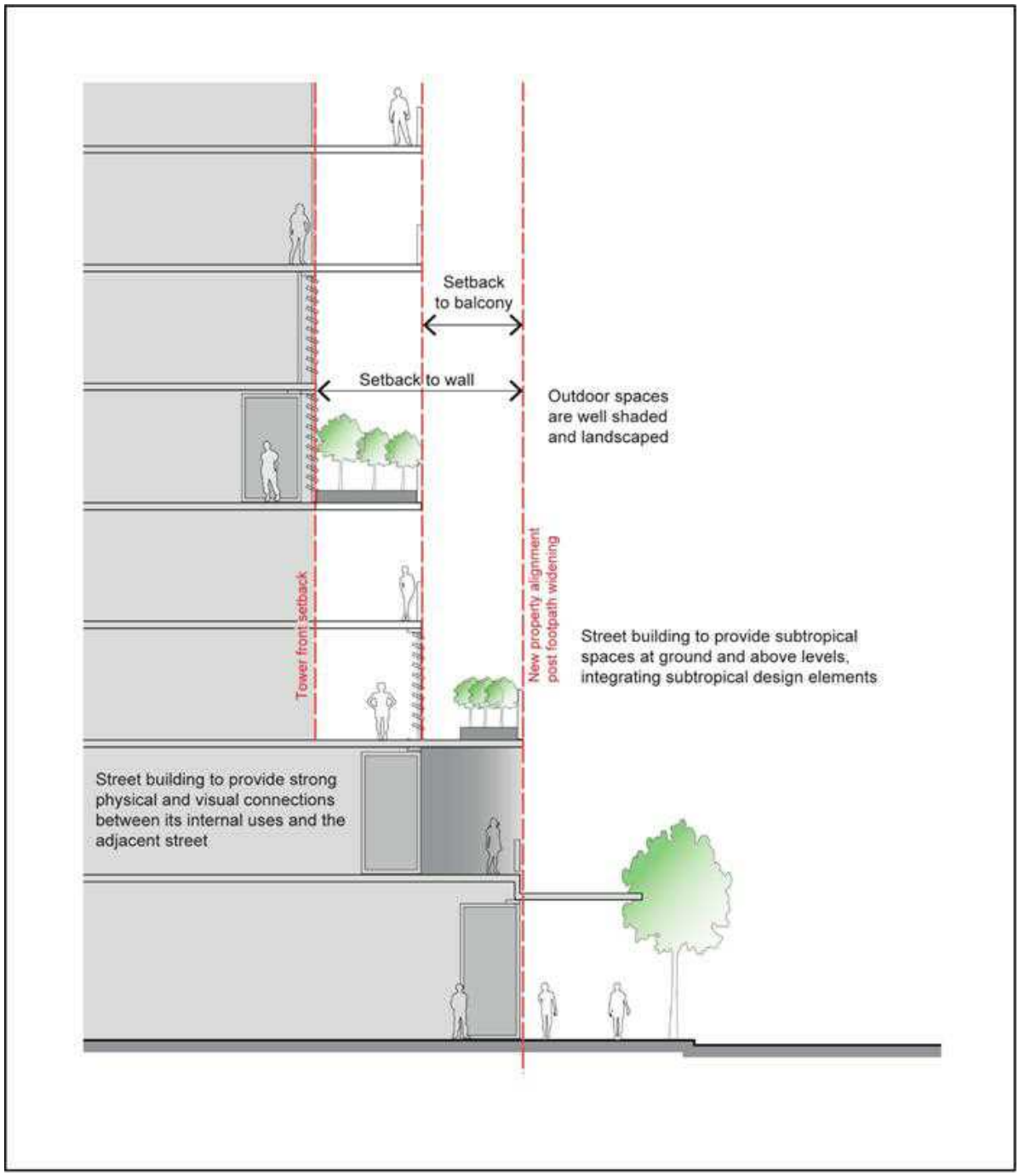


Figure c—Indicative street building treatment

View the high resolution of Figure c—Indicative street building treatment

8.2.7 Commercial character building (activities) overlay code

8.2.7.1 Application

1. This code applies to assessing development of land in, adjoining or having frontage to buildings identified in the Commercial character building overlay (i.e. where a commercial character building on the premises extends over adjoining road reserve), if:
    a. accepted development subject to compliance with identified requirements, where acceptable outcomes of this code are identified requirements in a table of assessment for an overlay (section 5.10); or
    b. assessable development where this code is an applicable code identified in the assessment benchmarks column of a table of assessment for an overlay (section 5.10); or
    c. impact assessable development.
2. Land in the Commercial character building overlay is identified on the Commercial character building overlay map and is included in the Commercial character building site sub-category.
3. When using this code, reference should be made to section 1.5 and section 5.3.3.

Note—The following purpose, overall outcomes, performance outcomes and acceptable outcomes comprise the assessment benchmarks of this code.

Note—Where this code includes performance outcomes or acceptable outcomes that relate to:
- commercial character buildings, guidance is provided in the Commercial character building planning scheme policy;
- crime prevention through environmental design, guidance is provided in the Crime prevention through environmental design planning scheme policy;
- noise impact assessment, guidance is provided in the Noise impact assessment planning scheme policy;
- refuse and recycling, guidance is provided in the Refuse planning scheme policy;
- on-site parking and servicing provisions, guidance is provided in the Transport, access, parking and servicing planning scheme policy.

Editor's note—For a proposal to be accepted development subject to compliance with identified requirements, it must meet all the identified acceptable outcomes of this code that relate to the applicable sub-category and any other applicable code. Where it does not meet all identified acceptable outcomes, the proposal becomes assessable development and a development application is required. Where a development application is triggered, only the specific acceptable outcomes that the proposal fails to meet need to be assessed against the corresponding assessable acceptable outcomes or performance outcomes and relevant overall outcomes. Other identified acceptable outcomes that are met are not assessed as part of the development application.

8.2.7.2 Purpose

1. The purpose of the Commercial character building (activities) overlay code is to:
    a. Implement the policy direction in the Strategic framework in particular:
        i. Theme 2: Brisbane's outstanding lifestyle, and Element 2.1 — Brisbane's identity;
        ii. Theme 5: Brisbane's CityShape and Element 5.5 — Brisbane's Suburban Living Areas, and Element 5.8 — Brisbane's Growth Nodes on Selected Transport Corridors.
    b. Provide for the assessment of the suitability of development of commercial character building activities in commercial character buildings and the extension or alteration, renovation or refurbishment of commercial character buildings in the Commercial character building overlay.
2. The purpose of the code will be achieved through the following overall outcomes:
    a. The use of a commercial character building complements the prevailing scale, built form, setting and streetscape character of the surrounding area.
    b. Any extension, alteration, renovation or refurbishment to the building is compatible with the traditional architectural style, characteristics, design elements, materials and detailing of the commercial character buildings.
    c. Commercial character building activities where in a zone in the residential zones category are compatible with and minimise impacts on the character, health, wellbeing and amenity of nearby residential premises and other sensitive uses.
    d. Commercial character buildings are retained and utilised for centre activities (activity group) where in a zone in the centre zones category or the Mixed use zone.
    e. Commercial character building activities, or centre activities where in the centre zone category or the Mixed use zone, ensure continued contribution to the local character and lifestyle of the city and where in growth areas of the city fulfil a complementary role to other non-residential and centre uses.
    f. Building and landscape design responds to local climatic conditions to create more pleasant and sustainable environments.
    g. Building height, design and setbacks of any extension to a commercial character building provides a sensitive transition at the edge of the site where adjoining land in the Low density residential zone.
    h. Development integrates with the surrounding area and achieves high-quality urban design outcomes.
    i. Development contributes to a pedestrian and cyclist-friendly traffic environment that effectively engages with the street to create an attractive interface between buildings and the streetscape.
    j. The design of servicing, access and parking arrangements allows for efficient operation of the use.
    k. The use serves the needs of the local community by providing neighbourhood convenience services within a walkable catchment.
    l. The use supports the level of amenity, privacy, safety and security reasonably expected by nearby residents.

8.2.7.3 Performance outcomes and acceptable outcomes

Table 8.2.7.3—Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes

Section A—If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development involving a commercial character building premises	
PO1 Development for the Commercial character building activity is low impact in scale, nature and employment, reinforces and contributes to the local character and lifestyle of the city, and is of a modest scale, suited to serving the needs of the local community.	**AO1** Development for a Commercial character building activity has a maximum non-residential gross floor area of 250m^2.
PO2 Development for a Commercial character building activity is compatible with an adjoining community and residential use or other sensitive land use if located in the Low density residential zone, Low—medium density residential zone, Medium density residential zone, High density residential zone, Character residential zone or Community facilities zone.	**AO2** Development does not involve the sale of items that are restricted to customers over 18 years of age, other than cigarettes, alcohol and lottery/scratch-it type tickets, if located in the Low density residential zone, Low—medium density residential zone, Medium density residential zone, High density residential zone, Character residential zone or Community facilities zone.
PO3 Development has hours of operation (including for deliveries) which are controlled so that the use does not impact on the amenity of a nearby sensitive use.	**AO3** Development limits hours of operation (including for deliveries) to between 6am and 8pm.
PO4 Development is of a nature and scale which does not result in noise emissions that exceed the following criteria: $L_{Aeq,adj,T}$ emitted from the Commercial character building activity is not greater than the rating background level plus 3 at a sensitive use. Where T is: • day (7am to 6pm): 11hr • evening (6pm to 10pm): 4hr • night (10pm to 7am): 9hr. Where $L_{Aeq,adj,T}$ is the A-weighted equivalent continuous sound pressure level during measurement time T, adjusted for tonal and impulsive noise characteristics, determined in accordance with the methodology described in the Noise impact assessment planning scheme policy. Note—Rating background level is to be determined in accordance with the methodology described in the Noise impact assessment planning scheme policy. Note—A noise impact assessment report prepared in accordance with the Noise impact assessment planning scheme policy can assist in demonstrating achievement of this performance outcome.	**AO4** Development: a. does not involve amplified music entertainment; b. is conducted wholly within an enclosed building and does not involve external activity, dining or entertainment areas; c. ensures mechanical plant or equipment is acoustically screened from adjoining sensitive uses. Note—Mechanical plant includes generators, motors, compressors and pumps, such as air-conditioning, refrigeration or coldroom motors.
PO5 Development is of a nature and scale which does not result in odour, dust or other air pollutants that cause an unreasonable impact to the occupier of a nearby sensitive use. Note—The matters considered in assessing unreasonable impacts include the characteristics, nature, amount, intensity, frequency and duration of the emissions and whether the emissions could be reasonably expected in the area.	**AO5** Development: a. does not release air pollutants, including odour, dust, fumes or smoke external to the development; or b. ensures that if food or cooking odour is released, exhaust vents are discharged vertically and directed away from the sensitive use and are separated by the following distances: i. a minimum of 6m horizontally from a sensitive use; ii. a minimum of 2m above a thoroughfare or roof with regular foot traffic.
PO6 Development for veterinary service is limited to day-clinic functions only, or a stand-alone, detached building, to prevent adverse noise impacts on adjoining residential premises and other sensitive uses.	**AO6** Development for veterinary service in the Low density residential zone, Low—medium density residential zone, Medium density residential zone, High density residential zone, or Character residential zone: a. is limited to day-clinic functions only and does not involve overnight accommodation of animals; b. is contained within a stand-alone, detached building.
Section B—If for assessable development where work is not limited to internal alterations or fitouts (excluding PO7 if in the Fortitude Valley neighbourhood plan area, where in the Principal centre zone or Mixed use zone)	
PO7 Development involving the extension, alteration, renovation or refurbishment of a commercial character building is sensitive to the built form, scale and character of the original building and	**AO7** No acceptable outcome is prescribed.

architectural design in accordance with the guidelines contained in the Commercial character building planning scheme policy: a. ensures the original use of the building remains clearly identifiable by maintaining the traditional architectural style, characteristics and detailing of the commercial character building; b. is sited and of a scale and bulk that does not dominate or detract from the appearance of the existing commercial character building on the site or of an adjoining residential dwelling.	
PO8 Development for the relocation of the commercial character building within the site: j. maintains the relationship of the commercial character building to each street frontage; k. does not increase the setback to each street frontage; l. does not detract from the traditional characteristic elements of the building or amenity of the local area.	**AO8** No acceptable outcome is prescribed.
PO9 Development maintains a sense of street address and reinforces the relationship of the commercial character building with the street through the following: a. the commercial character building is not raised or enclosed underneath unless essential to address building issues such as flooding, sub-floor air circulation or prevention of pest infestation; b. the original street-front entrance to the commercial character building is not significantly elevated, is retained or reinstated and maintains a sense of street address and safe and equitable pedestrian ingress and egress from the building. Note—Preparing a report demonstrating the requirements necessitating the raising or enclosure of the building can assist in demonstrating achievement of this performance outcome.	**AO9** Development for a commercial character building does not result in the commercial character building being raised or enclosed underneath.
PO10 Development for an extension to a commercial character building on a corner site of a neighbourhood access road or local access road addresses each street frontage to enhance the activation and engagement of the Commercial character building activity with the street.	**AO10** No acceptable outcome is prescribed.
PO11 Development if extending a commercial character building has a primary frontage which is similar in appearance to the original commercial character building.	**AO11** Development if extending the building frontage of a commercial character building at the ground storey provides glass or openings to the same extent as the original building frontage.
PO12 Development ensures customer and visitor parking does not: a. dominate the frontage of the premises or detract from the streetscape; b. cause on-street traffic congestion and parking delays; c. create traffic circulation hazards on the adjoining street or within the site. Note—On-site parking and servicing areas are provided for staff, customers and visitors in compliance with the Transport, access, parking and servicing planning scheme policy.	**AO12** Development provides on-site car parking which is at the rear of the building and not within the front setback. On-site parking and servicing areas are provided in compliance with the Transport, access, parking and servicing planning scheme policy.
PO13 Development provides sufficient areas for refuse and recycling bin storage and collection, which are located and managed so that adverse impacts on building occupants, neighbouring properties and the public realm are minimised.	**AO13** Development provides: a. refuse and recycling bin storage areas that are located so that they are not visually obtrusive when viewed from the street; b. adequate frontage for all bins to be presented on the footpath for collection. Note—Refer to the Refuse planning scheme policy for further guidance.
Additional performance outcomes and acceptable outcomes if not in a zone in the centre zone category or the Mixed use	

zone	
PO14 Development for a commercial character building which adjoins a residential dwelling or other sensitive land use: a. does not significantly reduce daylight to open space or a habitable room in an adjoining premises; b. limits the dimensions of built-to-boundary walls to minimise overshadowing impacts.	**AO14.1** Development for a commercial character building provides a minimum side boundary setback, other than for a wall built to the boundary, which is a minimum of: a. 1.5m, for a wall up to 4.5m high; b. 2m, for a wall up to 7.5m high; c. 2m plus 0.5m for every 3m (or part of 3m) over 7.5m, for a wall over 7.5m high.
	AO14.2 Development has a minimum rear boundary setback of 6m.
	AO14.3 Development for a commercial character building with a wall built to a side boundary: a. has a maximum height of 3m, unless it abuts a higher existing or simultaneously constructed wall; b. has a maximum length of 15m if it does not abut an existing boundary wall. Note—Where a wall built to the boundary has a height less than 2m measured on the adjacent premises, it can extend the full length of the boundary, less any front or rear boundary setback.
PO15 Development provides landscaping which: a. retains existing vegetation, including street trees; b. is consistent with the established landscape character; c. provides an attractive and legible interface between the use, the streetscape and an adjoining residential premises; d. provides appropriate screening to maintain privacy between the use and adjoining residences, enhances the appearance of the development and disguises undesirable features such as outdoor storage areas.	**AO15.1** Development ensures the retention of an established tree if removal is not required to locate a new building, car park or driveway.
	AO15.2 Development ensures that the landscape design: a. emphasises a clear pedestrian entry point for staff, customers and visitors; b. allows overlooking of the street and pedestrian entry areas.
	AO15.3 Development provides a landscaped buffer of a minimum of 2m wide along site boundaries where a non-residential use adjoins a residential dwelling or other sensitive land use.
PO16 Development provides vehicular access ways which are designed and located to: a. minimise on-site and off-site safety conflicts between pedestrians and vehicles; b. ensure efficient vehicular or pedestrian ingress to or egress from the premises; c. reduce the visual impact on the streetscape.	**AO16.1** Development provides only one vehicle access way to the site.
	AO16.2 Development ensures that the location of the access way maintains the integrity, quality and primacy of footpaths.
PO17 Development provides adequate lighting of a pedestrian footpath covered by an awning to ensure pedestrian safety and amenity and not cause light spill nuisance to surrounding residents.	**AO17** Development provides a lighting system for an awning over a footpath: a. which is in compliance with the technical parameters, design, installation, operation and maintenance requirements of AS4282-1997 Control of the obtrusive effects of outdoor lighting; b. has a minimum of 20lux at footpath level.
PO18 Development minimises direct overlooking to an adjoining residential dwelling by building layout, location and design of windows, balcony or screening device.	**AO18** Development ensures that a direct view from a window, balcony, verandah, terrace or deck into a window of a habitable room in an adjoining residential dwelling is screened by: a. fixed opaque glazing; or b. a fixed external screen; or c. fencing if the overlooking is from a window at the ground storey.
PO19 Development creates a safe environment by incorporating the key elements of crime prevention through environmental design.	**AO19** Development incorporates the key elements of crime prevention through environmental design in its layout, building and structure

	design and landscaping by: a. facilitating casual surveillance opportunities and including good sightlines to publicly accessible areas such as car parks, pathways, public toilets, communal areas; b. defining different uses and ownerships private and public through design and restricting access from a non-residential use into a private residential dwelling; c. promoting safety and minimising the opportunity for graffiti and vandalism through exterior building design and orientation of a building and use of an active frontage; d. ensuring publicly accessible areas such as car parks, pathways, public toilets, communal areas are well lit; e. including way-finding cues; f. minimising predictable routes and entrapment locations near public spaces such as car parks, public toilets, ATMs, communal areas. 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.
Additional performance outcomes and acceptable outcomes if in the Latrobe and Given Terraces neighbourhood plan area	
PO20 Development ensures: a. that where a building is raised, the height increase does not alter the overall effect of floor area to street level; b. that a low-set house remains of a low-set appearance.	**AO20** Development maintains the height relationship of existing floor areas to street level.
PO21 Development is designed with appropriate detailing for the period of the building.	**AO21.1** Development ensures that a verandah incorporates historically appropriate detailing for the period of the building.
	AO21.2 Development ensures that suspended awnings typical from the 1920s onwards are not replaced with post-supported awnings.
PO22 Development involving a shopfront is designed and constructed in materials sensitive to the period of the building.	**AO22.1** Development involving a shopfront on an early timber commercial frontage comprises weatherboard stallboards and simple timber-framed windows incorporating a splayed recessed interest.
	AO22.2 Development involving a shopfront constructed between 1910 and 1940 incorporates the use of metal shop fittings and tiles.
Additional performance outcomes and acceptable outcomes if in the Bulimba district neighbourhood plan area where in the NPP-002-Oxford Street precinct	
PO23 Development is designed to sensitively integrate with the streetscape of Oxford Street.	**AO23** Development retains and adaptively re-uses such that: a. original shopfronts are retained or refurbished using materials which complement the period of the building; b. the height relationship of existing floor areas to street levels are maintained; c. an extension is located at the rear of the premises.
Additional performance outcomes and acceptable outcomes if in the Fortitude Valley neighbourhood plan area where in the Principal centre zone or Mixed use zone	
PO24 Development above or involving the extension, alteration, renovation or refurbishment of a commercial character building is designed to: a. sensitively integrate with the built form, scale and character of the original building and architectural design; b. retain the traditional architectural style, characteristics and detailing of the commercial character building.	**AO24.1** Development retains and adaptively re-uses the existing commercial character building and ensures the traditional architectural style, characteristics and detailing of the commercial character building is maintained.
	AO24.2 Development complements the architectural form and details of the commercial character building: a. through complementary building materials that respond to the original building fabric while remaining clearly distinguishable

	through their texture, detailing, colour palette and materiality; b. through building detailing and articulation that responds to the established rhythm, scale and fine grain detail of the commercial character building; c. where involving a podium, a podium height that aligns with the parapet height of the commercial character building.
PO25 Development maintains the visual dominance of the commercial character building to the streetscape and ensures the original building remains clearly identifiable on all street frontages.	**AO25** Development above a commercial character building is visually recessive and does not dominate or detract from the appearance of the existing commercial character building to the streetscape by providing a minimum 6m setback to the street frontage.

8.2.19A Special entertainment precinct overlay code

8.2.19A.1 Application

1. This code applies to assessing development in the Special entertainment precinct overlay, if:
    a. accepted development subject to compliance with identified requirements, where acceptable outcomes of this code are identified requirements in a table of assessment for an overlay section5.10; or
    b. assessable development where this code is an applicable code identified in the assessment benchmarks column of a table of assessment for an overlay section 5.10; or
    c. impact assessable development.
2. Land in the Special entertainment precinct overlay is identified on the Special entertainment precinct overlay map and is included in the following sub-categories:
    a. Core A sub-category;
    b. Buffer A sub-category;
    c. Core B sub-category;
    d. Buffer B sub-category.
3. When using this code, reference should be made to section 1.5 and section 5.3.3.

Note—A Special entertainment precinct is taken to be a special entertainment precinct for the purposes of the Local Government Act.
Note—The following purpose, overall outcomes, performance outcomes and acceptable outcomes comprise the assessment benchmarks of this code.
Note—A noise impact assessment report prepared in accordance with the Noise impact assessment planning scheme policy will assist in demonstrating achievement of these performance outcomes.
Note—Operating noise levels for the above activities will be determined by the Amplified Music Venue Permit in accordance with the Amplified Music Venues Local Law.

8.2.19A.2 Purpose

1. The purpose of the Special entertainment precinct overlay code is to:
    a. Implement the policy direction in the Strategic framework, in particular:
        i. Theme 2: Brisbane's outstanding lifestyle and Element 2.4 - Brisbane's community facilities, services, open space and recreation infrastructure;
        ii. Theme 3: Brisbane's clean and green leading environmental performance and Element 3.2 - Brisbane's environmental quality and sustainable design;
        iii. Theme 5: Brisbane's CityShape, Element 5.5 - Brisbane's Suburban Living Areas and Element 5.1 - Brisbane's City Centre.
    b. Provide for the assessment of the suitability of development in the Special entertainment precinct overlay.
2. The purpose of the code will be achieved through the following overall outcomes:
    a. Entertainment activities are focused within the Special entertainment precinct Core sub-categories and provide for and encourage a variety of live music, nightclub entertainment facilities and other music venues.
    b. The Special entertainment precinct Core and Buffer sub-categories manage the interface between entertainment activities and accommodation activities by ensuring new development responds to the existing and intended entertainment function of the precinct through appropriate land use planning, building design and acoustic attenuation measures.
    c. Development supports the ongoing operation, viability and evolution of lawful entertainment activities and does not introduce unreasonable constraints on existing or future entertainment venues.
    d. Noise attenuation to reduce the intrusion of amplified music from both existing and future venues is required in all new residential development, and noise attenuation requirements must be satisfied when designing new entertainment venues.
    e. In the Special entertainment precinct, ambient noise levels are expected to be relatively higher both inside and outside of residences due to their proximity to entertainment venues, and residents can expect a different level of amenity than would ordinarily occur in other residential areas.

8.2.19A.3 Performance outcomes and acceptable outcomes

Table 8.2.19A.3—Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes
Section A: If in the Core A or Core B sub-category and involving a material change of use for a bar, club, food and drink outlet (where involving amplified music), function facility, hotel, nightclub entertainment facility or theatre	
PO1	**AO1**

Development for an amplified music venue is designed and constructed to achieve lawful amplified music noise levels external to the premises. 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—Operating noise levels for the above activities will be determined by the Amplified Music Venue Permit in accordance with the Amplified Music Venues Local Law.	Development does not involve amplified music that is audible external to the premises. Note—Operating noise levels for the above activities will be determined by the Amplified Music Venue Permit in accordance with the Amplified Music Venues Local Law.
PO2 Development located in the same premises, an adjoining premises, or within 5m of accommodation activities, ensures the building is designed and constructed to achieve an amplified music noise level of: a. not greater than LLeq,T 43dB in any one-third octave band between and including 31.5Hz to 125Hz in a bedroom not associated with the development; b. not greater than LLeq,T 45dB in any one-third octave band between and including 31.5Hz to 125Hz in a living room not associated with the development. Refer to Figure a. 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—Operating noise levels for the above activities will be determined by the Amplified Music Venue Permit in accordance with the Amplified Music Venues Local Law.	**AO2** Development located in the same premises, an adjoining premises, or within 5m of accommodation activities does not involve amplified music that is audible in a bedroom or living room not associated with the development. Refer to Figure a. Note—Operating noise levels for the above activities will be determined by the Amplified Music Venue Permit in accordance with the Amplified Music Venues Local Law.
Section B: If in a Core A sub-category, Core B sub-category, Buffer A sub-category or Buffer B sub-category and involving a material change of use for accommodation activities	
PO3 Development ensures: a. bedrooms and living rooms are designed, located and constructed to protect occupants from existing or future amplified music noise that may arise from premises outside the building; b. a building is designed and constructed to achieve a minimum Sound Reduction Index between the exterior of the building and any bedroom or living room, of: i. 35dB at the 63Hz one-third octave band where in Core A sub-category or Buffer A sub-category; ii. 33dB at the 63Hz one-third octave band where in Core B sub-category or Buffer B sub-category; iii. 33dB at the 63Hz one-third octave band for short-term accommodation where a backpackers in a Core A sub-category, Buffer A sub-category, Core B sub-category or Buffer B sub-category. Refer to Figure b. 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—Sound Reduction index (R) is the rating of a buildings element's ability to reduce airborne sound transmission, determined in accordance with ISO 10140-2:2021, Acoustics - Laboratory Measurement of Sound Insulation of Building Elements-Part 2: Measurement of Airborne Sound Insulation.	**AO3** Development provides acoustically rated enclosable balconies to all rooms with external glazing or openings: a. in the Core A sub-category or Buffer A subcategory - consisting of a minimum: Rw 37 rated glazing, 1000mm air gap to Rw 37 rated glazing; or b. in the Core B sub-category or Buffer B sub-category - consisting of a minimum: Rw 36 rated glazing, 1000mm air gap to Rw 36 rated glazing. Refer to Figure c. Note—In order to satisfy the requirements for private open space the balcony must satisfy the minimum dimensions and area of the Multiple dwelling code.
PO4 Development located in the same building as a bar, club, food and drink outlet (where involving amplified music), function facility, hotel, nightclub entertainment facility or theatre ensures: a. bedrooms and living rooms are designed, located and constructed to protect occupants from existing or future amplified music noise being transmitted through a wall, floor or ceiling; b. a building is designed and constructed to mitigate any amplified music to a noise level of: i. not greater than LLeq,T 43dB in the 63Hz one-third octave band in a bedroom; ii. not greater than LLeq,T 45dB in the 63Hz one-third octave band in a living room; iii. not greater than LLeq,T 45dB in the 63Hz one-third	**AO4** Development is not located in the same building as a bar, club, food and drink outlet (where involving amplified music), function facility, hotel, nightclub entertainment facility or theatre.

octave band in a bedroom or living room for short-term accommodation where a backpackers. 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.	

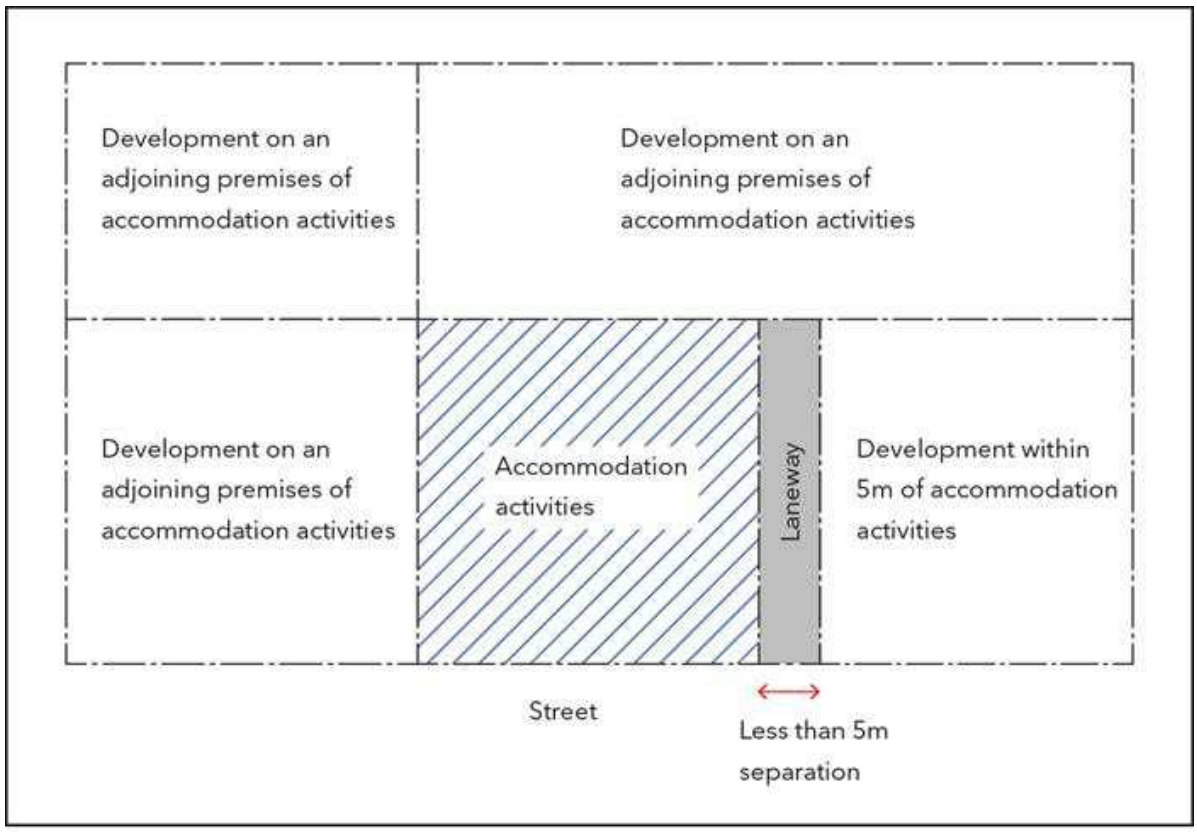


Figure a–Development located on an adjoining premises or within 5m of accommodation activities

View the high resolution of Figure a—Development located on an adjoining premises or within 5m of accommodation activities

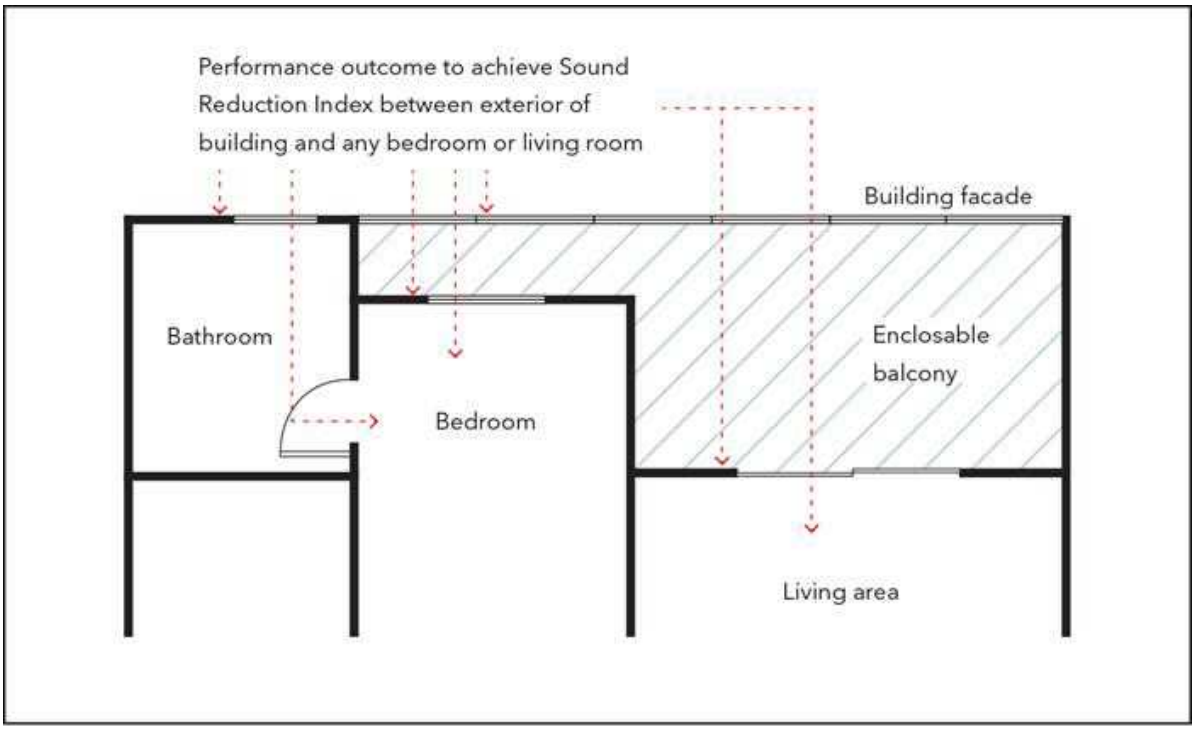


Figure b–Performance outcome designed and constructed to achieve a minimum Sound Reduction Index

View the high resolution of Figure b—Performance outcome designed and constructed to achieve a minimum Sound Reducion Index

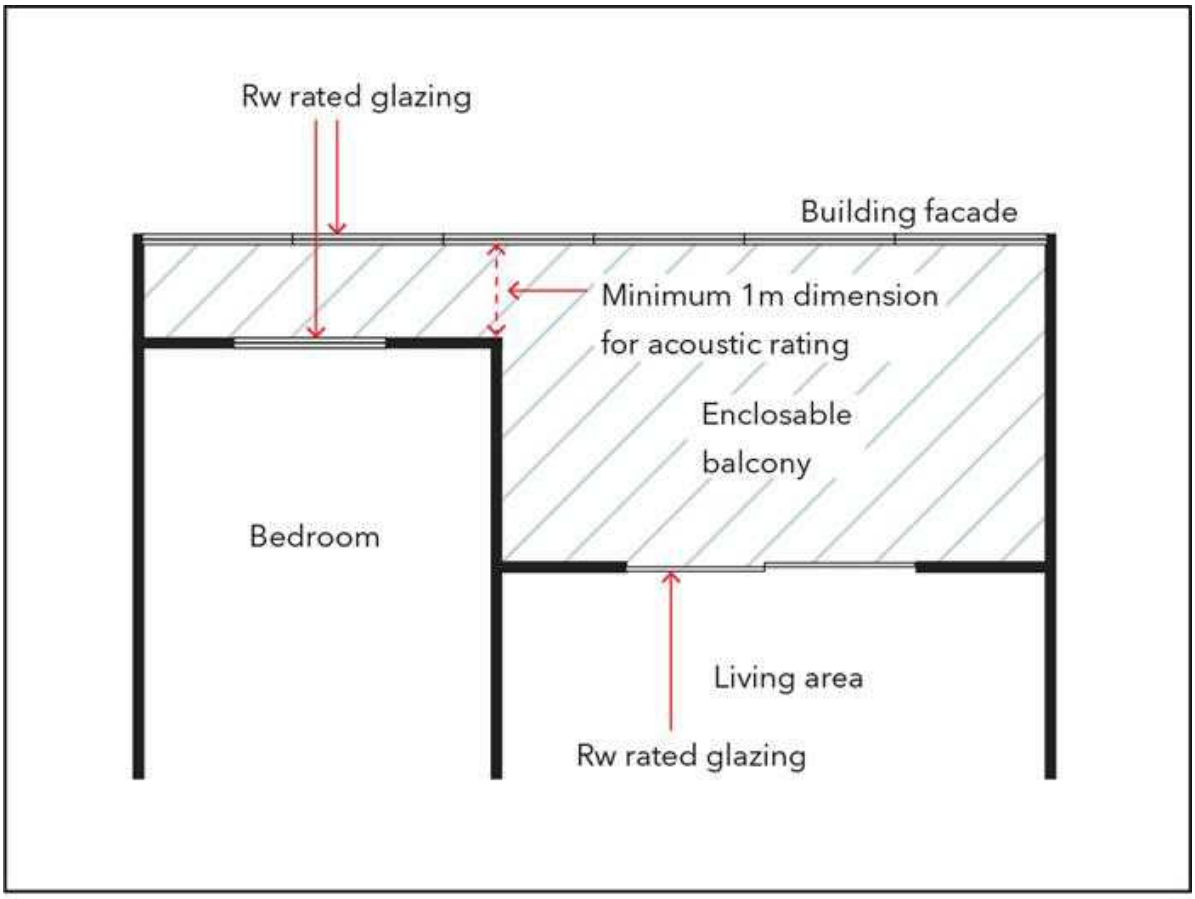


Figure c–Acoustically rated enclosable balconies

View the high resolution of Figure c—Acoustically rated enclosable balconies

9.3.3 Centre or mixed use code

9.3.3.1 Application

1. This code applies to assessing a material change of use or building work if:
    a. accepted development subject to compliance with identified requirements, where acceptable outcomes of this code are identified requirements in a table of assessment for a material change of use (section 5.5) building work (section 5.7), a neighbourhood plan (section 5.9), or an overlay (section 5.10) ; or
    b. assessable development, where this code is an applicable code identified in the assessment benchmarks column of a table of assessment for a material change of use (section 5.5), building work (section 5.7), a neighbourhood plan (section 5.9), or an overlay (section 5.10); or
    c. impact assessable development, for a use of a commercial or retail nature.
2. When using this code, reference should be made to section 1.5 and section 5.3.3.

Note—The following purpose, overall outcomes, performance outcomes and acceptable outcomes comprise the assessment benchmarks of this code.

Editor's note—For a proposal to be accepted development subject to compliance with identified requirements, it must meet all the identified acceptable outcomes of this code and any other applicable code. Where it does not meet all identified acceptable outcomes, the proposal becomes assessable development and a development application is required. Where a development application is triggered, only the specific acceptable outcomes that the proposal fails to meet need to be assessed against the corresponding assessable acceptable outcomes or performance outcomes and relevant overall outcomes. Other identified acceptable outcomes that are met are not assessed as a part of the development application.

Note—Development for a multiple dwelling or the multiple dwelling component of a mixed use development is also assessed against the Multiple dwelling code and any prescribed secondary code.

Note—Enclosure of car parking areas extending more than 1m above ground level is considered assessable development.

Note—Where this code includes performance outcomes or acceptable outcomes that relate to:

- air quality assessment, guidance is provided in the Air quality planning scheme policy;
- crime prevention through environmental design, guidance is provided in the Crime prevention through environmental design planning scheme policy;
- design for the reduction of graffiti, guidance is provided in the Graffiti prevention guidelines planning scheme policy;
- the Independent design advisory panel, guidance is provided in the Independent design advisory panel planning scheme policy;
- infrastructure design and construction works, guidance is provided in the Infrastructure design planning scheme policy;
- noise impacts assessment, guidance is provided in the Noise impact assessment planning scheme policy;
- the selection of planting species, guidance is provided in the Planting species planning scheme policy;
- refuse and recycling, guidance is provided in the Refuse planning scheme policy;
- structure planning, guidance is provided in the Structure planning planning scheme policy;
- transport, access, parking or servicing provisions, guidance is provided in the Transport, access, parking and servicing planning scheme policy;
- significant vegetation, guidance is provided in the Vegetation planning scheme policy;
- subtropical design of buildings or outdoor spaces, guidance is provided in the Subtropical building design planning scheme policy.

9.3.3.2 Purpose

1. The purpose of the Centre or mixed use code is to assess the suitability of development to which this code applies.
2. The purpose of the code will be achieved through the following overall outcomes:
    a. Development involving a new use in an existing building is appropriate for its location and does not negatively impact on the amenity of the local area or adjoining residents.
    b. Development is tailored to the location of the site considering its intensity of activity, range of uses and proximity to higher capacity public transport services, government services, community facilities and other infrastructure and presents a coordinated and integrated building, open space and innovative landscaping response to the street and adjoining public spaces.
    c. Development involving new premises contributes to the economic activity and vitality of the location and is appropriate to its relative catchment and expected hours of operation.
    d. Development ensures that the site area and frontage is sufficient for the scale and form of development and is sufficient to manage the impacts to a lower intensity use or a sensitive use in and adjoining the development.
    e. Development contributes to the overall structure and integration of the site with the local area and:
        i. does not isolate or negatively impact on the development potential of adjoining sites;
        ii. provides opportunities for the integration of pedestrian and cyclist access and parking across adjoining sites, to enhance permeability, legibility, safety, convenience and comfort for all users;
        iii. where in the Emerging community zone, offers small-scale, low-impact local convenience services within a neighbourhood centre that meets only the needs of residents anticipated or currently living within the surrounding area unless a neighbourhood plan specifies otherwise.
    f. Development provides physical and visual connections to high-frequency transport nodes, contributing to the overall pedestrian network to support an enduring pedestrian-oriented environment.
    g. Development intensity, bulk, scale and form is:
        i. consistent with the intended function, spatial arrangement and type of centre or corridor, as expressed in the zone, zone precinct and neighbourhood plan outcomes;
        ii. articulated and detailed to achieve a positive streetscape outcome.
    h. Development provides adaptable and flexible space, particularly on the lower levels of a building, to support use and activity changes over time.
    i. Development for a building exhibits subtropical design elements and a visually appealing street edge that continues local character form such as traditional strip shopfronts, where appropriate, to contribute to Brisbane's sustainability, character and

identity.

j. Development ensures that the design of buildings reflects an intense urban form while providing open space and landscaping appropriate to the use and scale of the development, and which positively contributes to the streetscape character and local identity.
k. Development provides a range of public, communal and private open spaces on site to support both public usage and building occupant needs which are distinct and afforded the appropriate level of access and privacy.
l. Development provides high-quality on-site landscaping that reduces urban heat island effects and contributes to the subtropical landscape character and microclimate of the locality and site with deep- planting areas for the protection of significant vegetation and establishment of large, subtropical shade trees.
m. Development provides car parking which is legible and clearly distinct for the different user groups of a mixed use development such as customers and staff, residents and visitors.
n. Development provides safe, convenient and accessible on-site vehicle parking that does not adversely impact on the quality and amenity of an adjoining streetscape, public space or residents.
o. Development provides an active frontage and integrated streetscape interface that creates a pedestrian-scaled, comfortable, attractive, sheltered and safe public realm, and supports pedestrian activity on Brisbane's subtropical streets.
p. Development uses side boundary setbacks and built form height transitions in or adjoining a low density residential area to manage the interface with those areas and reflect the amenity, privacy, form and character of those areas.
q. Development manages visual, air, odour and noise impacts through appropriate use mix, siting and building design, to achieve a level of amenity consistent with the zone, zone precinct and neighbourhood plan outcomes, and recognising that residential amenity in a centre and mixed use area will not be to the same level that might be expected in residential zones and areas.
r. Development for a sensitive use is compatible with nearby existing uses that have the potential for off-site air emissions, considers the health and wellbeing of occupants and does not adversely impact on the continued operation of those existing uses.
s. Development, particularly on landmark sites, retains and supports site features, such as views, heritage, significant vegetation and significant corner sites, and provides character and design elements to strengthen local identity and city distinctiveness.
t. Development for an adult store is not accommodated in the Neighbourhood centre zone or Mixed use zone, or where in proximity to an existing childcare centre, place of worship or educational establishment that caters for children of primary or secondary school age.

9.3.3.3 Performance outcomes and acceptable outcomes

Table 9.3.3.3.A—Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes
Section A—If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development	
PO1 Development: a. b. has hours of operation which are controlled so that the use does not detrimentally impact on the amenity of adjoining residents; c. d. does not result in noise emissions that exceed the noise (planning) criteria in Table 9.3.3.3.F, low frequency noise criteria in Table 9.3.3.3.G and night-time noise criteria in Table 9.3.3.3.H in a sensitive zone or a nearby sensitive use, except music noise where located in ~~a~~the Core A or Core B sub-category of the Special entertainment precinct ~~identified in a neighbourhood plan~~overlay. 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.	**AO1.1** Development: a. for accommodation activities, dwelling unit or emergency services has unlimited hours of operation; b. for a club, if licensed, bar, function facility, hotel or nightclub entertainment facility does not generate noise which is clearly audible and detectable, or impacts on the amenity of a resident, in a dwelling or other sensitive use; Note—Development for a club, if licensed, bar, function facility, hotel or nightclub entertainment facility is not expected to achieve this outcome, therefore is likely to trigger assessment. c. for any other use: i. where in the Principal centre zone or Major centre zone has unlimited hours of operation; ii. where in the District centre zone, Neighbourhood centre zone or Mixed use zone: A. has hours of operation, including for deliveries, which are limited to 6am to 10pm; or B. does not generate noise which is clearly audible and disturbing in a dwelling or other sensitive use; iii. where in any other zone: A. has hours of operation, including for deliveries, which are limited to 6am to 8pm; or B. does not generate noise which is clearly audible and disturbing in a dwelling or other sensitive use.
	AO1.2

	Development ensures mechanical plant or equipment is acoustically screened from an adjoining sensitive use. Note—Mechanical plant includes generators, motors, compressors and pumps e.g. air-conditioning, refrigeration or cold room motors
PO2 Development protects the visual amenity of the centre, public realm and any adjacent residential use.	**AO2** Development including mechanical plant, refuse and recycling area, vent and exhaust is not visible from: a. a street or public space; b. an adjacent residential use. Note—Mechanical plant includes generators, motors, compressors and pumps e.g. air-conditioning, refrigeration and coldroom motors.
PO3 Development: a. avoids or minimises air emissions; b. complies with the air quality (planning) criteria in Table 9.3.3.3.I and odour criteria in Table 9.3.3.3.J in a sensitive zone or sensitive use. 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.	**AO3.1** Development ensures that air pollutants, including odour, are not released external to the development except where complying with AO3.2 and AO3.3.
	AO3.2 Development ensures that if food and cooking odour is released, exhaust vent outlets are discharged vertically and directed away from any sensitive use with the following constraints: a. separated by a minimum of 6m from a sensitive use, including any outdoor air intake of a sensitive use; b. does not cause an odour or air emission which is detectable and disturbing at a sensitive use.
	AO3.3 Development ensures that exhaust vents from any car park or bus station are separated from any sensitive use by a minimum of 15m.
PO4 Development for a sensitive use is located to achieve the air quality planning criteria in Table 9.3.3.3.I and odour criteria in Table 9.3.3.3.J. 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.	**AO4** Development for a sensitive use is located at least 150m from a spray painting workshop. Note—This distance is to be measured between the building containing the spray painting workshop and the property boundary of the sensitive use.
PO5 Development for outdoor lighting: a. does not have an adverse impact on any person, activity or fauna because of light emissions, either directly or by reflection; b. ensures that the external appearance of the premises is similar to adjoining non-residential premises with lighting that does not impact adversely on centre amenity and the public realm.	**AO5.1** Development provides for outdoor lighting: a. with technical parameters, design, installation, operation and maintenance which comply with the requirements of AS 4282-1997 Control of the obtrusive effects of outdoor lighting; b. which maintains a minimum of 20lux at the footpath level where in a zone in the centre zones category or the Mixed use zone. Note—The effect of outdoor lighting is to be mitigated where a window of a habitable room of a nearby dwelling will be illuminated beyond maximum permissible values outlined in AS 4282-1997 Control of the obtrusive effects of outdoor lighting.
	AO5.2 Development ensures that floodlighting is restricted to types that do not produce an upward component of light where mounted horizontally such as a full cut off luminar.
	AO5.3 Development facade has no flashing lights.
PO6 Development for urban purposes is serviced adequately with: a. water supply which meets the stated standard of service for intended use and fire-fighting purposes; b. waste disposal.	**AO6** Development provides for all lots to be provided with reticulated water supply and sewerage.
Additional criteria for development if for a food and drink outlet	
PO7 Development mitigates impacts on residential amenity in or adjoining the building through:	**AO7** Development provides for external dining or entertainment areas to be:

a. providing an outdoor dining area that is appropriately located; b. ensuring external dining and entertainment areas are visually and acoustically screened from an adjoining dwelling.	a. located in or directly adjacent to the public realm; b. visually and acoustically screened from an adjoining dwelling.
Additional criteria for development if for a garden centre or hardware and trade supplies	
PO8 Development contributes to the creation of a vibrant and attractive public realm and centre amenity.	**AO8.1** Development provides for the gross floor area for any individual tenancy to be no greater than 1,500m^2 if in the Centre frame zone precinct of the Mixed use zone or the Corridor zone precinct of the Mixed use zone.
	AO8.2 Development: a. is not located on land identified as active frontage — primary; or b. if located on land identified as active frontage — primary, is located behind a highly active non-residential use.
	AO8.3 Development if located on an active frontage — secondary: a. ensures that: i. separate tenancies do not amalgamate to create a frontage wider than 20m; ii. windows are not obscured with signage or fixtures; iii. the tenancy interior is able to be viewed from the street; or b. is located behind active non-residential uses.
Additional criteria if for development if a shop or shop component of a shopping centre	
PO9 Development contributes to the creation of a vibrant and attractive public realm and centre amenity.	**AO9** Development provides for a gross floor area of no greater than 1,500m^2 for any individual tenancy in the Centre frame zone precinct of the Mixed use zone or Corridor zone precinct of the Mixed use zone.
Additional criteria for development if for a showroom	
PO10 Development contributes to the creation of a vibrant and attractive public realm and centre amenity.	**AO10.1** Development provides a gross floor area of no greater than 1,500m^2 for any individual tenancy if in the Centre frame zone precinct of the Mixed use zone or the Corridor zone precinct of the Mixed use zone.
	AO10.2 Development located on an active frontage — primary: a. ensures that: i. separate tenancies do not amalgamate to create frontages wider than 10m; ii. windows are not obscured with signage or fixtures; iii. the tenancy interior is able to be viewed from the street; or b. is located behind active non-residential uses. Note—Highly active non-residential uses are required on an active frontage — primary to create the greatest degree of pedestrian activity and interaction. These uses are mostly accommodated in small individual tenancies with narrow building frontages, such as shops, restaurants and cafes.
Additional criteria for development if for an adult store	
PO11 Development for an adult store is located to avoid a conflict with an existing childcare centre, place of worship or educational establishment that caters for children of primary or secondary school age.	**AO11** Development for an adult store is separated from an existing childcare centre, place of worship or educational establishment that caters for children of primary or secondary school age, by the greater of the following: a. 200 metres according to the shortest route a person may lawfully take, by vehicle or on foot; or b. 100 metres measured in a straight line.
Section B—If for assessable development involving demolition	

PO12 Development provides that a vacant development site presents an attractive temporary parkland and does not impact adversely on the visual amenity of the centre or mixed use area or the public realm.	**AO12** Development for the demolition of a building, where redevelopment is delayed for more than 3 months, ensures the site is: a. cleared of all rubble, debris and demolition materials; b. turfed so it can be mowed; c. landscaped with perimeter planting consisting of advanced specimens of fast-growing species in compliance with the Planting species planning scheme policy; d. provided with drainage to prevent ponding; e. maintained so that there is no sediment run-off onto adjacent premises, roads or footpaths; f. provided with public access where public safety can be maintained; g. provided with at least 50% transparent street-front fencing if fenced; h. maintained to ensure no nuisance or amenity impacts to adjacent premises, residents, roads or footpaths.
Section C—If for assessable development	
PO13 Development ensures that the site is of sufficient area and frontage width to: a. achieve convenient and safe vehicle, pedestrian and cyclist access; b. minimise traffic hazard and inconvenience; c. achieve sufficient car parking and manoeuvring on site for short-term and long-term use by customers, building occupants, residents, visitors and service providers; d. accommodate adequate services areas to minimise adverse impacts on neighbours; e. allow service providers convenient access to service areas; f. minimise the proportion of frontage dedicated to driveways; g. manage building bulk, scale and form; h. accommodate sufficient areas of deep planting and landscaping for amenity and recreation and to contribute to an attractive subtropical public realm; i. allow room for useable open space to promote casual surveillance and good public realm interface.	**AO13** Development ensures that: a. the site area and frontage width is in compliance with the requirements identified in a neighbourhood plan; or b. if no neighbourhood plan applies, or the neighbourhood plan does not address the site area and frontage width, the site area is a minimum of 800m^2 and has a minimum frontage width of 20m. Note—The site frontage is measured at the boundary line on the primary road.
PO14 Development does not isolate or negatively impact on the development potential or future amenity of an adjoining site.	**AO14** Development ensures that: a. the site area and frontage width of an adjoining site within a zone in the centre zones category or the Mixed use zone: i. complies with the minimum requirements set out in a neighbourhood plan; or ii. does not isolate lots less than 800m^2 in area or with a frontage width less than 20m or prohibit access to an existing access easement arrangement or laneway; or b. a concept plan for the development demonstrates that development can be physically achieved on an adjoining site at a later stage, commensurate with the intent of the zone and zone precinct or neighbourhood plan requirements.
PO15 Development enhances the role and function of the centre or mixed use area as a place of economic and community activity considering its strategic location, form and character intent and the catchment which it services, through its overall structure and integration in its location with use and site planning including building, open space, landscape and parking which: a. retain or respect valued site features; b. reflect local valued streetscape forms, features and character; c. contribute to the desired character and form of the local area; d. align buildings and towers to the street pattern and respects the continuity of street facades; e. are transit supportive;	**AO15** Development is designed and sited in compliance with: a. the structure outlined in a neighbourhood plan, an existing development approval or a preliminary approval that is relevant to the full nature and extent of the development; or b. a structure plan prepared in accordance with the Structure planning planning scheme policy where in the Emerging community zone.

f. connect with the neighbourhood or local structure; g. provide direct and convenient site access for pedestrians and cyclists to local transport networks, key destinations and public transport facilities; h. provides for safe vehicle access; i. provides opportunities for integrated access and parking with adjoining developments; j. locates uses to minimise impacts on adjoining residents; k. assists with mitigation of air and noise quality impacts on the health and amenity of building occupants and residents. Refer to Figure a. Note—A structure plan prepared in accordance with the Structure planning planning scheme policy can assist in demonstrating achievement of this performance outcome. A structure plan must be prepared where in the Emerging community zone.	
PO16 Development adjoining or in the vicinity of a railway or busway station is transit supportive to: a. facilitate safe, logical and direct pedestrian access to the railway and busway station entry points; b. activate public space and the edges of the railway or busway station environment; c. create vibrant and attractive street environments; d. enable casual surveillance of streets, public spaces and the immediate station environment entries and platform; e. provide a high level of personal and community safety, and physical and visual integration with the station. Refer to Figure b.	**AO16** Development frontage is treated as an active frontage—primary where within 200m walking distance of a dedicated public pedestrian access point of a railway or busway station.
PO17 Development protects, provides or supports as appropriate public spaces and structuring elements within the centre or mixed use area and site to: a. provide pedestrian and cycle connections to key public transport facilities, community facilities or services and the surrounding neighbourhood; b. create a permeable and interconnected activity centre or corridor; c. provide sufficient open space for pedestrian activity and use by building occupants, residents, customers and visitors.	**AO17.1** Development provides public spaces and links, including public roads and verges, parks or urban common and arcades, in the locations identified in: a. an overlay; or b. a neighbourhood plan; or c. an existing development approval; or d. a preliminary approval; or e. as otherwise identified as part of a structure planning process as part of development. Note— • Refer to the Streetscape hierarchy overlay and code for further information. • Refer to the Park planning and design code for the design of parks. • Refer to the Infrastructure design code for further guidance on the design of public infrastructure.
	AO17.2 Development provides publicly accessible spaces and links (privately owned), including plazas, arcades, pedestrian pathways, shelters and queuing areas for public transport, in the locations identified in: a. an overlay; or b. a neighbourhood plan; or c. an existing development approval; or d. a preliminary approval; or e. as otherwise identified as part of a structure planning process as part of development.
	AO17.3 Development for a park, public open space or plaza, is co-located with community services and civic facilities.
PO18 Development provides a land use mix which: a. supports the intended function of the centre or mixed use area; b. does not prevent commercial or employment growth; c. includes: i. complementary uses such as retail, employment,	**AO18** Development provides a land use mix or maximum gross floor area or plot ratio for particular uses that: a. is in compliance with any limit set in a neighbourhood plan; or b. if no neighbourhood plan applies, or no requirements are specified in a neighbourhood plan: i. is no more than 50% residential in a Principal centre

residential and community facilities; ii. uses that provide for the everyday needs of the local community; iii. a fine grain of uses particularly on active frontages and adjoining public footpaths and spaces; iv. residential uses in centres including live—work configurations.	zone or Major centre zone; ii. or otherwise no acceptable outcome is prescribed.
PO19 Development for a residential use does not compromise the economic function or activity of a centre and street level activation.	**AO19** Development for a residential use is not located on the ground floor where in a zone in the centre zones category or the Mixed use zone, except if: a. located behind an active frontage with a non-residential use; or b. located in the Frame zone precinct of a zone in the centre zones category or Corridor zone precinct of a zone in the centre zones category and providing a transition to adjoining lower intensity or residential neighbourhoods; or c. in a Mixed use zone the ground floor of which includes adaptable building design; or d. short-term accommodation that has a foyer or a non-residential use providing a minimum of 50% active frontage to the street or public space.
PO20 Development minimises the adverse impact of a use on building occupants and residents in or adjoining the site through appropriate land use mix. Note—Low impact commercial activities are shops, banks, offices and similar.	**AO20** Development provides: a. co-location of low impact commercial activities where air or noise impacts are not detectable and disturbing in a dwelling or other sensitive use; b. co-location of uses with potential air or noise impacts away from sensitive uses; c. mitigation of impacts resulting from co-location of food and drink outlet uses such as a restaurant with residential uses in the same building; d. that nightclub entertainment facilities are not co-located with residential or other sensitive development within the same building; e. that the location of exhaust or ventilation outlets from food outlets, drycleaners, salons, car parks and bus stations as far from a sensitive use as practicable; f. adequate separation distances between service stations and any sensitive use; g. dwelling balconies and windows do not overlook ventilation stacks and bulk waste bin storage areas.
PO21 Development ensures that the building bulk and scale is consistent with the intended form and character of the centre, mixed use or local area considering: a. existing buildings to be retained; b. existing significant vegetation; c. significant infrastructure constraints; d. adjoining existing and proposed building height; e. adjoining existing and proposed building setbacks and separation of buildings necessary to ensure impacts on amenity and privacy are minimised; f. building height transitions where required.	**AO21** Development is contained within the building envelope for the site by applying: a. the maximum building height; b. building height transition requirements, where required; c. front, rear and side setback requirements; d. building separation requirements; e. car parking setback requirements; f. active frontage requirements for stand- alone shopping centres or shops or for development in traditional strip centres or corridors. Refer to Figure c and Figure d examples. Note—The building envelope must include all requirements from any applicable overlay codes or a neighbourhood plan. Note—This can be demonstrated by a building envelope plan, elevations and sections.
PO22 Development ensures that the building height is consistent with the centre or mixed use area intent and local and street context considering: a. the size of the lot; b. the scale of development reinforcing the preferred city-wide	**AO22** Development ensures that the maximum building height is in compliance with: a. a neighbourhood plan; or b. if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements in Table

form; c. proximity to high-frequency public transport services; d. the height of existing adjoining buildings and proposed heights; e. street conditions such as street width; f. the topography of an area and site slope; g. view points and corridors; h. solar access to key public spaces.	9.3.3.3.B. Note—The building height is determined by the number of storeys rather than metres except where varied by a neighbourhood plan. Some neighbourhood plans may also specify a maximum height of buildings in metres. Note—Roofs are excluded from the calculation of maximum height of buildings to encourage interesting subtropical roof forms able to respond to solar orientation and site context.
PO23 Development where identified in a neighbourhood plan as a building height transitions, or where sharing a common boundary with, or located fronting a minor road that is opposite, premises in the Low—medium density residential zone, Low density residential zone or Character residential zone provides buildings that are reduced in bulk and form to provide a transitional built form of a compatible scale which protects the amenity of lower density residential areas bordering centre or mixed use areas by: a. stepping down in height and scale; b. minimising impacts including those from overlooking and visual dominance; c. maintaining adequate levels of natural ventilation and light penetration to a habitable room, balcony and private open space.	**AO23.1** Development where identified in a neighbourhood plan as a building height transitions or where sharing a common boundary with premises in the Low—medium density residential zone, Low density residential zone or Character residential zone provides a building height transition which complies with: a. a neighbourhood plan; or; b. if no neighbourhood plan applies, or no requirements are specified in the neighbourhood plan, the following: i. the building height within 10m of the common boundary is no more than 1 storey greater than the maximum acceptable outcome for building height on the adjoining site; ii. the building height within 20m of the common boundary is no more than 2 storeys greater than the maximum acceptable outcome for building height on the adjoining site; iii. all structures, except adjoining boundary fences, are set back a minimum of 4m from the common boundary; iv. an acoustic and visual screen fence of 2m height is provided on the common boundary.
	AO23.2 Development where located fronting a minor road that is opposite premises in the Low—medium density residential zone, Low density residential zone or Character residential zone provides a building height transition which complies with: a. a neighbourhood plan; or b. if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the following: i. the building height within 10m of the front boundary is no more than 2 storeys greater than the maximum acceptable outcome for building height on a site located on the opposite side of the minor road; ii. all structures, except boundary fences, are set back a minimum of 4m from the front boundary; iii. buildings are provided with modulation and articulation with variations in the wall and roof plane every 10m. Note—Minor road is defined in the Transport, access, parking and servicing planning scheme policy. Where mixed residential and non-residential development, site access may be provided from a minor road for the residential component of the development.
PO24 Development ensures that the front boundary setbacks: a. positively define the street edge; b. relate to the existing streetscape and setback pattern and reinforce the preferred character and form intent; c. provide for connections between footpaths, public spaces and private entries where level differences are proposed; d. provide for the queuing of patrons at entertainment venues; e. consider waiting areas at bus stops, taxi ranks and display windows; f. where a residential use and outside the core of a centre, takes on a more residential interface with the street; g. where facing lower intensity development or a residential neighbourhood provide for an appropriate interface and	**AO24** Development ensures that the front boundary setback for non-residential and residential development in a zone in the centre zones category or the Mixed use zone are in compliance with: a. a neighbourhood plan; or b. if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements in Table 9.3.3.3.C.

transition; h. provide for deep-planting areas and landscaping where a built to the front boundary edge is not required.	
PO25 Development ensures that the rear boundary and secondary street setbacks: a. provide for deep-planting areas; b. support building separation to provide visual and acoustic privacy without screening where residential uses are adjoining or proposed; c. maximise the opportunity to retain and protect existing mature vegetation; d. enable a suitable frontage treatment to be presented where there is a transition to a residential neighbourhood.	**AO25** Development ensures that the rear and secondary street boundary setbacks for non-residential and residential development in a centre or mixed use or for a centre activity or mix of uses are in compliance with: a. a neighbourhood plan; or b. if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements in Table 9.3.3.3.C.
PO26 Development ensures that the side boundary setbacks: a. minimise the impact of development on the amenity and privacy of adjoining existing residents; b. contribute to the rhythm and pattern of the streetscape in keeping with the intended neighbourhood character; c. provide for breezes and sunlight where a residential use is included on upper levels above podium levels; d. consider future development.	**AO26** Development ensures that side boundary setbacks for non-residential and residential development in a centre or mixed use or for a centre activity or mix of uses are in accordance with: a. a neighbourhood plan; or b. if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements in Table 9.3.3.3.C.
PO27 Development ensures that the separation of buildings within a site and to an adjoining existing or future building which includes a residential dwelling: a. is consistent with the form and character intent for the local area; b. is located to provide residential amenity including access to natural light, sunlight and breeze; c. provides a degree of visual privacy via site planning and design without a reliance on fixed screening; d. reasonably addresses and considers the amenity of adjoining residents and future development potential.	**AO27.1** Development ensures that the building separation within a site and to adjoining buildings is in compliance with Table 9.3.3.3.E. Note—This is demonstrated by a site context plan that includes adjoining and adjacent buildings and strategies to address separation issues. **AO27.2** Development ensures that the building separation to an adjoining residential building: a. complies with Table 9.3.3.3.E; or b. positions the primary balcony or private open space to street or rear; c. offsets balconies or habitable rooms so they are positioned outside the cone of vision of existing or approved habitable rooms or outdoor spaces; or d. uses moveable or adjustable screening to regulate privacy between lots or dwellings which do not exceed balcony screening acceptable outcomes. Note—Separation distances are intended to protect amenity and provide for private open spaces on upper levels that do not require full screening for privacy. Note—Considered site planning and design and strategies such as offsetting balconies, the location of private space, selective screening and other design elements can reduce the boundary separation requirements.
PO28 Development is of an intensity that supports both the strategic and local role and function of the centre or mixed use area and the development of a vibrant public realm considering the capacity of infrastructure.	**AO28** Development has a gross floor area or plot ratio which: a. complies with a neighbourhood plan; or b. if no neighbourhood plan applies or a neighbourhood plan does not specify a gross floor area or plot ratio, is provided for in a building contained within the building envelope that does not exceed the maximum building footprint for the site.
PO29 Development has a building footprint or site cover which: a. is of an appropriate form and intensity for the activity centre or mixed use location; b. balances built form with open space, parking and landscaping at ground level; c. limits areas of external surface car parking; d. provides for landscaping and deep planting areas.	**AO29** Development provides a maximum building footprint or site cover which: a. complies with the requirements in a neighbourhood plan; b. if no neighbourhood plan applies or no requirements are specified in a neighbourhood plan, the maximum building footprint or site cover is 90%. Note—The building footprint or site cover includes at-grade car parking areas that are covered with shelter. Enclosed car parking areas are included if they protrude more than 1m above ground level.
PO30	**AO30.1**

Development ensures that the podium building forms: a. positively contribute to centre or mixed use character; b. are consistent with the local or street form and character intent; c. are proportional to the total height; d. do not negatively impact on the streetscape; e. do not negatively impact on the amenity of adjoining residents or building occupants; f. are set back considering the height, length, degree of enclosure and treatment of walls.	Development with podium design including setback: a. complies with the requirements in a neighbourhood plan; b. if no neighbourhood plan applies, or if no requirements are specified in the neighbourhood plan: i. is set back in accordance with Table 9.3.3.3.C and Table 9.3.3.3.D if parking is included in a podium; ii. is not built to the boundary on a boundary where a building height transition is required; iii. provides a continuous frontage built to the alignment where continuity with adjoining buildings is important; iv. is of a height that matches to the existing streetscape and to neighbouring buildings; v. does not exceed 3 storeys, if no podium or parapet line is established in the immediate streetscape.
	AO30.2 Development ensures that podium walls: a. are built to the side or rear boundary of an allotment; b. are blank; c. have no windows or openings.
PO31 Development ensures that built to boundary walls do not negatively impact on the amenity of adjoining residents or building occupants.	**AO31** Development ensures that its built to boundary walls are: a. not located on a boundary adjoining land located within the Low density residential zone or Character residential zone; b. not located on a boundary where a building height transition is required; c. not located in front or rear setbacks; d. constructed with pre-finished and low-maintenance materials.
PO32 Development for a building in a centre or mixed use area provides for adaptable use over time, in particular on the ground storey and lower levels with: a. a mix of adaptable floor plates at ground storey and podium levels; b. higher floor-to-ceiling heights, capable of accommodating commercial, retail or other non-residential uses at different stages of the building's life cycle.	**AO32** Development includes a minimum floor-to-ceiling height of 4.2m on the ground storey if: a. identified as an active frontage in a neighbourhood plan; or b. in the Principal centre zone, Major centre zone, District centre zone or Mixed use zone; or c. within 200m walking distance of a dedicated public pedestrian access point of a railway or bus station.
PO33 Development ensures that building bulk and scale: a. is consistent with the form and character intent for the local area and street; b. is reduced by design elements to provide: i. visual interest and contribution to the character of the centre or mixed use area; ii. reflection of valued local form elements such as podium or parapet heights in traditional strip shopping centres; iii. adequate amenity for building occupants and residents in terms of access to natural light and ventilation; iv. a comfortable and attractive pedestrian environment; v. a building base which exhibits a human-scale and fine-grain building rhythm; vi. variations in horizontal and vertical profile.	**AO33.1** Development ensures that the length of a uniform treatment of an elevation above ground level without variation, substantial articulation or openings is no more than 30m. Note—Substantial articulation is a full break of 6m or a change in building line of 2m plus or minus for a length not less than 5m.
	AO33.2 Development reduces building bulk by a combination of: a. balconies orientated towards the street; b. variation in materials, colours, or textures including between levels; c. recessions and projections in the roof and wall plane; d. variations in the building form.
	AO33.3 Development maximises recessed forms and openings around the building perimeter to allow external space to merge with the interior of the building, except where they would compromise safety and security.
	AO33.4 Development of the lower 3 storeys of the building includes: a. awnings and sun-protection devices; b. operable elements within the facade; c. elements of a finer scale than the main structural framing; d. display windows, showcases or public art where identified as an active frontage. Refer to Figure j.

PO34 Development of buildings is finished with high-quality materials, selected for their durability and the contribution they make to the character of the centre or mixed use area.	**AO34.1** Development: a. respects and reflects the architectural theme in the area; b. respects the traditional frontages, facades, architectural qualities and traditional materials of buildings within the area; c. does not necessarily imitate historical architectural styles. Refer to Figure j.
	AO34.2 Development provides materials and finishes which are all easily maintained and do not readily stain, discolour or deteriorate.
PO35 Development for a building exhibits subtropical design elements to support a building's occupant, resident and user comfort and outdoor activities and living.	**AO35.1** Development includes ventilation in and around a building through strong sectional and facade articulation, breezeways, open courtyards and landscaped areas.
	AO35.2 Development includes weather protection and sun shading to: a. all pedestrian entries; b. shopfronts; c. publicly accessible pedestrian connections; d. external doors and windows to habitable rooms; e. outdoor spaces intended for cafe or restaurant use.
	AO35.3 Development: a. incorporates deep recesses, eaves and sun-shading devices on the north-facing building facades; b. is shaded and incorporates elements such as adjustable screens, awnings or pergolas, innovative landscaping including green walls and green roofs, or planting on the west-facing building facades.
PO36 Development for rooftops and building caps: a. is interesting, subtropical and contextually and climatically appropriate in form; b. is responsive to orientation and solar access; c. is attractive and not marred by a cluttered display of plant and equipment; d. may incorporate a rooftop garden where integrated as part of the overall building design and enhancing the presentation and visual amenity of the rooftop and skyline when viewed from external public vantage points. Note—The building height is determined by the number of storeys and excludes roofs, except where varied by a neighbourhood plan, to encourage interesting, subtropical and contextually appropriate roof forms. Note—External public vantage points means from at least two mostly unobstructed views of the development from a public area.	**AO36.1** Development provides rooftops and building caps which: a. contribute to the architectural distinction of the building and roofs; b. include combinations and variations of forms created through pitches, gables, skillions or other features.
	AO36.2 Development for rooftops and building caps are designed to: a. incorporate and screen service structures, lift motor rooms, mechanical plant and equipment as architectural features; b. enable the future inclusion of service structures, lift motor rooms and mechanical plant and equipment, such as satellite dishes and telecommunications facilities, in an unobtrusive manner.
	AO36.3 Development where rooftops are used for open space, ensures plant and equipment is visually and acoustically screened from the communal open space.
	AO36.4 Development for a rooftop garden: a. incorporates a combination of built form and soft landscape elements integrated with the overall building design; b. enhances the presentation and visual amenity of the rooftop and skyline when viewed from external public vantage points. Note—External public vantage points means from at least two mostly unobstructed views of the development from a public area.
PO37 Development provides shelter for pedestrian movement: a. on a street frontage; b. through a site with an arcade; c. to key building entrances or publicly accessible parts of the	**AO37.1** Development for a pedestrian shelter is provided by an awning which: a. is consistent with the character of the centre; b. abuts footpaths; c. is provided and maintained by the building owner on their

site.	premises; d. protects the normal flow of pedestrians; e. is continuous across the frontage of a site; f. aligns to provide continuity with shelter on an adjoining premises; g. is a minimum of 3.2m and is generally not more than 4.2m above pavement height; h. extends from the face of the building or the premises line; i. does not extend past a vertical plane 1.5m inside the kerb line to enable street trees to be planted and grow; j. has a 0.5m clearance to any tree trunk and main branches; k. aligns with existing awnings if the verge has been widened; l. is cantilevered from the main building with any posts within the verge being non load bearing; m. uses materials that provide appropriate shade. Refer to Figure k.
	AO37.2 Development for an awning over a footpath is lit with a lighting system which: a. is in compliance with AS/NZS 1158.3.1:2005 Lighting for roads and public spaces, Category P3 and AS 4282-1997 Control of the obtrusive effects of outdoor lighting b. provides a minimum of 20lux at ground level.
PO38 Development provides site entrances which: a. define the threshold between public and private space; b. provide safe, secure and convenient access to the site for building occupants and visitors; c. provide a sufficiently scaled and sheltered entry and meeting space; d. provide clear building signage and numbering for emergency access; e. provide lighting; f. provide conveniently located mailboxes.	**AO38.1** Development entrances are clearly visible from the street, and are not obscured by fencing, walls, advertising or dense landscaping.
	AO38.2 Development provides for: a. a clear path of travel from the public footpath to building entry; b. activity generators adjacent to the entrance; c. seating or other facilities such as short-term bicycle parking near the entry.
	AO38.3 Development provides: a. signage and cues to distinguish between public areas, publicly accessible private areas and private areas; b. street numbers and building names which are clearly identifiable from the street for pedestrians and emergency access. Note—Cues to differentiate territory may include fences, vegetation, lighting, footpath detailing and changes in level.
PO39 Development of buildings defines the street edge and reinforces the desired character of the centre or corridor through: a. orientation to the street; b. minimal front boundary setback; c. providing overlooking and casual surveillance from upper level balconies and windows; d. clearly defined building entrances; e. high-quality finishes at the ground storey pedestrian level.	**AO39.1** Development provides a front building elevation that is parallel or nearly parallel to the street frontage.
	AO39.2 Development is orientated to overlook streets and other public spaces with windows and balconies located on upper levels, designed to provide casual surveillance opportunities. Refer to Figure j.
	AO39.3 Development for a building which is not located on the front boundary, ensures the setback: a. is open and accessible for pedestrians along its entire length and width; b. is clear of columns and other obstructions; c. has a pavement matching the gradient of the adjoining pavement and connecting pedestrian areas on neighbouring sites; d. connects without any lip or step to adjoining pavements or abutting pedestrian areas on neighbouring sites. Refer to Figure k.

	AO39.4 Development for steps, escalators, ramps or lifts is set back 1.2m from the main building line to maximise pedestrian flow and safety and allow for adequate waiting space.
PO40 Development for a building 8 storeys and over ensures that the design mitigates the impacts of ground level wind acceleration on pedestrians and building occupants, considering the site context and neighbouring structures.	**AO40** Development provides wind mitigation for a building which is 8 storeys to 15 storeys that: a. is in accordance with a neighbourhood plan; or b. if a neighbourhood plan does not specify any criteria, uses at least 2 of the following strategies: i. building orientation, plan shape, massing and facade articulation to avoid tall and wide facades that face prevailing winds; ii. a podium and tower building form with a tower set back at least 10m from all streets above the podium level to deflect wind downdrafts from penetrating to street level (but a podium is not suitable for communal or private open space); iii. canopies and awnings to protect pedestrians; iv. trellis structures and a dense network of trees at ground or podium level. Note—This is demonstrated by submission of a wind impacts report from a suitably qualified professional.
PO41 Development provides car parking which: a. minimises the impact on the quality of adjoining streetscapes or public spaces or the amenity of adjoining residents in terms of location, bulk, form and amenity impacts including noise, light or odours; b. takes account of the following: i. the location of active frontages and public spaces; ii. setback distances to mitigate impacts; iii. the proximity of dwelling houses or existing multiple dwellings on adjoining sites; iv. the scale and detail of any parking structure walls when viewed from the street and adjoining properties; v. the visual impact of open car parking and vehicle movement areas on the street and adjoining properties; vi. convenient, safe and legible vehicle access and car parking for users.	**AO41.1** Development provides car parking which is: a. not visible from the street, other public spaces or adjoining properties; or b. located below ground or behind dwellings or active uses for the full street frontage; c. set back from front, rear and side boundaries in compliance with a neighbourhood plan or if no neighbourhood plan applies or no requirements are specified in a neighbourhood plan, the requirements in Table 9.3.3.3.D. Note—Car parking which extends 1m above ground level will be counted in the maximum height and will be subject to the relevant boundary setback requirements.
	AO41.2 Development does not provide a basement parking structure which: a. extends above ground level forward of the main building line; b. impacts on connections between the public footpath or space and the development.
	AO41.3 Development only provides car parking located above ground if: a. it is fully integrated within the building design and is sleeved by development to required active frontages; or b. it offers short-term car parking for customer, visitors or service providers, that is a portion of the total required car parking, and does not impact on active frontage requirements; or c. it is located to the side or rear of the site away from the primary street or active frontage. Refer to Figure e.
	AO41.4 Development for a multistorey or podium car park: a. is not located on the street frontage and is behind smaller uses to create an active frontage and avoid long blank walls particularly adjacent to a primary entrance from a key pedestrian connection; or b. includes building facade details that extend to disguise the car parking floors; or c. is screened to become a visually interesting structure. Refer to Figure f.
	AO41.5 Development ensures that visitor or customer car parking is:

	a. clearly signposted; b. lit at night; c. not located behind a security barrier. Note—The detailed design is in accordance with the Transport, access, parking and servicing code and planning scheme policy.
PO42 Development for a publicly accessible plaza, arcade and pathway provided as part of development is easily accessed, attractive and supports personal safety. Refer to Figure i.	**AO42.1** Development provides for pedestrian and cyclist movement adjoining and through a site at street level or at-grade. Note—Grade-separated pedestrian movement systems, such as an overhead bridge or underpass, are avoided because they are less attractive and safe for users.
	AO42.2 Development for a plaza, arcade, pathway and other external area in the site which is intended for public access at night complies with: a. AS/NZS 1158.3.1:2005 Lighting for roads and public spaces Category P3; b. AS 4282-1997 Control of the obtrusive effects of outdoor lighting.
PO43 Development for a plaza: a. promotes pedestrian and cyclist movement; b. links with transport interchanges; c. provides opportunities for the flexible use of the space by the community; d. provides an edge which contributes to the plaza's character and activation.	**AO43.1** Development for a plaza identified in a neighbourhood plan, approved centre concept plan, structure plan or where proposed as a part of development: a. is provided in the location identified; b. is of a regular shape and has a minimum frontage to a road of 10m; c. has a minimum size of 400m^2; d. is integrated with surrounding development; e. has a minimum dimension of 20m; f. is located at the level of the ground storey of adjoining buildings; g. is suitable for pedestrian and cyclist access; h. includes a minimum of 50% hard-paved area; i. includes a minimum of 20% deep- planting area to accommodate subtropical shade trees; j. is a minimum 75% open to the sky.
	AO43.2 Development ensures that a minimum of 50% of the adjacent building frontages to a plaza contain active frontages and building entries.
	AO43.3 Development does not provide for a vehicle entry, driveway, car parking, bin storage or servicing in a plaza.
	AO43.4 Development does not provide for a mechanical ventilation outlet or vent on a frontage adjoining a plaza.
	AO43.5 Development for a plaza: a. is publicly accessible during the hours of operation of the use; b. provides equitable access to and movement in the plaza in accordance with AS 1428.1-2009 Design for access and mobility; c. has a dominant ground level that is less than 1m above or below the dominant adjacent street level; d. is designed such that the majority of the plaza space, that is an area which is more than 50%, is visible from the dominant adjacent public street.
PO44 Development for an arcade: a. provides public access and connection to facilitate direct, convenient, comfortable and safe access with centre or mixed use areas or developments to key destinations; b. has a strong street presence and clear entry;	**AO44** Development for an arcade identified in a neighbourhood plan, approved centre concept plan, structure plan or where proposed as a part of development: a. provides pedestrian access during hours of operation of the use;

c. has an active frontage and use; d. has high-quality finishes and materials; e. addresses public safety. Note—An arcade is a publicly accessible privately owned connection.	b. integrates with adjoining buildings; c. links established pedestrian networks, parking and public transport facilities; d. has a minimum corridor width of 6m, including a minimum unobstructed pavement width of 3m; e. has an active use edge; f. is finished with high-quality materials considering public safety; g. is provided at-grade with an adjoining public area and connects safely without any lip or step; h. incorporates crime prevention through environmental design principles to maximise safety; i. has signage at each end identifying the connection provided; j. is straight and allows for visual connection to the other end. Note—Crime prevention principles can be found in the Crime prevention through environmental design planning scheme policy.
PO45 Development provides and maintains a continuous, accessible, attractive, direct, convenient and legible connection and pathway for pedestrians and cyclists.	**AO45** Development for a pedestrian connection within the site which is publicly accessible (privately owned): a. is clearly delineated and separated from parking bays; b. provides direct convenient connection to entries; c. is suitable for all users; d. is properly illuminated at all times; e. is covered or shaded where open; f. is finished in different materials or colour to parking bays; g. has a width which complies with a neighbourhood plan, approved centre concept plan or structure plan or is otherwise a minimum of 3m wide; h. includes a separate bikeway if appropriate; i. is designed in compliance with the Infrastructure design planning scheme policy.
PO46 Development for public toilets is located sensitively so that: a. the use is supported; b. public surveillance is provided; c. the development is not visually intrusive.	**AO46** Development for a publicly accessible toilet: a. is located near spaces or pathways with high pedestrian activity and use; b. has amenity that is visible from the spaces or pathways with high pedestrian activity and use; c. is not visually intrusive; d. is accessed via a direct legible pathway that is consistently lit in compliance with AS/NZS 1158.3.1:2005 Lighting for roads and public spaces Category P3; e. has high mounted vandal-resistant luminaires for external lighting, and lighting in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting, Table 2.1, Illuminance in the vertical plane, Curfewed hours.
PO47 Development for pedestrian access and movement is defined and controlled to ensure privacy and security.	**AO47** Development for mixed use restricts access from the street or publicly accessible areas of the site to private residential dwellings or communal open space.
PO48 Development supports pedestrian movement and pedestrian access which is barrier free to a building entry and a publicly accessible space.	**AO48.1** Development for fencing is not located between the front boundary and main building line. Note—If residential development is located on the ground storey and includes fencing, it is provided in accordance with the Multiple dwelling code.
	AO48.2 Development for fencing on common side or rear boundaries to a public space is a maximum of: a. 1.2m, where fence construction is solid or less than 50% transparent; b. 1.5m, where fence construction is at least 50% transparent.
	AO48.3 Development for a retaining wall is:

	a. stepped to minimise impact on the streetscape and pedestrian environment; b. a maximum of 0.6m in height if directly abutting the verge and footpath.
PO49 Development for an ATM or vending machine is located to avoid obstructing the footway with loitering queues, through their siting away from drinking fountains, seating or public telephones.	**AO49** Development for an ATM or vending machine: a. is set back a minimum of 1.5m from street furniture, street trees and garden beds; b. includes a visually permeable barrier located in the development site to prevent queues forming across a footpath or pedestrian way.
PO50 Development for a stand-alone shopping centre or a shop positively contributes to a neighbourhood structure with built form and active frontage to the street providing direct connection for pedestrians into the centre or shop without the need to navigate any surrounding car parking.	**AO50.1** Development involving a new premises or an extension of a stand-alone shopping centre or shop: a. is in compliance with a neighbourhood plan; or b. if no neighbourhood plan applies, or a neighbourhood plan does not specify, provides an active frontage — primary for a minimum of 1 street frontage. Refer to Figure g.
	AO50.2 Development for a stand-alone shopping centre or shop with more than 1 street frontage ensures that: a. a primary frontage is treated as active frontage — primary; b. the extent of active frontage treatment on the other frontages is a minimum of 25%.
	AO50.3 Development for a stand-alone shopping centre or shop located on an arterial road, provides for: a. a minimum of 25% active frontage connection to this street front; b. a strong internal pedestrian oriented ‘street’ with an active frontage.
PO51 Development within an existing traditional strip centre or corridor: a. contributes to the existing character and structure; b. provides a continuous pedestrian environment at street level.	**AO51** Development within an existing traditional strip centre or corridor provides a streetscape which: a. is in compliance with a neighbourhood plan; or b. if no neighbourhood plan applies or a neighbourhood plan does not specify requirements for a streetscape, ensures that the development: i. has a minimum of 1 active frontage — primary; ii. is set back in keeping with existing adjoining uses; iii. locates large-format retail or employment uses at ground floor behind smaller uses and tenancies to the street; iv. is consistent in height with existing development; v. maintains a consistent street edge with parapet height and awnings at the base of the building with upper levels set back from the front alignment. Refer to Figure h.
PO52 Development contributes to the role of the street or public space as the focus for vibrant commercial activity and community life and provides active frontages through: a. intensive activation of the ground storey with highly active non-residential uses which encourage the greatest degree of pedestrian activity and interaction; b. strong physical and visual integration between the ground storey and the adjoining verge or public space to seamlessly integrate indoor and outdoor spaces; c. building design which provides a visually interesting, interactive and continuous built form and rhythm to the street; d. richly detailed, human-scaled and fine-grained building	**AO52.1** Development which requires an active frontage — primary, identified in a neighbourhood plan, approved centre concept plan, structure plan, or as a part of the development provides: a. a continuous built form to the street at the nominated setback; b. a ground storey fully occupied by highly active non-residential uses; c. a 1st and 2nd storey featuring windows or balconies promoting interaction with and surveillance of the street; d. awnings for the full building frontage; e. lighting of publicly accessible areas including the underside of awnings;

frontages; e. a safe, enjoyable and continuous pedestrian environment without obstruction or interruption from vehicular crossovers and manoeuvring; f. a subtropical urban design and built form which encourages outdoor lifestyles and engagement with the public realm. Note—Highly active non-residential uses create the greatest degree of pedestrian activity and interaction and are mostly accommodated in small individual tenancies with narrow building frontages, such as shops, restaurants and cafes.	f. at least 1 pedestrian entry and exit for every 10m of building frontage; g. a minimum of 50% transparent external wall materials up to a height of 2.5m above pavement level; h. a minimum ground-storey height of 4.2m. Note—Non-residential uses must be continuous along the active frontage — primary. Note—If a neighbourhood plan identifies an active frontage, but not whether it is primary or secondary, active frontage — primary criteria apply.
	AO52.2 Development which requires an active frontage — secondary, identified in a neighbourhood plan, approved centre concept plan, structure plan, or as part of the development provides: a. a continuous built form to the street at the nominated setback; b. a ground storey substantially occupied by active non-residential uses; c. a 1st and 2nd storey featuring windows and balconies promoting interaction with and surveillance of the street; d. provides at least 1 pedestrian entry/exit for every 20m of building frontage; e. a minimum 30% transparent external wall materials up to a height of 2.5m above pavement level; f. a minimum ground-storey height of 4.2m. Note—Non-residential uses need not be continuous along an active frontage — secondary but should be located to activate critical locations such as intersections and pedestrian entries to buildings. Note—If a neighbourhood plan identifies an active frontage, but not whether it is primary or secondary, active frontage — primary criteria apply.
PO53 Development of vehicle access and parking does not impact on an active frontage in a centres and mixed use area.	**AO53.1** Development which requires an active frontage — primary, identified in a neighbourhood plan, approved centre concept plan, structure plan, or as part of the development, ensures that vehicle and service access is: a. not located on this active frontage — primary; b. from a secondary frontage or from an adjoining premises if a shared driveway and access arrangement is established.
	AO53.2 Development which requires an active frontage — primary or active frontage — secondary identified in a neighbourhood plan, approved centre concept plan, structure plan or as part of the development, ensures that parking is not located adjacent to the frontage or is not visible from the street.
PO54 Development provides building entries that support active frontage outcomes.	**AO54** Development of foyer space on an active frontage: a. occupies a minimal proportion and subordinate part of the building frontage; b. is publicly accessible during normal business hours and visible from adjoining verges or public space; c. contains activities and spaces such as reception desks, seating areas, cafes, shopfront galleries and display spaces that attract people.
PO55 Development provides landscaping on site to: a. contribute positively to the subtropical character, amenity and microclimate of the site and the centre or mixed use area; b. support the retention of existing significant vegetation and large subtropical shade trees; c. support the establishment of subtropical streets and planting; d. contribute to site amenity for building occupants, users, residents and adjoining residents; e. balance the bulk and scale of the building and minimise impact to adjoining residents, uses and streetscape; f. reduce the area of impervious surfaces and support	**AO55** Development provides landscaping that: a. integrates with site layout and building design at ground, podium, balcony and rooftop levels; b. is sited to retain and protect existing significant vegetation; c. buffers adjoining residential uses or areas, with advanced trees and a minimum of 2 tiers to achieve screening and visual softening; d. supports building height transitions, where required; e. is accessible for watering and maintenance; f. screens or buffers driveways, service and loading areas, plant rooms or other utilities;

stormwater quality; g. reduce glare and manage heat; h. contribute to the mitigation of noise, air and visual impacts of major transport infrastructure; i. contribute to a safe and useable pedestrian environment.	g. allows for the overlooking of the street and pedestrian entry areas from the building; h. emphasises clear pedestrian entry points. Note—No overall percentage of open space and landscaping is prescribed for non-residential development. Note—This is demonstrated in a landscape concept plan. Note—Landscape design incorporates planting in accordance with the Planting species planning scheme policy. Note—The location, design and provision of communal and private open space for residential uses must be in compliance with the Multiple dwelling code.
PO56 Development incorporates deep planting which: a. supports the retention and protection of existing significant vegetation and large subtropical shade trees; b. provides for the establishment of vegetation to contribute to the landscape character of the centre or mixed use area; c. is grouped with deep-planting areas on adjacent sites to maximise contiguous areas of deep planting; d. is open to the sky with access to light and rainfall and into the natural ground with no underground development; e. is planted with large subtropical tree species that at maturity are complementary in scale and height to the building form; f. is capable and supported to grow and at maturity provide effective shade or screening to buildings, outdoor spaces or adjoining uses; g. balances hard-stand areas and provides shade and informal recreation spaces that are directly accessible from residences, building tenancies or the street frontage.	**AO56.1** Development locates deep-planting areas: a. to retain and protect existing significant vegetation and large subtropical shade trees; b. to buffer adjacent residential areas; c. to support building height transitions, where required; d. to provide an entry statement; e. to shade publicly accessible areas, private outdoor and communal open space.
	AO56.2 Development: a. provides for a minimum 10% of the site area for deep planting; b. ensures that each deep-planting area has a minimum area of 25m^2 and a minimum dimension of 4m in any direction.
	AO56.3 Development provides deep-planting areas that are: a. exclusively for landscaping; b. not containing vehicle manoeuvring areas, pedestrian paths, surface structures or infrastructure, sub-surface structures or infrastructure; c. able to accommodate trees planted in natural ground with no development underneath; d. 100% open to the sky; e. able to be accessed for maintenance purposes.
	AO56.4 Development provides trees in deep-planting areas which: a. are capable of growing to a minimum canopy diameter of 5m and/or a minimum height of 5m within 5 years of planting; b. are subtropical tree species consistent with the Planting species planning scheme policy. 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. Note—Tree height and canopy spread will be dependent on species.
	AO56.5 Development provides a minimum of 25% of all trees as advanced stock.
PO57 Development for an open air car park is landscaped to: a. contribute positively to the landscape character of the centre or mixed use area; b. reinforce and support pedestrian movement; c. provide a comfortable environment for pedestrians; d. reduce glare and heat; e. reduce impervious areas; f. establish shade cover within a period of 5 years.	**AO57.1** Development for an open air car park at or above ground level provides that setbacks are densely planted with a minimum of 1.5m wide landscaping. Note—Front setback is to be treated to address streetscape interface issues and requirements.
	AO57.2 Development for a ground level open-air car park is designed with trees planted: a. in a minimum 5.2m x 2.4m landscaped area between every 6 car parking spaces with a permeable surface treatment either side of the landscape area; or b. at 6m intervals in a minimum 2.5m-wide landscaped bed, swale or other water sensitive urban design device adjacent to parallel car parking spaces; c. at a minimum rate of 1 shade tree for every 6 car parking

	spaces.
	AO57.3 Development ensures that trees planted in an open air car park area achieve a minimum 50% shade cover along internal pedestrian paths within 5 years of certification. Note—Further requirements are contained in the Landscape works code and the Planting species planning scheme policy.
	AO57.4 Development uses landscaping to delineate safe pedestrian movement through open-air car parks.
PO58 Development which is not located on an active frontage provides landscaping on the street frontage to: a. contribute to the centre or mixed use area or development's landscape character and the development of Brisbane's subtropical streetscapes and public spaces; b. provide shade and pedestrian comfort and visual amenity; c. contribute to the subtropical character of the streetscape and public realm; d. not impede the establishment of active frontages where required; e. maintain views from the street to the building and frontage and consider personal safety.	**AO58** Development setback from the road, where not including an active frontage treatment or the part of the frontage not treated as an active frontage, is provided with: a. a minimum of 2m wide landscaping with advanced trees and low-level planting along the full street or public space frontage or balance part, excluding any driveway crossover and pedestrian access; or b. a minimum of 3m wide landscaping with advanced trees and low-level planting, to establish a positive landscaped street edge where a service station or outdoor sales use. Note—It is envisaged that landscaping will be primarily located on frontages to arterial roads that are not suitable for active frontages.
PO59 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.	**AO59** Development ensures that any reflective glass material has: a. a level of light reflectivity not greater than 20%; b. a level of heat transmission not less than 20%.
PO60 Development minimises direct overlooking between buildings and to adjoining residential uses not located within the centre or mixed use area through site planning, building design, screening and landscaping.	**AO60** No acceptable outcome is prescribed. Note—Screening and fencing for a residential use is designed in accordance with the Multiple dwelling code.
PO61 Development for residential uses in a zone in the centre zones category or the Mixed use zone maximises privacy and amenity for residents, taking into consideration the mix of uses within the area. Note—Residential development in a zone in the centre zones category or the Mixed use zone is not afforded the same level of visual privacy or amenity as within a residential area.	**AO61** No acceptable outcome is prescribed. Note—Screening and fencing for a residential use is designed in accordance with the Multiple dwelling code.
PO62 Development of garages, driveways and parking structures minimise impacts on the amenity of neighbouring dwellings.	**AO62.1** Development for a car park: a. provides a 2m-high acoustic fence and a landscaped area 1.5m wide where located adjacent to a neighbouring dwelling; b. is acoustically screened where the car park is used at night and where located adjacent to a neighbouring dwelling.
	AO62.2 Development for a driveway or vehicle movement area is screened by a 2m-high acoustic fence along the side or rear boundary if located adjacent to a residential dwelling.
PO63 Development provides refuse and recycling collection and storage facilities that: a. are located conveniently in an unobtrusive dedicated storage room or separate screened structure; b. are located and managed so that adverse impacts on building occupants, neighbouring properties and the public realm are minimised; c. provide for refuse and recycling including source separation; d. are of a design which allows low-frequency service collection; e. minimise ongoing building management cost for occupants.	**AO63.1** Development is designed and constructed to ensure refuse and recycling collection and storage facilities comply with the Refuse planning scheme policy.
	AO63.2 Development is designed and constructed to ensure refuse and recycling collection and storage facilities do not have any odour, noise or visual impacts which are detectable and disturbing at the site or adjoining sites. Note—Refer to the Refuse planning scheme policy for further guidance.

PO64 Development creates a safe environment by incorporating the key elements of crime prevention through environmental design that are tailored to the land use and specific vulnerable elements and settings.	**AO64** Development incorporates the key elements of crime prevention through environmental design in its layout, building or structure design and landscaping by: a. facilitating casual surveillance opportunities and including good sightlines to publicly accessible areas such as car parks, pathways, public toilets and communal areas; b. defining different uses and ownerships through design and restricting access from non-residential uses into private residential dwellings; c. promoting safety and minimising opportunities for graffiti and vandalism through exterior building design and orientation of buildings and use of active frontages; d. ensuring publicly accessible areas such as car parks, pathways, public toilets, communal areas are well lit; e. including way-finding cues; f. minimising predictable routes and entrapment locations near public spaces such as car parks, public toilets, ATMs, communal areas. 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.
PO65 Development minimises the potential for graffiti and vandalism through appropriate design and landscaping which controls access, reduces canvas and allows for easy maintenance selection.	**AO65** Development design and landscaping incorporates graffiti and vandalism prevention techniques which: a. deny access to potential canvas using access control techniques; b. reduce potential canvases using canvas-reduction techniques; c. ensure graffiti can be readily and quickly removed through easy maintenance selection techniques. Note—For guidance on graffiti and vandalism prevention techniques refer to the Graffiti prevention planning scheme policy.
PO66 Development does not adversely impact the structural integrity or ongoing operation and maintenance of sub-surface transport infrastructure which is an existing or endorsed proposed tunnel.	**AO66** Development demonstrates that it will not result in any impact on existing or planned sub-surface transport infrastructure through the submission of an engineering and geological report and certification or consent provided by the relevant infrastructure owner.
If identified in a neighbourhood plan	
PO67 Development minimises visual impacts to view corridors of local significance and enhances opportunities for observation of key vistas and views from identified view points.	**AO67.1** Development ensures building placement and design does not impact on a view corridor identified in a neighbourhood plan. Note—A neighbourhood plan may identify view corridors and may or may not identify any specific view points from which they are observed.
	AO67.2 Development creates 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.
PO68 Development on a significant corner site provides a prominent visual reference and contribution to the neighbourhood's public realm by: a. accommodating high levels of pedestrian movement at the corner and enhancing the pedestrian experience; b. emphasising the corner setting through building form,	**AO68.1** Development is designed to emphasise the corner setting of a significant corner site identified in a neighbourhood plan and provides: a. building entries on both street frontages; b. a single main entry at the corner.

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 connection point in the neighbourhood; d. respecting the prominence of any adjoining or nearby heritage places, traditional character buildings or local landmarks; e. if a corner land dedication is required: i. accommodating a deep-planted feature tree within the dedication area; ii. providing a building envelope which acknowledges and respects the presence of the large feature tree canopy. Note—A neighbourhood plan will indicate whether or not a land dedication is required.	**AO68.2** Development provides a corner land dedication on a significant comer site identified in a neighbourhood plan, adjacent to the existing verge area which: a. complies with any dimensions identified in the neighbourhood plan; b. accommodates a deep-planted large feature tree in compliance with the 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 storeys or fewer. Where an inverted corner land dedication is provided, the building design accommodates the feature tree canopy at maturity.
	AO68.3 Development ensures that any part of the building including the basement but excluding awnings is outside the corner land dedication area. Note—A neighbourhood plan may indicate if a building is able to volumetrically extend into the corner land dedication area.
PO69 Development on a landmark site provides a prominent visual reference and contribution to the city's public realm by: a. exhibiting subtropical architectural excellence through design, treatment and articulation; b. defining the site and its setting through building form, expression, silhouette, scale, materials and landscaping; c. reinforcing a sense of arrival to the neighbourhood plan area, precinct or sub-precinct through marking a node, an intersection or major connection point in the city; d. respecting the prominence of any adjoining or nearby heritage place or local landmark; e. if a corner land dedication is required: i. accommodating a deep-planted large feature tree within the dedication area; ii. providing a building envelope that acknowledges and respects the presence of the large feature tree canopy; iii. accommodating high levels of pedestrian movement and enhancing the pedestrian experience. Note—A neighbourhood plan may indicate whether or not a land dedication is required.	**AO69.1** Development: a. emphasises a landmark site identified in a neighbourhood plan and its setting; b. addresses all elevations, with front, side and rear facades all displaying a 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.
	AO69.2 Development provides a corner land dedication adjacent to the existing verge area which: a. complies with any dimensions identified in a neighbourhood plan; b. accommodates a deep-planted feature tree in compliance with the Infrastructure design planning scheme policy; c. is embellished in compliance with the Infrastructure design planning scheme policy. Note—A neighbourhood plan may indicate if a corner land dedication is to be truncated or inverted. If the configuration is not specified, a truncated land dedication is to be provided where the building or podium is 2 storeys or fewer. Where an inverted corner land dedication is provided, the building design accommodates the feature tree canopy at maturity.
PO70 Development of a landscape buffer is provided in particular locations to facilitate: a. visual privacy to and between sites; b. visual amenity; c. shading and occupant amenity; d. local habitat.	**AO70** Development provides a landscape buffer along the boundaries of the site identified in a neighbourhood plan, which consists of: a. 3 tiers of planting; b. a combination of rounded canopy and columnar trees; c. a maximum spacing of 1 tree for every 6m; d. trees capable of growing to a minimum height of 8m; e. shrubs and ground covers. Note—A neighbourhood plan will indicate the boundaries where the landscape buffer is to be provided and the dimensions of the area.

Table 9.3.3.3.B—Building heights

Zone	Zone precinct	Maximum building height (storeys)
Major centre	Not applicable	10
District centre	District	4
	Corridor	5
Neighbourhood centre	Not applicable	3
Mixed use	Inner city	5
	Centre frame	5
	Corridor	4
Emerging community	Not applicable	3

Note—Building height is measured in storeys unless a neighbourhood plan or overlay identifies a specific height in metres.

Table 9.3.3.3.C—Boundary setback requirements

Height of building/wall	Land use	Minimum boundary setback (m)				
		Front/street (m)			Side (m)	Rear (m)
		Active frontage (except on arterial road)	Arterial road or if setback is required for site use or pedestrian movement	Adjacent to lower intensity residential		
Ground-floor storey and to 4.5m	Non-residential	0	3	3	0 if blank 2m otherwise	0
	Residential	NA	6	6 to wall	1.5	4.5
Podium or up to 5 storeys	Non-residential/ Residential	0	3	4 to balcony/ 6 to wall	0 if blank 3m if non-habitable 5m if habitable or to balconies	6
Tower — Above 5 storeys to 15 storeys	Non-residential	3	6	8	6	10
	Residential	6	8	6 to balcony/ 8 to wall	6	10

Notes—

- For development located on a site with 2 or more street frontages, a primary street frontage will be nominated.
- For a site with 2 or more street frontages, all common boundaries with adjoining lots are considered side boundaries.
- Building height transition and building separation requirements to a residential development may vary boundary setback requirements.
- Car parking is to comply with the siting requirements in Table 9.3.3.3.D.
- Roofing of terrace areas created on car parking structures is to comply with boundary setback requirements for balconies specified in Table 9.3.3.3.C.
- Front boundary setbacks are generally not influenced by building separation requirements.

Table 9.3.3.3.D—Siting requirements for car parking

Height of wall or parking Car parking configuration	Minimum boundary setback to parking or parking structure (m)		
	Front/ street	Side/rear — If a zone in the centre zones category or the Mixed use zone	Side/rear — If not a zone in the centre zones category or the Mixed use zone and adjoining a residential zone
Below ground level or above ground level by less than 1m and enclosed	0 if below ground level 4 if above ground by less than 1m	0	0
Above ground level by less than 4.5m and enclosed	6	0	1.5
Above ground level between 4.5m and 2 storeys or 7.5m	6	0	3

and enclosed		3 if partially open	
Above ground level between 7.5m and 3 storeys or 10.5 m and enclosed	6	0 6 if partially open	6
Above ground level by greater than 3 storeys and 10.5m	No acceptable outcome is prescribed		
Above ground level by less than 4.2m and open	2	1.5	2

Notes—

- Height is to the highest point of the car parking structure including any roofing or shelter to the car parking area, measured above ground level at any point on the site.
- The height also includes fences, balustrades or podium planters located above the enclosed car parking structure.
- Where a terrace area is created on a car parking structure, any roofing is to comply with the boundary setback requirements for a balcony in Table 9.3.3.3.C.
- A number of car parking configurations and wall heights relative to ground level may occur on a site. The impact of refuse collection is to be considered in the design of car parking if refuse storage is located in a parking area or structure.

Table 9.3.3.3.E—Building separation requirements

Building height (storeys and m)	**Minimum building separation (m)**		
	Facing habitable rooms with windows or balconies	**Habitable rooms or balconies facing non-habitable rooms with windows or blank walls**	**Non-habitable rooms with windows or blank walls**
Ground to 4.5m	3	1.5	0 if blank with no windows 1.5 if non-habitable with windows
2 storey to 7.5m	9	6	0 if blank with no windows 3 if non-habitable with windows
3 to 5 storeys	12	9	0 if blank with no windows 6 if non-habitable with windows
6 to 8 storeys	18	12	9
9+ storeys	24	18	12
Podium or roof terraces	Located to achieve separation in accordance with the relative level of the podium or roof location as above, along with design elements to ensure the privacy and amenity of residents within the site and on adjoining or adjacent sites.		

Table 9.3.3.3.F—Noise (planning) criteria

Criteria location	**Intrusive noise criteria**	**Acoustic amenity criteria**		
	Day, evening and night $L_{Aeq,adj,T}$ are not greater than the RBL plus the value in this column for the relevant criteria location, where T equals: • **day — 11hr** • **evening — 4hr** • **night — 9hr**	**Day, evening and night $L_{Aeq,adj,T}$ are not greater than the values in the columns below for the relevant criteria location, where T equals:** • **day — 11hr** • **evening — 4hr** • **night — 9hr**		
		Day	**Evening**	**Night**
Low density residential zone boundary	3dB(A)	55dB(A)	45dB(A)	40dB(A)
Low—medium density residential zone boundary	3dB(A)	55dB(A)	45dB(A)	40dB(A)
Medium density residential zone boundary	3dB(A)	55dB(A)	50dB(A)	45dB(A)
High density residential zone boundary	3dB(A)	55dB(A)	50dB(A)	50dB(A)
Character residential zone boundary	3dB(A)	50dB(A)	45dB(A)	40dB(A)
Tourist accommodation zone boundary	3dB(A)	55dB(A)	50dB(A)	50dB(A)
At a sensitive use in the Principal centre zone	5dB(A)	60dB(A)	55dB(A)	50dB(A)
At a sensitive use in the Major centre zone	5dB(A)	60dB(A)	55dB(A)	50dB(A)
At a sensitive use in the District centre	5dB(A)	60dB(A)	55dB(A)	50dB(A)

zone				
At a sensitive use in the Neighbourhood centre zone	5dB(A)	55dB(A)	50dB(A)	50dB(A)
At a sensitive use in the Specialised centre zone	5dB(A)	55dB(A)	50dB(A)	50dB(A)
Emerging community zone boundary	5dB(A)	55dB(A)	50dB(A)	45dB(A)
Environmental management zone boundary	0dB(A)	40dB(A)	40dB(A)	40dB(A)
Conservation zone boundary	0dB(A)	40dB(A)	40dB(A)	40dB(A)
At a sensitive use in the Mixed use zone	5dB(A)	60dB(A)	55dB(A)	50dB(A)
At a sensitive use in the Rural zone	5dB(A)	55dB(A)	50dB(A)	45dB(A)
At a sensitive use in the Rural residential zone	5dB(A)	50dB(A)	45dB(A)	40dB(A)
At a sensitive use in the Township zone	5dB(A)	55dB(A)	45dB(A)	40dB(A)

Notes—

- $L_{Aeq,adj,T}$: The adjusted A-weighted equivalent continuous sound pressure level of the development during the time period T, where T is an 11-hour day (7am—6pm), 4-hour evening (6pm—10pm) and 9-hour night (10pm—7am), determined in accordance with the methodology in the Noise impact assessment planning scheme policy.
- RBL: Rating background level determined in accordance with the methodology in the Noise impact assessment planning scheme policy.
- dB(A): A-weighted decibels

Table 9.3.3.3.G—Low frequency noise criteria

Criteria location	**Day (7am-6pm) $L_{Ceq,adj,11hr}$ is not greater than the following values at the relevant criteria location**	**Evening (6pm-10pm) $L_{Ceq,adj,4hr}$ is not greater than the following values at the relevant criteria location**	**Night (10pm-7am) $L_{Ceq,adj,9hr}$ is not greater than the following values at the relevant criteria location**
Low density residential zone boundary	65dB(C)	65dB(C)	60dB(C)
Low–medium density residential zone boundary	65dB(C)	65dB(C)	60dB(C)
Medium density residential zone boundary	65dB(C)	65dB(C)	60dB(C)
High density residential zone boundary	70dB(C)	65dB(C)	65dB(C)
Character residential zone boundary	65dB(C)	65dB(C)	60dB(C)
Tourist accommodation zone boundary	70dB(C)	65dB(C)	65dB(C)
At a sensitive use in the Principal centre zone	75dB(C)	75dB(C)	70dB(C)
At a sensitive use in the Major centre zone	75dB(C)	75dB(C)	70dB(C)
At a sensitive use in the District centre zone	70dB(C)	65dB(C)	65dB(C)
At a sensitive use in the Neighbourhood centre zone	70dB(C)	65dB(C)	65dB(C)
At a sensitive use in the Specialised centre zone	75dB(C)	75dB(C)	70dB(C)
Emerging community zone boundary	65dB(C)	65dB(C)	60dB(C)
Environmental management zone boundary	65dB(C)	65dB(C)	65dB(C)
Conservation zone boundary	65dB(C)	65dB(C)	65dB(C)
At a sensitive use in the Mixed use zone	75dB(C)	75dB(C)	70dB(C)
At a sensitive use in the Rural zone	70dB(C)	65dB(C)	65dB(C)
At a sensitive use in the Rural residential zone	65dB(C)	65dB(C)	60dB(C)
At a sensitive use in the Township zone	70dB(C)	65dB(C)	65dB(C)

Note—

- $L_{Ceq,adj,T}$: The adjusted C-weighted equivalent continuous sound pressure level of the development during the time period T, where T is an 11-hour day (7am—6pm), 4-hour evening (6pm—10pm) and 9-hour night (10pm—7am), determined in accordance with the methodology in the Noise impact assessment planning scheme

policy.
- dB(C): C-weighted decibels

Table 9.3.3.3.H—Night-time noise criteria

Criteria location	**Where the existing $L_{Aeq,9hr}$ night at the criteria location is:**	**Average of the highest 15 single L_{Amax} events over a given night (10pm—7am) period is not greater than the following values at the relevant criteria location**	**The absolute highest single L_{Amax} event over a given night (10pm—7am) period is not greater than the following values at the relevant criteria location**
At the zone boundary of a: • Low density residential zone; • Low—medium density residential zone; • Medium density residential zone; • High density residential zone; • Character residential zone; • Tourist accommodation zone; • Emerging community zone.	<45dB(A)	50dB(A)	55dB(A)
	45 to 60dB(A)	$L_{Aeq,9hr\ night}$ + 5 dB(A)	$L_{Aeq,9hr\ night}$ + 10dB(A)
	>60dB(A)	65dB(A)	70dB(A)
External to a sensitive use located in a: • Principal centre zone; • Major centre zone; • District centre zone; • Neighbourhood centre zone; • Specialised centre zone; • Mixed use zone; • Rural zone; • Rural residential zone; • Township zone.	Not applicable	65dB(A)	70dB(A)

Notes—
- L_{Amax}: The A-weighted maximum sound pressure level determined in accordance with the methodology in the Noise impact assessment planning scheme policy.
- $L_{Aeq,9hr}$: The A-weighted equivalent continuous sound pressure level of the development during the night- time period 10pm to 7am, determined in accordance with the methodology in the Noise impact assessment planning scheme policy.
- Night: 10pm to 7am
- dB(A): A-weighted decibels

Table 9.3.3.3.I—Air quality planning criteria

Pollutant	**Averaging time**	**Health outcome protected**	**Criteria including background ($\mu g/m^3$)**	**Criteria including background (ppm)**
Nitrogen dioxide	1 hour	Health and wellbeing	250	0.12
	Annual	Health and wellbeing	62	0.03
Sulfur dioxide	1 hour	Health and wellbeing	570	0.2
	24 hours	Health and wellbeing	230	0.08
	Annual	Health and wellbeing	57	0.02
Particulate matter (PM) as total suspended particulates (TSP)	Annual	Health and wellbeing	90	-
PM less than 10 µm (PM_{10})	24 hours	Health and wellbeing	50	-
	Annual	Health and wellbeing	25	-
PM less than 2.5 µm ($PM_{2.5}$)	24 hours	Health and wellbeing	25	-
	Annual	Health and wellbeing	8	-
Carbon monoxide	8 hours	Health and wellbeing	11,000	9
Dust deposition as insoluble solids	Annual	Protecting aesthetic environment	$4g/m^2$/month	-

1,1,1-trichloroethane (methyl chloroform)	1 hour	Health and wellbeing	12,500	2.3
1,1,2-trichloroethane	1 hour	Health and wellbeing	1,000	0.18
1,1-biphenyl	1 hour	Health and wellbeing	24	0.0037
1,2-dichloroethane	24 hours	Health and wellbeing	750	0.17
1,3-butadiene	Annual	Health and wellbeing	2.4	0.001
Acetaldehyde	1 hour	Odour	42	0.023
Acetic acid	1 hour	Odour	270	0.11
Acetone	1 hour	Health and wellbeing	22,000	9.2
Acrolein	1 hour	USEPA extremely toxic	0.42	0.00018
Acrylonitrile	1 hour	USEPA Group B1 carcinogen (probable human carcinogen)	8	0.0037
Alpha chlorinated toluenes and benzoyl chloride	1 hour	IARC Group 1 carcinogen (known human carcinogen)	9	0.0018
Ammonia	1 hour	Health and wellbeing	330	0.46
Antimony and compounds	1 hour	Health and wellbeing	9	-
Arsenic and compounds (as total metal content in PM_{10})	1 hour	IARC Group 1 carcinogen (known human carcinogen)	0.09	-
	Annual	Health and wellbeing	6ng/m^3	-
Benzene	1 hour	Health and wellbeing	29	0.009
	Annual	Health and wellbeing	10	0.003
Benzo(a)pyrene (as marker for PAH)	Annual	Health and wellbeing	0.3ng/m^3	-
Beryllium and compounds	1 hour	IARC Group 1 carcinogen (known human carcinogen)	0.004	-
Bromochloromethane	1 hour	Health and wellbeing	19,000	3.7
Bromoform (tribromomethane)	1 hour	Health and wellbeing	90	0.009
Bromotrifluoromethane	1 hour	Health and wellbeing	112000	18
Butyl acrylate	1 hour	Odour	100	0.019
Butyl mercaptan	1 hour	Odour	7	0.002
Cadmium and compounds (as total metal content in PM_{10})	Annual	Health and wellbeing	5ng/m^3	-
Carbon disulfide	1 hour	Odour	18	0.0055
	24 hours	Health and wellbeing	110	0.032
Chlorine	1 hour	Health and wellbeing	50	0.018
Chlorine dioxide	1 hour	Health and wellbeing	5.1	0.0018
Chlorobenzene	1 hour	Odour	100	0.023
Chloroform	1 hour	Health and wellbeing	900	0.18
Chromium III compounds	1 hour	Health and wellbeing	9	-
Chromium VI compounds	1 hour	IARC Group 1 carcinogen (known human carcinogen)	0.09	-
Copper dusts and mists	1 hour	Health and wellbeing	18	-
Copper fumes	1 hour	Health and wellbeing	3.7	-
Cumene (isopropyl benzene)	1 hour	Odour	21	0.004

Cyanide (as CN)	1 hour	Health and wellbeing	90	-
Cyclohexane	1 hour	Health and wellbeing	19,000	5
Cyclohexanone	1 hour	Odour	260	0.07
Diacetone alcohol	1 hour	Odour	700	0.15
Dichloromethane (methylene chloride)	24 hours	Health and wellbeing	3,200	0.85
	7 days	Health and wellbeing	480	0.13
Diethylamine	1 hour	Odour	30	0.01
Dimethylamine	1 hour	Odour	9	0.0052
Dioxins and furans (as TCDD TEF)	1 hour	IARC Group 1 carcinogen (known human carcinogen)	0.000002	-
Diphenyl ether	1 hour	Odour	80	0.01
Ethanol	1 hour	Odour	2,100	1.1
Ethyl acetate	1 hour	Odour	12,100	3.5
Ethyl acrylate	1 hour	Odour	0.4	0.0001
Ethyl butyl ketone	1 hour	Health and wellbeing	4,200	0.9
Ethyl chloride (chloroethane)	1 hour	Health and wellbeing	48,000	18
Ethylbenzene	1 hour	Health and wellbeing	8,000	1.8
Ethylene oxide	1 hour	IARC Group 1 carcinogen (known human carcinogen)	3.3	0.0018
Formaldehyde	1 hour	Protecting aesthetic environment	96	0.07
	24 hours	Health and wellbeing	54	0.04
Hydrogen chloride	1 hour	Health and wellbeing	140	0.09
Hydrogen cyanide	1 hour	USEPA extremely toxic	200	0.18
Hydrogen sulfide	24 hours	Health and wellbeing	160	0.11
	1 hour	Odour	6.5	0.0043
Lead and compounds (as total metal content in total suspended particulates)	Annual	Health and wellbeing	0.5	-
Magnesium oxide fumes	1 hour	Health and wellbeing	180	-
Manganese and compounds (as total metal content in PM_{10})	Annual	Health and wellbeing	0.16	-
MDI (diphenylmethane diisocyanate)	1 hour	USEPA extremely toxic	0.04	-
Mercury inorganic	1 hour	Health and wellbeing	1.8	-
	Annual	Health and wellbeing	1.1	-
Mercury organic	1 hour	Health and wellbeing	0.18	-
Methanol	1 hour	Odour	3000	2.4
Methyl ethyl ketone	1 hour	Odour	3200	1.1
Methyl isobutyl ketone	1 hour	Odour	230	0.05
Methyl mercaptan	1 hour	Odour	0.46	0.00023
Methyl methacrylate	1 hour	Odour	120	0.027
Methyl styrene	1 hour	Odour	140	0.029
Methylamine	1 hour	Odour	2.7	0.0023
n-Butanol	1 hour	Odour	500	0.16

n-Butyl acetate	1 hour	Odour	1,020	0.21
n-Hexane	1 hour	Health and wellbeing	3,200	0.9
Nickel and compounds (as total metal content in PM_{10})	Annual	Health and wellbeing	0.02	-
Nitric acid	1 hour	Health and wellbeing	90	0.037
Nitrobenzene	1 hour	Odour	2.6	0.00052
n-Propanol	1 hour	Odour	41	0.016
Pentachlorophenol	1 hour	USEPA extremely toxic	0.9	-
Phenol	1 hour	Odour	20	0.0052
Phosgene	1 hour	USEPA extremely toxic	7	0.0018
Phosphine	1 hour	Odour	3.1	0.0023
Propylene oxide	1 hour	USEPA Group B1 carcinogen (probable human carcinogen)	90	0.037
Pyridine	1 hour	Odour	7	0.0023
Styrene	1 hour	Odour	65	0.014
	7 days	Health and wellbeing	280	0.06
Sulfate	24 hours	Health and wellbeing	27	-
Sulfuric acid	1 hour	Health and wellbeing	18	-
TDI (toluene-2,4-diisocyanate; toluene-2,6-diisocyanate)	1 hour	USEPA extremely toxic	0.04	-
Tetrachloroethylene (perchloroethylene)	1 hour	Odour	7,487	1.01
	Annual	Health and wellbeing	270	0.036
Toluene	1 hour	Odour	958	0.23
	24 hours	Health and wellbeing	4,100	1
	Annual	Health and wellbeing	410	0.1
Trichloroethylene	1 hour	IARC Group 2A carcinogen (probable human carcinogen)	500	0.09
Triethylamine	1 hour	Odour	200	0.05
Vanadium and compounds (as total metal content in PM_{10})	24 hours	Health and wellbeing	1.1	-
Vinyl chloride monomer	24 hours	Health and wellbeing	28	0.01
Vinyl toluene	1 hour	Health and wellbeing	4,400	0.9
Welding fumes (total particulate)	1 hour	Health and wellbeing	90	-
Xylenes (as a total of ortho, meta and para isomers)	24 hours	Health and wellbeing	1,200	0.25
	Annual	Health and wellbeing	950	0.2
Zinc chloride fumes	1 hour	Health and wellbeing	18	-
Zinc oxide fumes	1 hour	Health and wellbeing	90	-

Note—

- Criteria that are stated in µg/m^3 are to be referenced to 0°C.
- Criteria that are stated in ppm are to be expressed as volume/volume.
- Averaging times of 1 hour or less are to be presented using the 99.9th percentile concentration of the total site impact from dispersion modelling and background concentration for all pollutants in the above table, or the maximum concentration from dispersion modelling if no background concentration is available.
- Averaging times of greater than 1 hour are to be presented using the maximum concentration of the total site impact from dispersion modelling and background concentration.
- Dust deposition is the maximum allowable level from new and existing sources, calculated from annualised modelling data.
- Polycyclic aromatic compounds (PAH) are assessed as benzo(a)pyrene equivalent using potency equivalency factors as listed in the Air quality planning scheme

policy.
- Dioxins and furans are assessed as 2,3,7,8-tetrachlorodibenzodioxin equivalent (TCDD) using toxic equivalency factors (TEF) as listed in the Air quality planning scheme policy.
- ng — nanograms

Table 9.3.3.3.J—Odour criteria

Pollutant	Averaging time	Health outcome protected	Criteria (odour units — OU)
Odour	1 hour	Odour	0.5 OU for tall stacks
Odour	1 hour	Odour	2.5 OU for ground-level and wake-affected plumes from short stacks

Note—Odour criteria are to be evaluated using the 99.5th percentile concentration from dispersion modelling.

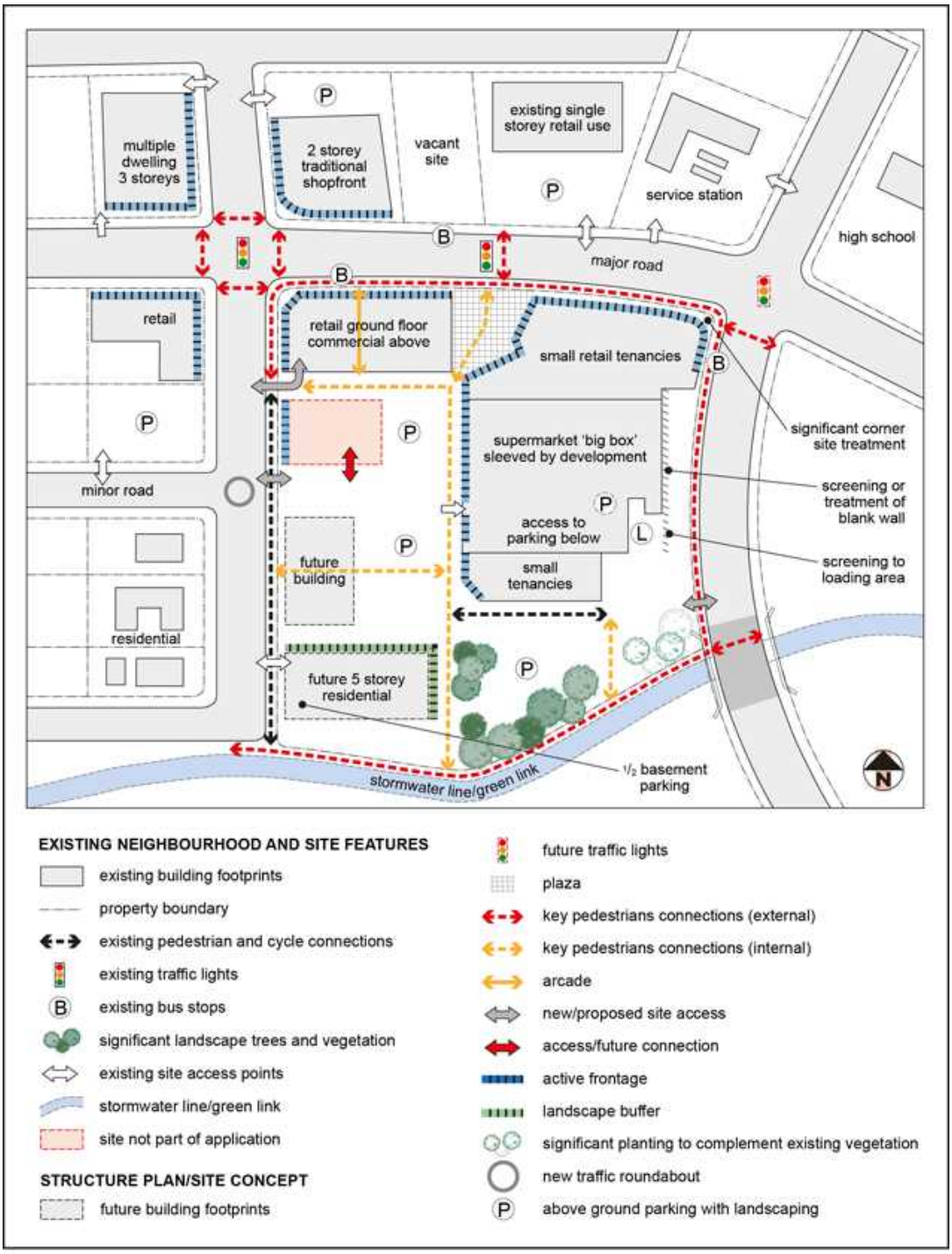


Figure a—Centre structure plan

View the high resolution of Figure a—Centre structure plan

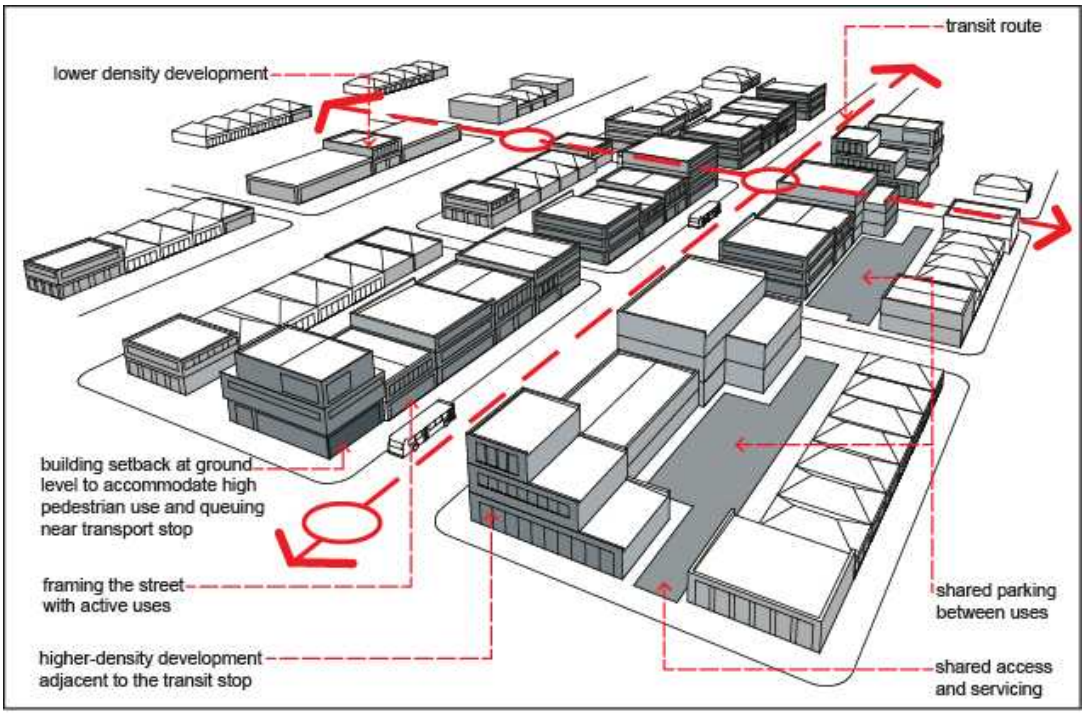


Figure b—Transit supportive development

View the high resolution of Figure b—Transit supportive development

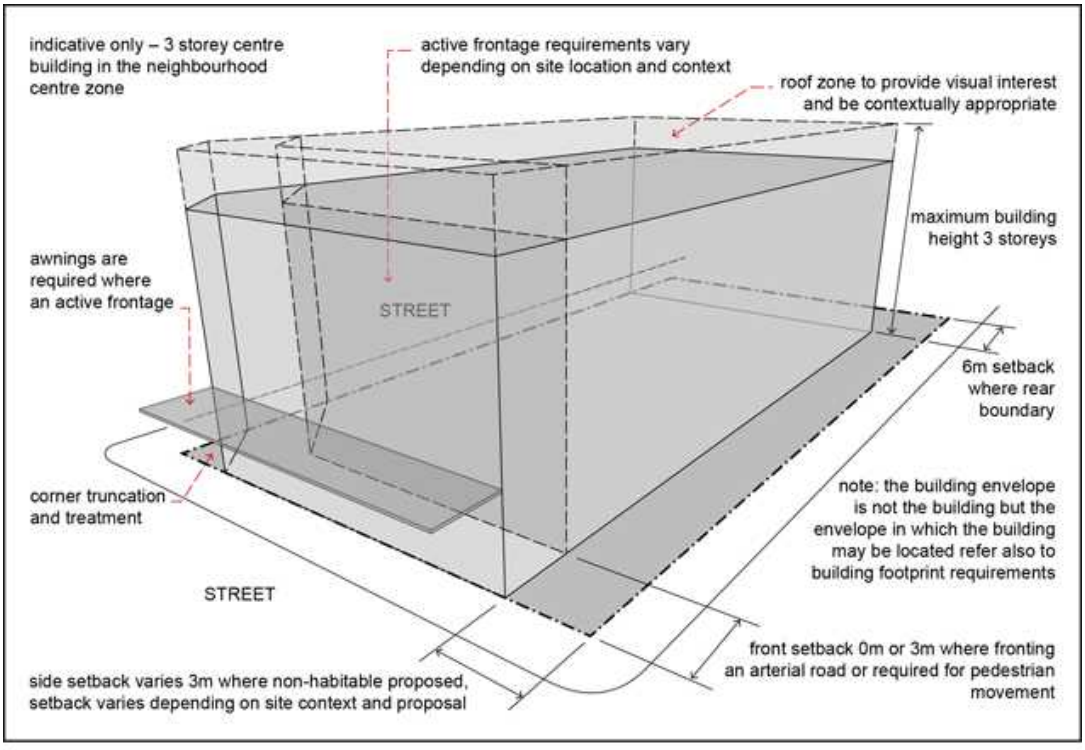


Figure c—Building envelope

View the high resolution of Figure c—Building envelope

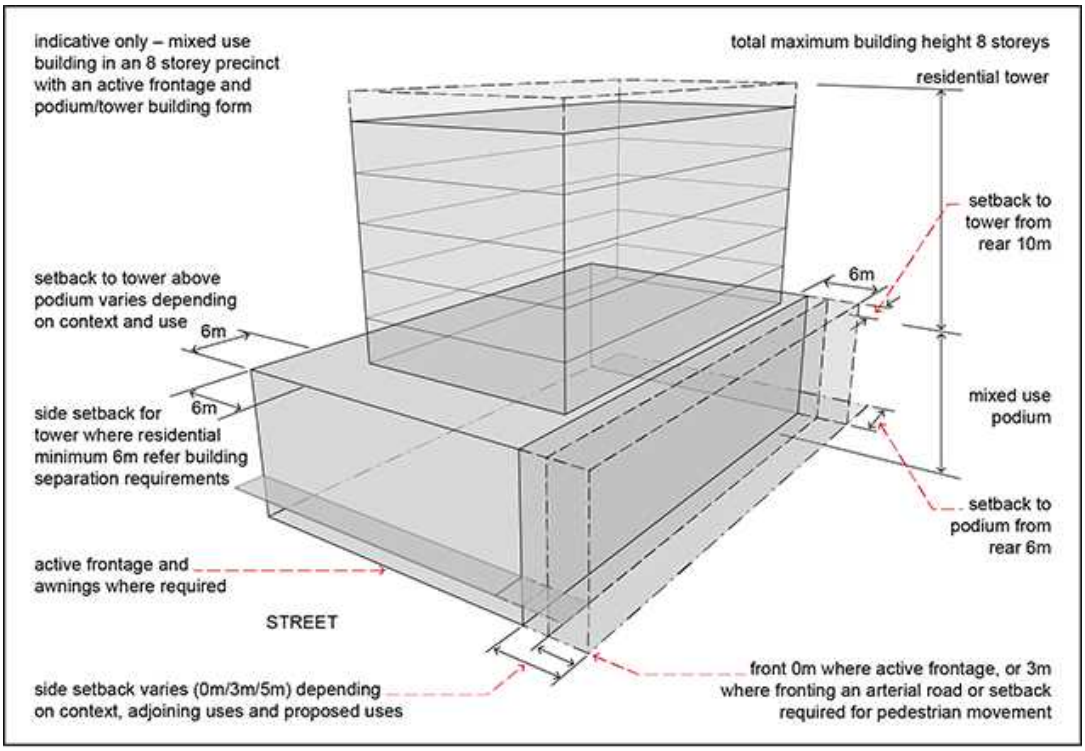


Figure d—Building envelope

View the high resolution of Figure d—Building envelope

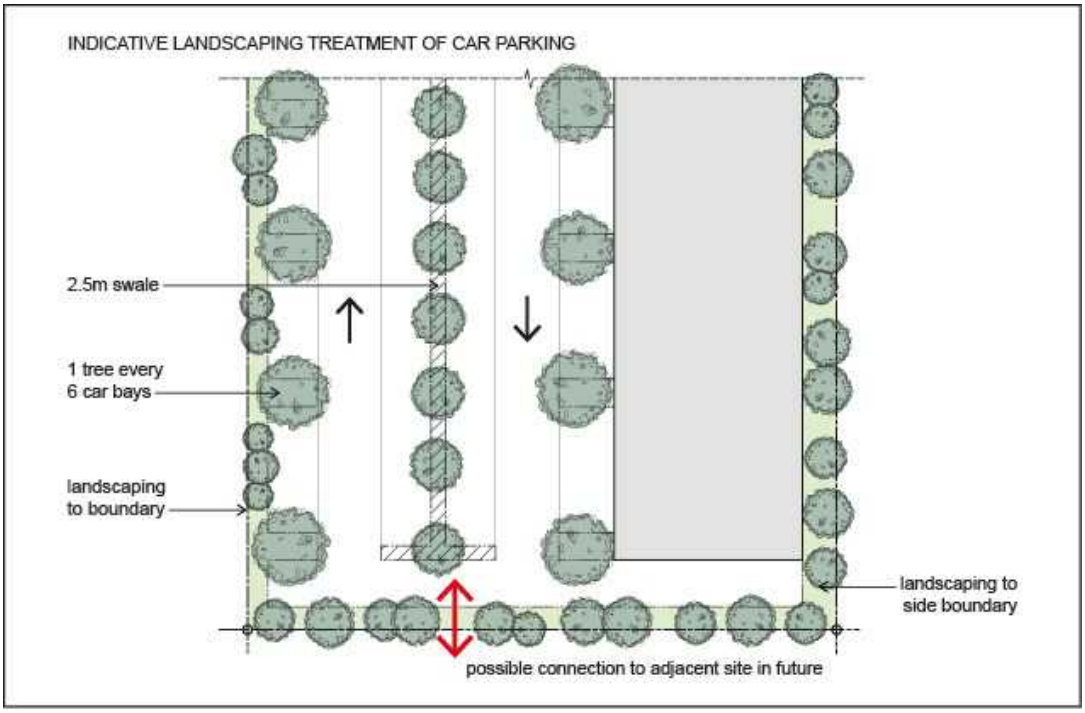


Figure e—Car parking – on ground

View the high resolution of Figure e—Car parking — on ground

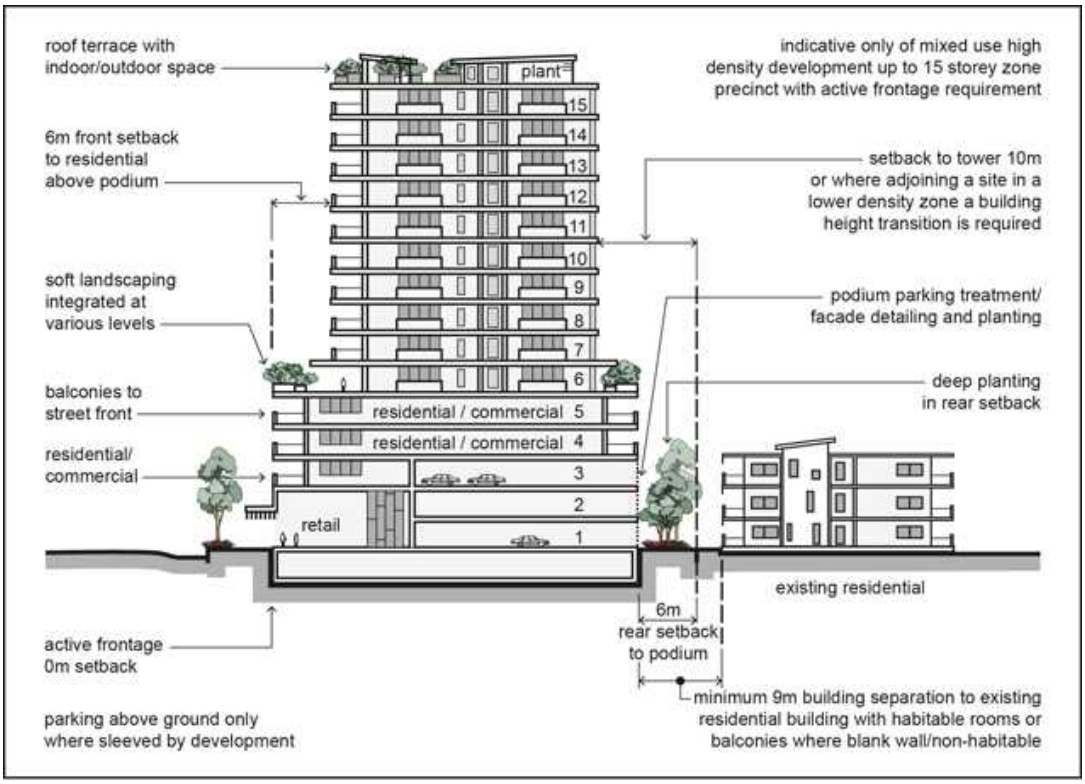


Figure f—Car parking – multi-storey or podium

View the high resolution of Figure f—Car parking — multi storey or podium

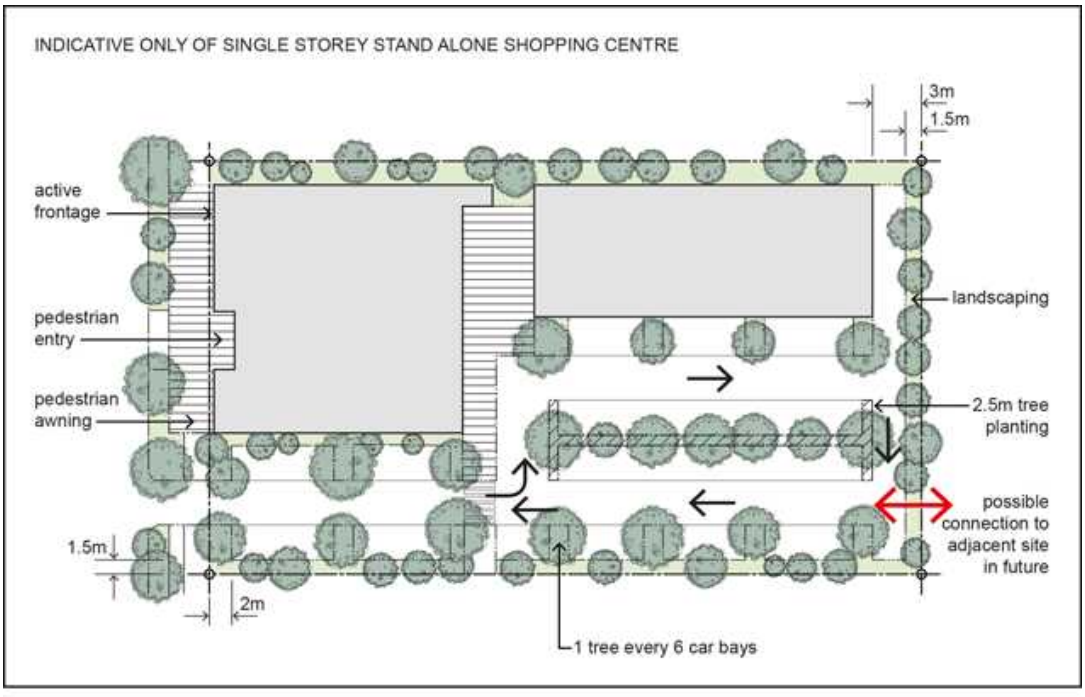


Figure g—Site planning example for a stand-alone centre

View the high resolution of Figure g—Site planning example for a stand-alone centre

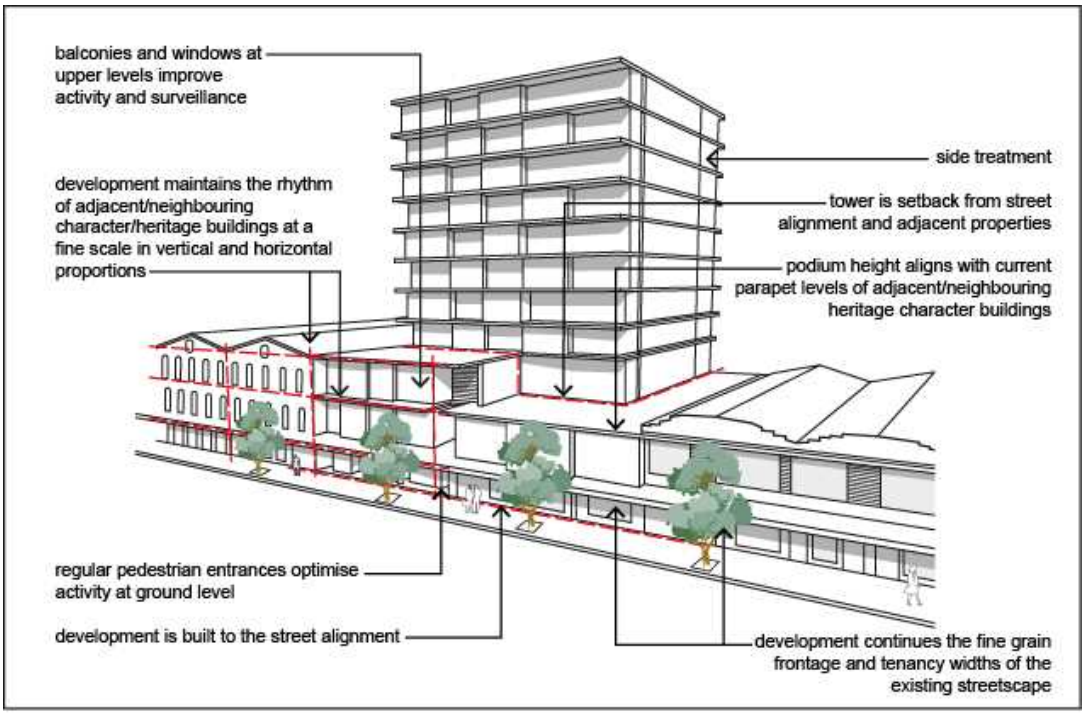


Figure h—Development in traditional strip centres

View the high resolution of Figure h—Development in traditional strip centres

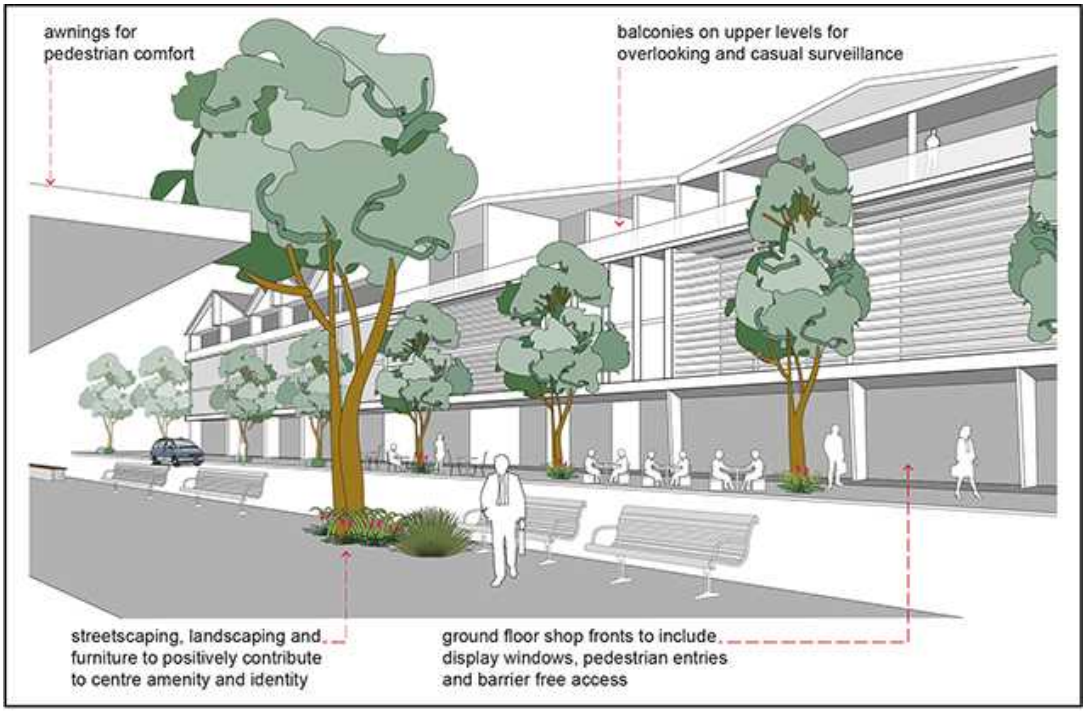


Figure j—Centre perspective

View the high resolution of Figure j—Centre perspective

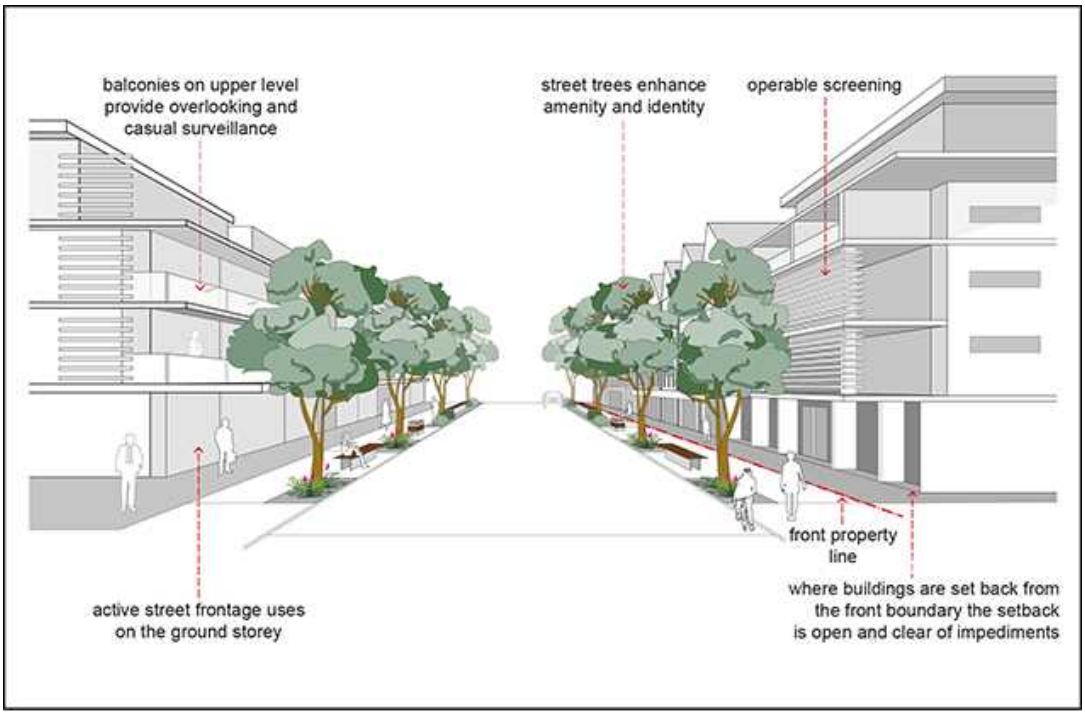


Figure k—Centre cross section

View the high resolution of Figure k—Centre cross section

9.3.14 Multiple dwelling code

9.3.14.1 Application

1. This code applies to assessing a material change of use if:
    a. assessable development where the code is an applicable code identified in the assessment benchmarks column of a table of assessment for a material change of use or a neighbourhood plan (section 5.9); or
    b. impact assessable development for a multiple dwelling or a use of a similar nature.
2. When using this code, reference should be made to section 1.5 and section 5.3.3.
3. This code is used in conjunction with other codes on the basis of the zone determining the base code. This is particularly relevant to the application of this code where development is located in a zone in the centre zones category or the Mixed use zone. In that instance and by way of example, the zone code and the centre or mixed use code determine the basis of development and this code prevails to the extent of the multiple dwelling component of that development and how it integrates with the built form outcomes of the centres zone category or the Mixed use zone.

Note—The following purpose, overall outcomes, performance outcomes and acceptable outcomes comprise the assessment benchmarks of this code.

Note—Where this code includes performance outcomes or acceptable outcomes that relate to:
- air quality assessment, guidance is provided in the Air quality planning scheme policy;
- crime prevention through environmental design, guidance is provided in the Crime prevention through environmental design planning scheme policy;
- design for the reduction of graffiti, guidance is provided in the Graffiti prevention guidelines planning scheme policy;
- infrastructure design and construction works, guidance is provided in the Infrastructure design planning scheme policy;
- noise impacts assessment, guidance is provided in the Noise impact assessment planning scheme policy;
- the selection of planting species, guidance is provided in the Planting species planning scheme policy;
- refuse and recycling, guidance is provided in the Refuse planning scheme policy;
- structure planning, guidance is provided in the Structure planning planning scheme policy;
- provisions for transport, access, parking or servicing, guidance is provided in the Transport, access, parking and servicing planning scheme policy;
- significant vegetation, guidance is provided in the Vegetation planning scheme policy;
- subtropical design of buildings or outdoor spaces, guidance is provided in the Subtropical building design planning scheme policy.

Note—This code does not apply to building work involving internal alterations where the proposed works are fully contained within the existing building. Enclosure of car parking areas extending more than 1m above ground level is considered assessable development.

Note—An active frontage — residential may be specified in a neighbourhood plan and/or identified in the Active frontages in residential zones overlay. Where non-residential development is proposed, the Active frontages in residential zones overlay code is also applicable.

9.3.14.2 Purpose

1. The purpose of the Multiple dwelling code is to assess the suitability of development to which this code applies.
2. The purpose of the code will be achieved through the following overall outcomes:
    a. Development has a site area and frontage width that is sufficient for the scale and form of a multiple dwelling development, to deliver a comfortable living environment with minimal impacts on neighbours.
    b. Development is orientated and designed to contribute to a safe, attractive and walkable neighbourhood.
    c. Development that is in proximity of a railway or bus station, is public transit supportive and designed to facilitate high levels of activity and surveillance of the station and the interface to the street.
    d. Development does not isolate or negatively impact on the development potential or future residential amenity of adjoining sites.
    e. Development has a bulk, scale, form and intensity that is consistent with the existing and intended neighbourhood structure for the area as expressed by zone, zone precinct and neighbourhood plan outcomes, having regard to:
        i. the location and street context of the site;
        ii. its proximity to an activity centre, higher capacity public transport services, or other community facilities;
        iii. the capacity of infrastructure.
    f. Development is designed to facilitate future intensification of uses at ground level, where in proximity to high-frequency public transport.
    g. Development in the Infill housing zone precinct of the Character residential zone includes a range of detached and attached building forms and is of an intensity that reflects the lower density form and character of these zones.
    h. Development is of a height that is appropriate to the strategic and local context and meets community expectations consistent with the following:
        i. 15 storeys in the Up to 15 storeys zone precinct of the High density residential zone;
        ii. 8 storeys in the Up to 8 storeys zone precinct of the High density residential zone;
        iii. 5 storeys in the Medium density residential zone;
        iv. 4 storeys in the 3 or 4 storey mix zone precinct of the Low—medium density residential zone where any part of the lot frontage is located within 400m of a key location, except where for short-term accommodation or rooming accommodation;
        v. 3 storeys in the 3 or 4 storey mix zone precinct of the Low—medium density residential zone in all other instances;
        vi. 2 storeys in the 2 storey mix zone precinct of the Low—medium density residential zone;
        vii. 2 storeys in the Infill housing zone precinct of the Character residential zone.
    i. Development provides setbacks and separation of buildings that contribute to the amenity of residents within and adjoining the site and to Brisbane's high-quality subtropical streetscapes and public spaces.
    j. Development in or adjoining lower density residential areas uses side boundary setbacks and built form height transitions to manage the interface with those areas and reflect the amenity, form and character and subtropical landscape of those areas.

k. Development positively contributes to the amenity of the immediate streetscape and pedestrian environment with highly articulated building facades, varied roof form elements, high quality landscaping at the front of the site and direct pedestrian access from the development to the street.
l. Development ensures that the proportion of built and natural features, including buildings, design features, services and infrastructure, on-site open spaces and landscaping, provide:
    i. an attractive streetscape interface and reduction in the dominance of built form at a street level that contributes to Brisbane's character and identity, high-quality subtropical streetscapes and public space network;
    ii. a high level of amenity for occupants and adjoining residents including access to open and landscaped spaces, natural light, sunlight and breeze to support outdoor subtropical living.
m. Development of adaptable housing meets the needs of the community now and into the future.
n. Development provides open space consistent with the following:
    i. communal open space and covered outdoor private open spaces provided for each multiple dwelling capitalise on Brisbane's subtropical climate, maximise outdoor living opportunities and enhance amenity for residents;
    ii. large-scale multiple dwelling development provides useable high-quality communal open space for residents that is accessible and attractive;
    iii. small-scale multiple dwellings provide increased areas for private open space for each dwelling as a substitute for communal open space.
o. Development provides on-site landscaping that supports and contributes to Brisbane's subtropical landscape character and contributes to the microclimate of the neighbourhood and site, supports outdoor living and subtropical planting, and assists in reducing urban heat island effects, with deep-planting areas for the protection and establishment of large, subtropical shade trees.
p. Development provides vehicle parking and manoeuvring areas which are located and designed to integrate into the site and building and do not negatively impact on:
    i. the amenity and safety of residents or visitors to the site and adjoining premises;
    ii. the quality and amenity of the streetscape;
    iii. the provision of quality onsite landscaping and deep planting areas;
    iv. the safety and efficiency of both the internal layout and the external road network.
q. Development manages its interface with adjoining residential uses to mitigate amenity impacts including protecting visual privacy through appropriate separation of buildings and screening.
r. Development ensures that building location and design minimises residents' exposure to air and noise pollution.
s. Development is compatible with nearby existing uses that have the potential for off-site air emissions, considers the health and wellbeing of occupants and does not adversely impact on the continued operation of those existing uses.
t. Development provides design elements that retain and support local character identity and strengthens site features, such as views, heritage, significant vegetation or significant corner sites, particularly where a landmark site.
u. Development is designed, orientated, located and constructed to incorporate subtropical design and built form principles that make a positive contribution to Brisbane's built form and public realm, whilst facilitating and encouraging sustainable energy and waste reduction practices.

9.3.14.3 Performance outcomes and acceptable outcomes

Table 9.3.14.3.A—Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes
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.
PO2 Development in the High density residential zone or Medium density residential zone does not isolate or negatively impact on the	**AO2** Development in the High density residential zone or the Medium density residential zone ensures that the site area and frontage

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.	width of an adjoining site in the High density residential zone or the Medium density residential zone meets the minimum requirements set out in: a. a neighbourhood plan; or b. if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements set out in Table 9.3.14.3.B.
Building design and appearance	
PO3 Development height, bulk and scale, siting and layout ensures that: a. building height is consistent with the intended form and character of the local area including the predominant height of existing or approved buildings in the street; b. where building height is greater than the acceptable outcome for building height on sites adjoining or opposite the subject site, the development sensitively reduces height towards site boundaries to a compatible scale; c. impacts on residential amenity and privacy from overlooking, visual dominance and overshadowing are minimised and adequate levels of natural light and breezes are maintained to habitable rooms, private and communal open space for both the development and residences on adjoining and nearby sites; d. sufficient visual and acoustic privacy is achieved between dwellings without reliance on screening; 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.
PO4 Development has a building height, scale and form that improves the amenity and achieves the intended outcomes of the zone or neighbourhood plan area, contributes to a cohesive streetscape and built form character and is: a. consistent with the anticipated density and assumed infrastructure demand; b. aligned to community expectations about the number of storeys to be built, having regard to the intent for the zone precinct and the predominant height of approved buildings in the street; c. proportionate to and commensurate with the site area and frontage width so as not to be overbearing on the street or adjoining development; d. designed to avoid a significant and undue adverse amenity impact to adjoining development; e. sited to enable existing and future buildings to be well separated from each other and to avoid affecting the potential development of adjoining sites; f. considerate of street conditions, the topography of the area and site slope; g. designed to maintain significant view points and corridors; h. designed and orientated to retain solar access to key public spaces and adjoining buildings.	**AO4.1** Development has a maximum building height that complies with: a. a neighbourhood plan; or b. if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements set out in Table 9.3.14.3.B. **AO4.2** Development incorporates the building height transition requirements set out in Table 9.3.14.3.I.
PO5 Development for services and related structures, including electricity transformers, fire hydrant and booster assemblies, air conditioning and other mechanical plant, vents, exhausts and refuse and recycling storage areas: a. are integrated into the development; b. do not dominate the site frontage; c. are compatible with the intended streetscape character; d. ensure adverse amenity impacts to the streetscape and	**AO5** Development ensures that where services and related structures, including electricity transformers, fire hydrants and booster assemblies, air conditioning and other mechanical plant, vents, exhausts and refuse and recycling storage areas, are located within 4 metres of the front boundary: 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

habitable spaces are ameliorated.	onsite; c. are located, screened or landscaped so as not to be visually obtrusive.
PO6 Development provides a front boundary setback that: a. defines the street edge; b. creates a clear threshold and transition from public to private space; c. assists in achieving visual privacy to ground-floor dwellings from the street; d. supports the location of balconies for casual surveillance of the street and modulation of the facade; e. allows for built form and facade articulation that contributes to the streetscape character and landscape; f. is consistent with the intended streetscape and setback pattern; g. facilitates landscaping appropriate to soften and screen the built form of the development from the street.	**AO6** Development provides setbacks to the primary and secondary frontages that complies with: a. a neighbourhood plan; or b. if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements set out in Table 9.3.14.3.C. 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.	**AO7.1** Unless greater setbacks are required to achieve adequate building separation, development provides a rear boundary and side boundary setback that complies with: a. a neighbourhood plan; or b. if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements set out in Table 9.3.14.3.C. Refer to Figure d.
	AO7.2 Development ensures that any built to boundary walls located in a zone in the residential zones category are: a. not located along both side boundaries unless in the Low-medium density residential zone, Medium density residential zone or High density residential zone; b. not located along a common boundary with a lot located in the Low density residential zone or Character residential zone; c. for non-habitable rooms or spaces only; d. not located within 1.5m of a habitable room in an adjoining dwelling house where not located in the Medium density residential zone or High density residential zone; e. not located within the front or rear setback; f. where on the side boundaries of a corner lot, located towards the front of the development and separated; g. a maximum height of 3m; h. low maintenance or constructed of prefinished materials. Refer to Figure e.
	AO7.3 Development ensures built to boundary walls: a. have a maximum cumulative length along each side boundary of 15m, where located in the Low-medium density residential zone, Medium density residential zone or High density residential zone; or b. have a maximum cumulative length of 9m, where permitted in the Infill housing zone precinct of the Character residential zone; or c. do not exceed the length of an abutting and lawfully constructed built to boundary wall on an adjoining lot.
PO8 Development ensures that the proportion of buildings to open space and landscaping on a site: a. is consistent with the intended form, character and intensity of the local area and immediate streetscape; b. facilitates modulation and articulation of the building form;	**AO8** Development has: a. a building footprint within the building envelope; b. a maximum site cover that: i. complies with the requirements set out in a neighbourhood plan; or

c. supports residential amenity for occupants and adjoining properties; d. supports private outdoor subtropical living; e. provides for well-located and functional communal open space areas; f. provides for deep planting areas to retain significant vegetation and protect or establish large subtropical shade trees.	ii. if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan: A. where in the Medium density residential zone, Low—medium density residential zone or the Infill housing zone precinct of the Character residential zone, is 45%; or B. where in the High density residential zone, is 40%.
PO9 Development balances the height and footprint of the building, providing modulation and variation in the facade's horizontal and vertical profiles that: a. reduces the appearances of bulk through changes in building depth, length and articulated form; b. maintains a human scale and is consistent with the form and character intent of the neighbourhood and street; c. supports residential amenity to occupants and adjoining properties, including access to natural light and breezes; d. provides opportunities for dual aspect dwellings; e. incorporates changes in material, finish or texture at regular intervals; f. provides expressive shadow casting elements; g. provides opportunities for useable and functional open space. Refer to Figure i.	**AO9.1** Development where in the Medium density residential zone, Low-medium density residential zone or in the Infill housing zone precinct of the Character residential zone, the maximum length of a wall in any direction is 30m with substantial articulation provided every 15m. Note—Substantial articulation is a full building separation of 6m or a change in building line of plus or minus 2m for a length not less than 5m.
	AO9.2 Development where in the High density residential zone, the maximum length of a wall in any direction is 50m with substantial articulation provided every 15m. Note—Substantial articulation is a full building separation of 6m or a change in building line of plus or minus 2m for a length not less than 5m.
	AO9.3 Development incorporates the following design elements: a. balconies, verandas or terraces on each level; b. variation in the treatment and patterning of windows to bring visual interest and activation to each facade; c. variation in building form, materials, colours, textures and finishes to articulate finer scale architectural features and building elements such as party walls and slab edges; d. recessions and projections in the roof and wall plane, such as steps, slopes or splays which cast shadows. Refer to Figure l, Figure m and Figure n.
	AO9.4 Development of the first 3 storeys of the building includes: a. balconies and outdoor living areas orientated to the street or public realm; b. expression and promotion of pedestrian entries; c. elements of a finer scale than the building's main structure framing such as party walls and slab edges; d. recesses in built form to allow natural light to access habitable rooms within the building. Refer to Figure j, Figure k and Figure l.
PO10 Development for rooftops and building caps: a. is contextually and climatically appropriate in form; b. reduces the bulk and scale of development when viewed from the street; c. is responsive to orientation and solar access; d. is not marred by plant and equipment; 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.
	AO10.2 Development for rooftop service structures, lift motor rooms and mechanical plant and equipment is: a. designed as an architectural feature of the building; b. incorporated into the roof form; c. designed to enable future inclusion of plant and equipment such as telecommunications facilities in an unobtrusive manner; d. visually and acoustically screened from any communal open space on the rooftop.
	AO10.3

	Development for a rooftop garden: a. incorporates a combination of built form and soft landscape elements integrated with the overall building design; b. enhances the presentation and visual amenity of the rooftop and skyline when viewed from external public vantage points. Note—External public vantage points means from at least two mostly unobstructed views of the development from a public area.
PO11 Development provides a building that must define the street edge and reinforce the desired character of the neighbourhood through: a. orientation to the street; b. front boundary setback; c. balconies and windows to provide overlooking and casual surveillance; d. building entrances; e. the treatment of retaining walls or basement car parking edges. Refer to Figure r and Figure u.	**AO11.1** Development provides a building front elevation that is parallel or nearly parallel to the street frontage.
	AO11.2 Unless required to achieve landscaping and streetscape outcomes, development provides a building that is not set back further than 2m beyond the minimum required street front setback.
	AO11.3 Development provides balconies and windows from the primary living area that face and overlook the street or public space.
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.
	AO12.2 Development where not a small-scale multiple dwelling of 5 or less dwellings, provides at least one prominent pedestrian entry that connects a foyer or building entry directly with the public verge, is separated from the vehicle entry and includes: a. entry and waiting space off the footpath; b. shelter; c. lighting in accordance with Category P3 of the AS/NZS 1158.3.1:2005 Lighting for roads and public spaces and complying with Table 2.1 - Illuminance in the vertical plane of AS 4282-1997 Control of the obtrusive effects of outdoor lighting; d. mailboxes. Refer to Figure s.
	AO12.3 Development provides direct entry from the street for any ground storey dwellings that are adjacent to the street front and ensures that: a. any steps are set back a minimum of 1m and are perpendicular to the front boundary; b. retaining walls step to the street level and provide a transition from private outdoor space and the street; c. lighting is provided in accordance with Category P3 of the AS/NZS 1158.3.1:2005 Lighting for roads and public spaces and complying with Table 2.1 - Illuminance in the vertical plane of AS 4282-1997 Control of the obtrusive effects of outdoor lighting; d. street numbering is provided to support visitor and emergency access. Refer to Figure t.
Safety, privacy and amenity	
PO13 If: a. identified in a neighbourhood plan as a building height transition; or	**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.

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.	**AO13.2** 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.
PO14 Development separates buildings from existing or future buildings within a site or on an adjoining site to: a. be consistent with the form and character intent for the local area; b. protect residential amenity including access to natural light, sunlight and breeze; c. provide visual privacy to reduce the need for fixed screening.	**AO14.1** Development provides building placement and design that: a. complies with Table 9.3.14.3.F; or b. positions the primary balcony or private open space to face the street frontage or rear boundary or adjoining public open space; c. offsets balconies or habitable rooms so that they are positioned outside the cone of vision of existing or approved habitable rooms or outdoor spaces. Refer to Figure g and Figure h. Note—This is demonstrated by a site context plan that includes adjoining and adjacent buildings (including habitable rooms) and strategies to address separation issues. Note— Considered site planning and design and strategies such as offsetting balconies, the location of private space, selective screening or other design elements can reduce building separation requirements.
	AO14.2 Development with a secondary private open space or balcony used for drying or services is located to the side boundary with fixed screens.
PO15 Development of a building 8 storeys and over ensures that the design mitigates the impacts of ground-level wind acceleration to ensure safe and amenable environment for pedestrians and building occupants. Note—Where building height exceeds 15 storeys, a wind impact report prepared by a suitably qualified professional is required to be submitted to demonstrate achievement of the above outcome.	**AO15** Development with a building between 8 storeys and 15 storeys provides wind mitigation that uses at least 2 of the following strategies: a. building orientation, plan shape, massing and facade articulation to avoid tall and wide facades that face prevailing winds; b. a podium and tower building form with tower set back at least 10m from all streets above the podium level to deflect wind downdrafts from penetrating to street level; c. canopies, roof structures and awnings to protect pedestrians and building occupants at ground and podium levels; d. trellis structures and a dense network of trees onsite at ground or podium level. Note—No acceptable outcome is prescribed for a development if more than 15 storeys in height. Note—Where a podium provides for unroofed private or communal open space areas, a wind impact report prepared by a suitably qualified professional may be required to justify appropriate wind mitigation measures to ensure the safety of residents and visitors of the building.
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;	**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.

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.	**AO16.2** 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 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.
	AO17.2 Development where a direct view is available from balconies, terraces, decks or roof decks into windows of habitable rooms, balconies, terraces or decks in an adjacent existing dwelling house, is screened from floor level to a height above 1.5m above floor level.
	AO17.3 Development provides screening devices that are solid translucent screens, perforated or slatted panels or fixed louvres that have a maximum of 25% openings, with a maximum opening dimension of 50mm, and that are permanently fixed and durable. Note—The screening device is offset a minimum of 0.3m from the wall around any window. Note—Screening devices may be hinged or otherwise attached to facilitate emergency egress.
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.
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%.
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.
	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.
PO21 Development in a zone in the centre zones category or the Mixed use zone must: a. be located, designed and constructed to protect bedrooms and other habitable rooms from exposure to noise arising from non-residential activities outside the building; b. be designed and constructed to achieve a minimum reduction in sound pressure level between the exterior of the building and the bedrooms or indoor primary living areas of 30dBA. Note—A noise impact assessment report prepared in accordance with the Noise impact assessment planning scheme policy can assist in demonstrating achievement of this performance outcome. Note—Site-specific criteria will be identified ~~in a neighbourhood plan~~ for sites within ~~a~~the Special ~~Entertainment Precinct Area~~entertainment precinct overlay or within the Transport noise corridor overlay.	**AO21** Development in a zone in the centre zones category or the Mixed use zone has a minimum acoustic performance of: a. Rw 35 for glazing (windows and doors) where total area of glazing is greater than 1.8m^2; b. Rw 32 for glazing (windows and doors) where total area of glazing is less than or equal to 1.8m^2.
PO22 Development that includes mechanical plant (including air-conditioning plant, heat pumps and swimming pool pumps) ensures it is located, designed and attenuated to achieve the following criteria: • $L_{Aeq,adj,T}$ emitted from mechanical plant is not greater than the rating background level plus 3 at a sensitive use not associated with the development. Note— Where T is • Day (7am to 6pm): 11hr, • Evening (6pm to 10pm): 4hr, • Night (10pm to 7am): 9hr. Where- • $L_{Aeq,adj,T}$ is the A-weighted equivalent continuous sound pressure level during measurement time T, adjusted for tonal and impulsive noise characteristics, determined in accordance with the methodology described in the Noise impact assessment planning scheme policy. • The rating background level is determined in accordance with the methodology described in the Noise impact assessment planning scheme policy. 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.	**AO22** Development ensures mechanical plant is acoustically screened from nearby sensitive uses.
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	**AO23** No acceptable outcome prescribed.

planning scheme policy.	
PO24 Development incorporates graffiti and vandalism prevention techniques in its layout, building or structure design and landscaping, by: a. denying access to potential canvases through access control techniques; b. reducing potential canvases through canvas reduction techniques; c. ensuring graffiti can be readily and quickly removed through easy maintenance selection techniques. Note—For guidance on graffiti and vandalism prevention techniques refer to the Graffiti prevention planning scheme policy.	**AO24** No acceptable outcome prescribed.
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.
Subtropical design and landscaping	
PO26 Development supports Brisbane's subtropical character and sustainable lifestyle through functional and climatically responsive building design, layout and orientation that: a. reduces the need for mechanical heating, cooling and lighting; b. ensures access to sunlight and natural heating, cooling and ventilation for residents; c. provides protection and relief from the subtropical climate; d. mitigates the impact of urban heat island.	**AO26.1** Development is designed to provide all dwellings with: a. floor-to-ceiling heights of at least 2.7m; b. habitable rooms with a minimum of 2 dual aspect windows or openings. Refer to Figure o and Figure p.
	AO26.2 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.
PO27 Development ensures significant vegetation and large subtropical shade trees are retained, or where retention is not possible, compensatory planting is established to balance the bulk, scale and form of the building and provide a subtropical landscape setting including natural shade to mitigate heat island effects. Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy.	**AO27.1** Development ensures that the location of new buildings, car parking, driveways, crossovers, retaining walls, filling and excavation, utilities or services will not adversely impact the long-term viability of significant vegetation, including large subtropical shade trees to be retained. Note—Invasive species listed as 'Undesirable plant species' in the Planting species planning scheme policy are not required to be retained unless the tree is a significant, mature and healthy shade tree. Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy.
	AO27.2 Development provides or retains one tree within the site per 20m of frontage that is capable of growing to a minimum height of 15m at maturity. Note—Landscape design incorporates planting in accordance with the Planting species planning scheme policy. Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy.
	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:	**AO28.1** Development provides landscaping within the site along the frontage

a. provide shade to pedestrian pathways; b. maintained sightlines and support personal safety by allowing for the overlooking of the street and public spaces from the site and balconies; c. present an integrated landscape, neighbourhood and streetscape character; d. contribute positively to amenity and the subtropical microclimate of the site, streetscape and public spaces; e. reduce the appearance of building bulk and soften built form, driveways and hardstand areas from the street and adjoining properties; f. contribute to privacy between residences; g. provide natural shade to mitigate heat island impacts. Note—This is demonstrated by an overall site landscape concept plan. Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy.	of the site that consists of: a. a minimum of 1 area of deep planting with a dimension of 4m x 4m; b. shade and/or rounded canopy trees located to cast a minimum of 50% shade over the adjacent verge within 5 years of planting; c. a minimum of 50% of frontage length planted for a minimum width of 2m, excluding the driveway crossover and pedestrian access. Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy. Note—The above requirements do not apply where a front boundary setback of zero metres is required, such as in a zone in the centre zones category or Mixed use zone.
	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.
PO29 Development provides deep planting areas that: a. are of sufficient size and dimension to contain large subtropical shade tree species; b. are maintained exclusively for landscaping, with no underground development or infrastructure; c. are open to the sky with access to light and rainfall into the natural ground; d. are planted with subtropical tree species that at maturity are complementary in scale and height to the building form and respond to the site location and design needs; e. soften the impact of building and hardstand areas and reduces impervious areas to improve stormwater; f. provides natural shade to mitigate heat island effects; g. provides informal recreation spaces that are easily accessible for building occupants; h. is located to retain and protect existing site features such as significant vegetation or grouped with deep-planted areas on adjacent sites to maximise contiguous areas of deep planting.	**AO29.1** Development locates deep-planting areas: a. to protect existing significant vegetation including large subtropical shade trees; b. to provide an opportunity for the co-location of deep soil plants and large subtropical shade trees within the street or on adjoining premises; c. within the front or rear set back to soften the built form for the street and adjoining premises. Note—In regards to (c) above, deep planting is not required within the front setback where a front boundary setback of zero metres is required, such as in a zone in the centre zones category or Mixed use zone.
	AO29.2 Development provides deep-planting areas that are: a. a minimum of 10% of the site area; b. a minimum unobstructed dimension of 4m in any direction; c. able to accommodate trees planted in natural ground; d. 100% open to the sky; e. can be accessed for maintenance purposes.
	AO29.3 Where there are no existing large subtropical shade trees on the site, development provides trees in the deep-planting areas which: a. are capable of growing to a minimum canopy diameter of 5m and a minimum height of 5m within 5 years of planting; b. are subtropical tree species consistent with the Planting species planning scheme policy. 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.
	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.
Private and communal open space	
PO30	**AO30.1**

Development provides communal space that must be designed to provide: a. residents with passive and active recreation opportunities; b. a pleasant outlook for residents and maximise opportunities for shared views or access to viewing points; c. opportunity for a range of uses and flexible use.	Development consisting of 10 or more dwellings provides communal open space, that is clearly distinguished from deep planting areas and private open space, and: a. is a minimum of 5% or 40m^2 of the site area, whichever is greater; b. is one consolidated useable space, or where exceeding 100m^2, two separate useable areas within the site; c. is a minimum 50% open to the sky; d. is a minimum of 25% landscaping; e. is a minimum of 25% shaded by trees within 5 years; f. is a maximum 25% as internal dedicated created space; 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 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 35m^2 with a minimum dimension of 3m; b. for dwellings above ground storey, a balcony with a minimum area of 12m^2 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.
	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 2m^2 minimum dimension capable of screening air-conditioning plant, private clothes drying, etc.; c. provided with adjustable, moveable or operable privacy screening where appropriate.
	AO31.3 Development provides balconies that are located to the front or rear of a building except where adequate building separation and screen landscaping can be achieved to maintain privacy along side boundaries.
	AO31.4 Development ensures that private open space areas do not contain: a. vehicle driveways, manoeuvring or hardstand areas; or b. surface structures and infrastructure such as retaining walls, rainwater tanks, electricity transformers and fire hydrants and boosters.

	Note—Water conservation services or utilities or stormwater treatment measures, such as bioretention areas, can form part of private open space provided they are designed as a component of the landscape area but not any area of deep planting. Lightweight shade structures, such as pergolas, are able to be located within at-grade and in-structure private open space.
	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.
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.
Car parking, manoeuvring and hardstand areas	
PO33 Development provides car parking areas, vehicle site access, services and utilities that do not adversely impact on a positive streetscape character and interface being established.	**AO33.1** Development ensures that vehicle access comprises no more than 30% of the street frontage width at the front boundary and is located away from the main pedestrian entry. Note—This excludes driveway splays to the kerb.
	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.
PO34 Development where not in a zone in the centre zones category or the Mixed use zone, provides car parking that is sited and of a bulk and form that: a. does not dominate the street frontage of the development; b. does not impact on the safety and efficiency of the road networks; c. does not detract from the quality of adjoining streetscape or public spaces; d. is safe and convenient for residents, visitors and service providers; e. does not negatively impact on the amenity of adjoining residents by way of noise, odour or light having regard to: i. the proximity of dwelling houses or existing multiple	**AO34.1** Development where not in a zone in the centre zones category or the Mixed use zone, provides car parking that is located: a. below ground; or b. at ground level or above ground level only if contained within the development footprint and located behind the main building line, except where for visitor parking; c. set back from front, rear and side boundaries in accordance with a neighbourhood plan or if no neighbourhood plan applies or no requirements are specified in a neighbourhood plan, Table 9.3.14.3.E; d. landscaped and screened from view of the street, other public areas and adjoining properties; e. not in conflict with required vehicle queuing distances.

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.	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.
	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 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.
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.
	AO35.2 Development where not in a zone in the centre zones category or the Mixed use zone ensures any vehicle movement or vehicle parking areas along the side or rear boundary are: a. acoustically screened from adjoining dwellings to a minimum height of 1.8m; b. provided with a vegetated buffer next to any movement or parking areas: i. a minimum of 1m wide along the side boundary; ii. a minimum of 2m wide along the rear boundary; iii. planted at a pot size and density sufficient to screen up to 1.5m above ground level at establishment.
	AO35.3 Development, where not in a zone in the centre zones category or the Mixed use zone, and where car parking is above ground and uncovered, provides: a. a minimum of 1 shade tree for every 6 car spaces;

	b. trees which are planted to achieve a minimum 50% shade cover along internal pedestrian paths and driveways within 5 years of certification in accordance with the Landscape work code and the Planting species planning scheme policy.
	AO35.4 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.
Transit oriented development	
PO36 Development adjoining or in the immediate vicinity of a railway or busway station or in a location identified in a neighbourhood plan, supports a high level of personal and community safety, and promotes activity at the street front, in public spaces and at the interface with railway and busway stations through: a. building design that enables future adaptation to facilitate non-residential uses; b. provision or contribution towards safe, logical and direct pedestrian access to railway or busway station entry points; c. enabling casual surveillance of the street, public spaces and immediate station environment, entries and platform; d. creating vibrant and attractive street environments and active public spaces at the edge of the railway or busway station environment through pedestrian orientated building and landscape design.	**AO36** Development within 200m walking distance of a dedicated public pedestrian access point of a railway or busway station or in a location identified in a neighbourhood plan, is designed to have an active frontage that: a. includes ground storey tenancies, with commercial ceiling heights, increased glazing to front facades, and individual pedestrian entries, that can be adapted for conversion to and between non-residential and residential uses; b. provides safe, logical and direct pedestrian access to and from the development to the street front or adjoining public areas; c. provides or maintains safe, logical and direct pedestrian access to the railway or busway station entry points in accordance with the Infrastructure design planning scheme policy; d. ensures that any screening and landscaping provided within the development creates vibrant and attractive street environments whilst not preventing casual surveillance of streets, public spaces and the immediate station environment, entries and platform.
Fencing and retaining walls	
PO37 Development provides fencing and retaining walls that must: a. facilitate casual surveillance of the street and public space; b. enable use of private open space; c. assist in highlighting entrances to the property; d. provide a positive interface to the streetscape; e. protect the privacy and amenity for residents and dwellings adjoining the site.	**AO37.1** Development ensures that, where fencing is provided: a. along any common boundary to a street or public space, it is a maximum of: i. 1.2m in height, where fence construction is solid or less than 50% transparent; ii. 1.5m in height, where fence construction is at least 50% transparent; iii. 1.8m in height and solid only where setback behind landscaping and the site is on an arterial road; b. along any side or rear boundary, it is a minimum of 1.8m in height, except where forward of the main building line; c. along any side boundary, where forward of the main building line to the front boundary, it is: i. a maximum of 1.2m in height, where fence construction is solid or less than 50% transparent; or ii. a maximum of 1.5m in height, where fence construction is at least 50% transparent.
	AO37.2 Development incorporating solid front fences or walls that front the street or other public spaces 1.2m or more high and longer than

	10m, indentations, material variation and landscaping is provided to add visual interest and soften the visual impact.
	AO37.3 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.
Adaptable housing	
PO38 Development meets a diverse range of community needs by providing adaptable housing that is responsive to changing community life-cycle needs.	**AO38** Where development provides housing, including associated outdoor living areas intended to be adaptable to different persons and households with differing mobility needs, the dwelling units and other site features are constructed in accordance with Table 9.3.14.3.D.
Additional requirements for: a. sites with an area of 7,000m^2 or greater; or b. development for 20 or more dwellings if in the Emerging community zone	
PO39 Development contributes to contained, sustainable and functional communities and provides housing to suit residents through different life-cycle stages at a scale and density appropriate for the site's location and commensurate with ease of access to services, facilities and high quality public transport through: a. inclusion of dwelling types, tenures, mix and forms consistent with the outcomes of the zones, zone precincts, neighbourhood plans and overlays applicable to the site; b. retaining or respecting the character and environmental values of the site; c. reflecting local streetscape forms, features and character; d. contributing to the desired character and form of the locality; e. the establishment or extension of public streets and pathways; f. the provision of parks and other public spaces as appropriate to the scale of development; g. buildings that address existing streets; h. building height and setback transitions to an adjoining existing dwelling house and areas of lower density residential development. Note—A structure plan prepared in accordance with the Structure planning planning scheme policy can assist in demonstrating achievement of this performance outcome. A structure plan must be prepared where in the Emerging community zone.	**AO39** Development is designed and sited in compliance with a structure plan prepared in accordance with the Structure planning planning scheme policy.
Additional criteria for development if identified in a neighbourhood plan	
PO40 Development on a landmark site identified in a neighbourhood plan provides a prominent visual reference and contribution to the city's public realm by: a. exhibiting subtropical architectural excellence through design, treatment and articulation; b. defining the site and its setting through building form, expression, silhouette, scale, materials and landscaping; c. reinforcing a sense of arrival to the neighbourhood plan area, precinct or sub-precinct through marking a node, an intersection or major connection point in the city; d. respecting the prominence of any adjoining or nearby heritage place or local landmark; e. providing a corner land dedication, if required, that: i. accommodates a deep-planted large feature tree within the dedication area;	**AO40.1** Development: a. emphasises a landmark site identified in a neighbourhood plan and its setting; b. addresses all elevations, with front, side and rear facades all displaying a high level of modulation and articulation; c. both vertically and horizontally articulates building form and mass with proportions compatible with the height, scale and setting of the building; d. provides an interesting and varied skyline and silhouette; e. uses high-quality and durable materials and finishes; f. integrates landscaping, building entries and the public realm at the ground plane. Note—The Council's Independent Design Advisory Panel may be invited to provide advice on developments in accordance with the provisions of the Independent design advisory panel planning scheme policy.

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.	**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.
PO41 Development minimises visual impacts on a view corridor of local significance and enhances opportunities for observation of key vistas and views from identified view points.	**AO41.1** Development ensures building placement and design minimise visual impacts on a view corridor identified in a neighbourhood plan. Note—A neighbourhood plan may identify view corridors and may or may not identify any specific view points from which they are observed.
	AO41.2 Development enhances opportunities for views and vistas from a view point identified in a neighbourhood plan. Note—A neighbourhood plan may identify view points and may or may not identify any specific view corridor that they observe.
PO42 Development on a significant corner site identified in a neighbourhood plan provides a prominent visual reference and contribution to the neighbourhood's public realm by: a. accommodating high levels of pedestrian movement at the corner and enhancing the pedestrian experience; b. emphasising the corner setting through building form, expression, silhouette, scale, materials and landscaping; c. reinforcing a sense of arrival to the neighbourhood plan area, precinct or sub-precinct through marking a node, intersection or connection point in the neighbourhood; 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.
	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 Development ensures that any part of the building, including the basement but excluding awnings, is outside the corner land dedication area. Note—A neighbourhood plan may indicate if a building is able to volumetrically extend into the corner land dedication area.
If in the Infill housing zone precinct of the Character residential zone	
PO43 Development in the Infill housing zone precinct of the Character residential zone respects the intensity and form of the neighbourhood and demonstrates an appropriate site density.	**AO43** Development in the Infill housing zone precinct of the Character residential zone does not exceed 1 dwelling per 300m^2 of site area.
PO44 Development provides a side boundary setback that reflects the character and form intent of the area, generally characterised by the separation of buildings.	**AO44** Development in the Character residential zone: a. does not incorporate a built to boundary wall; or b. matching the extent of an existing built to boundary wall on the adjoining property; or c. incorporates a maximum of 1 built to the boundary wall on a

	side boundary where the owner of the adjoining premises does not object. Editor's note—Confirmation in writing in the form of a statutory declaration from the registered owner of the adjoining premises is required to be submitted to demonstrate compliance.

Table 9.3.14.3.B—Site requirements and building height for a multiple dwelling, retirement facility or short-term accommodation

Zone	Zone precinct	Maximum building height	Minimum site requirements	
			Site area (m^2)	Frontage width (m)
Character residential	Infill Housing	2 storeys and 9.5m	800	20
Low—medium density residential	2 storey mix	2 storeys and 9.5m	600	15
	3 or 4 storey mix, other than for short-term accommodation or rooming accommodation, where: a. the site has frontage to a road with a reserve width of 15.5m or more; b. a part of the lot frontage of the subject site is within a key location Note—For development in the Low—medium density residential zone where adjoining a lot containing a dwelling house (where no approval for development other than a dwelling house exists), building transitions apply as indicated elsewhere in this code.	4 storeys and 14m	800	20
	3 or 4 storey mix where for short-term accommodation or rooming accommodation Note—For development in the Low—medium density residential zone where adjoining a lot containing a dwelling house (where no approval for development other than a dwelling house exists), building transitions apply as indicated elsewhere in this code.	3 storeys and 11.5m	600	15
	3 or 4 storey mix - in all other circumstances Note—For development in the Low—medium density residential zone where adjoining a lot containing a dwelling house (where no approval for development other than a dwelling house exists), building transitions apply as indicated elsewhere in this code.	3 storeys and 11.5m	600	15
Medium density residential	Up to 5 storeys	5 storeys	800	20
High density residential	Up to 8 storeys	8 storeys	800	20
	Up to 15 storeys	15 storeys	800	20

Note—Car parking areas more than 1m above ground level are considered a storey and included in the calculation of height.

Note—Walking distance can be demonstrated on a site context plan.

Editor's note—section 1.7.7 applies where the maximum building height is specified in storeys and the development includes a space that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above, that contains only a bathroom, shower room, laundry, water closet or other sanitary compartment.

Table 9.3.14.3.C—Boundary setbacks for a multiple dwelling

Height of proposed wall	Minimum boundary setback (m) (other than built to boundary walls)						
	Front (primary)		Front (secondary)		Rear		Side
	To balcony	To wall	To balcony	To wall	To balcony	To wall	
1 storey and up to 4.5m	4	6	3	4	4.5	6	0.0m built to boundary where permitted (refer to PO7) 1.5m in all other circumstances
2 storeys and up to 9.5m	4	6	3	4	4.5	6	1.5m up to 4.5m building height 2.0m up to 7.5m building

							height then 2.0m plus 0.5m/3m above 7.5m building height
2 storeys and up to 9.5m and where located on a lot with a street frontage 15m or less	4	6	3	4	4.5	6	1.5m up to 7.5m building height then 1.5m plus 0.5m/3m above 7.5m building height
3 storeys and up to 11.5m	4	6	3	4	6		1.5m up to 4.5m building height 2.0m up to 7.5m building height then 2.0m plus 0.5m/3m above 7.5m building height
Up to 5 storeys	4	6	4	5	6		An average of 4m with 5m to balconies or habitable rooms 3m to non-habitable rooms or blank walls
Up to 8 storeys	6	8	4	5	9		6
Up to 15 storeys	6	8	5	6	12		6

Note—Boundary setbacks to balconies are measured to the edge of the balcony or balustrading, whichever is closer to the boundary.

Note—For a site with 2 or more street frontages, all common boundaries with adjoining lots are considered side boundaries.

Note—Boundary setbacks may also be influenced by minimum building separation requirements, refer to Table 9.3.14.3.F, where there are existing buildings or to protect the future development potential or amenity of an adjoining site.

Note—Car parking structures at and below ground level are subject to alternative boundary clearances specified in Table 9.3.14.3.E.

Note—Where podiums are proposed, setbacks are zero in accordance with the relevant height of the proposed wall as set out in this table except where located in a zone in the centre zones category or the Mixed use zone and then setbacks are in accordance with the Centre or mixed use code.

Note—Separate setback provisions apply to built to boundary walls and where a building height transition is required.

Table 9.3.14.3.D—Adaptable housing elements

Dwelling access	There is a well-lit, continuous, accessible path from the car park/drop-off area to the front door or lift, with no steps from the driveway or the street footpath. Pedestrian paths are separated as much as possible from vehicular access. All entries into the dwelling from external paths have no more than a 10mm change in level. Crossovers and driveways are designed to allow access by emergency vehicles. Note—Well-lit areas are areas that comply with lighting standards AS/NZ 1158.3.1:2005 Lighting for roads and public spaces. Note—Accessible paths have: • a minimum 1.2m width; • a maximum cross fall of 1:40; • gentle ramping with a maximum slope of 1:20; • no steps or ledges along the length of travel.
Car parking	A minimum of 1 resident car parking space is provided per adaptable housing dwelling. This parking space has minimum dimensions of 3.8m x 6m, is clear of all obstructions and has a minimum height of 2.5m (or otherwise complies with section 3.7.2 of AS 4299-1995 Adaptable housing). A minimum of 1 visitor car parking space is provided for persons with a disability, with dimensions in compliance with the Transport, access, parking and servicing planning scheme policy provisions for parking spaces reserved for people with disabilities.

Table 9.3.14.3.E—Siting requirements for car parking

Car parking height and form **Car parking configuration**	**Minimum boundary setback to parking or parking structure (m)**		
	Front/Street	**Rear**	**Side**
Basement car parking below ground level Note—Car parking below ground level must be designed to also allow the achievement of deep planting requirements and these setbacks do not override that requirement.	0	0	0
Above ground level <1.0m and enclosed	6	6	0

Note—Car parking partially below ground level must be designed to also allow the achievement of deep planting requirements and these setbacks do not override that requirement.			
At ground level and open	4	6	1
Above ground level >1.0m and enclosed	As per the boundary setbacks for proposed wall heights in Table 9.3.14.3.C		

Note—Height is to the highest point of the car parking structure including any roofing or shelter to car parking areas, measured above ground level at any point on the site. The height also includes fences, balustrades or podium planters located above the enclosed car parking structure.

Note—Where terrace areas are created on car parking structures, any roofing is to comply with boundary setback requirements for balconies specified in Table 9.3.14.3.C.

Note—A number of car parking configurations and wall heights relative to ground level may occur on a site.

Table 9.3.14.3.F—Building separation requirements

Building height	**Minimum building separation (m)**		
	Facing habitable rooms or balconies	**Habitable rooms or balconies facing non-habitable rooms or blank walls**	**Non-habitable rooms or blank walls**
Ground and up to 4.5m	3	1.5	1.5m or where built to boundary walls permitted — 0.0m
2 storeys and up to 7.5m	9	6	3
3 to 5 storeys	12	9	6
6 to 8 storeys	18	12	9
9+ storeys	24	18	12
Podium or roof terraces	Located to achieve separation in accordance with the relative level of the podium or roof location as above, along with design elements to ensure the privacy and amenity of residents within the site and adjoining or adjacent sites is not negatively impacted.		

Note—Separation distances are intended to protect amenity and provide for private open spaces on upper levels that do not require screening for privacy.

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.

Table 9.3.14.3.G—Air quality planning criteria

Pollutant	**Averaging time**	**Health outcome protected**	**Criteria including background ($\mu g/m^3$)**	**Criteria including background (ppm)**
Nitrogen dioxide	1 hour	Health and wellbeing	250	0.12
	Annual	Health and wellbeing	62	0.03
Sulfur dioxide	1 hour	Health and wellbeing	570	0.2
	24 hours	Health and wellbeing	230	0.08
	Annual	Health and wellbeing	57	0.02
Particulate matter (PM) as total suspended particulates (TSP)	Annual	Health and wellbeing	90	-
PM less than 10 µm (PM_{10})	24 hours	Health and wellbeing	50	-
	Annual	Health and wellbeing	25	-
PM less than 2.5 µm ($PM_{2.5}$)	24 hours	Health and wellbeing	25	-
	Annual	Health and wellbeing	8	-
Carbon monoxide	8 hours	Health and wellbeing	11,000	9
Dust deposition as insoluble solids	Annual	Protecting aesthetic environment	$4g/m^2$/month	-

1,3-butadiene	Annual	Health and wellbeing	2.4	0.001
Acetaldehyde	1 hour	Odour	42	0.023
Acetone	1 hour	Health and wellbeing	22,000	9.2
Ammonia	1 hour	Health and wellbeing	330	0.46
Benzene	1 hour	Health and wellbeing	29	0.009
	Annual	Health and wellbeing	10	0.003
Benzo(a)pyrene (as marker for PAH)	Annual	Health and wellbeing	0.3ng/m^3	-
Cumene (isopropyl benzene)	1 hour	Odour	21	0.004
Cyclohexane	1 hour	Health and wellbeing	19,000	5
Ethyl acetate	1 hour	Odour	12,100	3.5
Ethyl acrylate	1 hour	Odour	0.4	0.0001
Ethyl butyl ketone	1 hour	Health and wellbeing	4,200	0.9
Ethylbenzene	1 hour	Health and wellbeing	8,000	1.8
Formaldehyde	1 hour	Protecting aesthetic environment	96	0.07
	24 hours	Health and wellbeing	54	0.04
MDI (diphenylmethane dilsocyanate)	1 hour	USEPA extremely toxic	0.04	-
Methyl ethyl ketone	1 hour	Odour	3,200	1.1
Methyl isobutyl ketone	1 hour	Odour	230	0.05
Methyl styrene	1 hour	Odour	140	0.029
n-Hexane	1 hour	Health and wellbeing	3,200	0.9
n-Butanol	1 hour	Odour	500	0.16
n-Butyl acetate	1 hour	Odour	1,020	0.21
n-Hexane	1 hour	Health and wellbeing	3,200	0.9
Styrene	1 hour	Odour	65	0.014
	7 days	Health and wellbeing	280	0.06
TDI (toluene-2,4-diisocyanate; toluene-2,6-diiosocyanate)	1 hour	USEPA extremely toxic	0.04	-
Toluene	1 hour	Odour	958	0.23
	24 hours	Health and wellbeing	4,100	1
	Annual	Health and wellbeing	410	0.1
Xylenes (as a total of ortho, meta and para isomers)	24 hours	Health and wellbeing	1,200	0.25
	Annual	Health and wellbeing	950	0.2

Notes—
- Criteria that are stated in µg/m^3 are to be referenced to 0°C.
- Criteria that are stated in ppm are to be expressed as volume/volume.
- Averaging times of 1 hour or less are to be presented using the 99.9th percentile concentration of the total site impact from dispersion modelling and background concentration for all pollutants in the above table, or the maximum concentration from dispersion modelling if no background concentration is available.
- Averaging times of greater than 1 hour are to be presented using the maximum concentration of the total site impact from dispersion modelling and background concentration.
- Dust deposition is the maximum allowable level from new and existing sources, calculated from annualised modelling data.
- Polycyclic aromatic compounds (PAH) are assessed as Benzo(a)pyrene equivalent using potency equivalency factors as listed in the Air quality planning scheme policy.
- ng—nanograms

Table 9.3.14.3.H—Odour criteria

Pollutant	Averaging time	Health outcome	Criteria (odour units—OU)

		protected	
Odour	1 hour	Odour	0.5 OU for tall stacks
Odour	1 hour	Odour	2.5 OU for ground-level and wake-affected plumes from short stacks

Note—Odour criteria are to be evaluated using the 99.5th percentile concentration from dispersion modelling.

Table 9.3.14.3.I—Building transitions

	Maximum transitional building height			**Structure and landscape requirements**	
Circumstance	**Within 10m of common boundary**	**Within 20m of common boundary**	**Within 10m of the front boundary**	**Within 4m of common boundary**	**Within 4m of the front boundary**
If in the Character residential or Low-medium density residential zone (2 storey mix zone precinct), where adjoining a lot containing a dwelling house (where no approval for development other than a dwelling house exists).	9.5m and 2 storeys	NA	NA	NA	NA
If in the Low-medium density residential zone (3 or 4 storey mix zone precinct), where adjoining a lot containing a dwelling house (where no approval for development other than a dwelling house exists).	11.5m and 3 storeys	NA	NA	NA	NA
If in the High density residential zone or the Medium density residential zone and sharing a common boundary with a premises in the Low-medium density residential zone, Low density residential zone or Character residential zone.	No more than 1 storey greater than the maximum acceptable outcome for building height on the adjoining site.	No more than 2 storeys greater than the maximum acceptable outcome for building height on the adjoining site.	NA	No structures, except boundary fences. Full length of the boundary deep planting with a minimum dimension of 4m measured from the common boundary.	NA
If in the High density residential zone or the Medium density residential zone and located fronting a minor road that is opposite a premises in the Low-medium density residential zone, Low density residential zone or Character residential zone.	NA	NA	No more than 2 storeys greater than the maximum acceptable outcome for building height on the opposite side of a minor road.	NA	No structures, except boundary fences. Full width of the frontage deep planting with a minimum dimension of 4m measured from the front boundary.

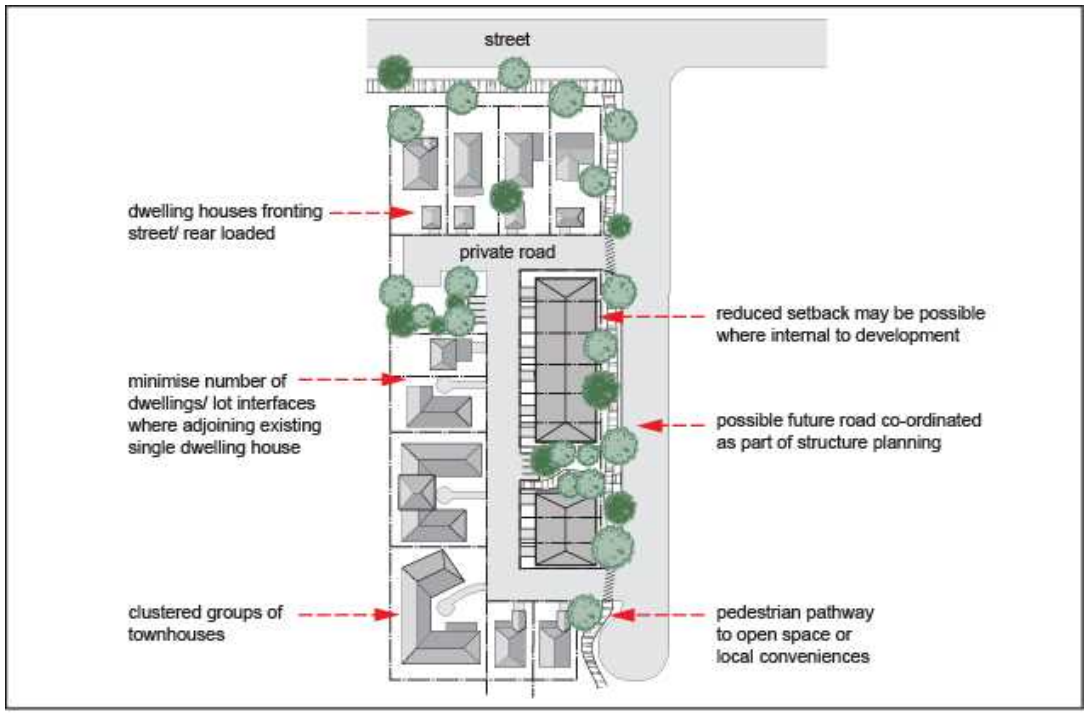


Figure a—Acceptable large-scale multiple dwelling outcomes with opportunities for neighbourhood development, integration and dwelling mix

View the high resolution of Figure a—Acceptable large-scale multiple dwelling outcomes with opportunites for neighbourhood development, integration and dwelling mix

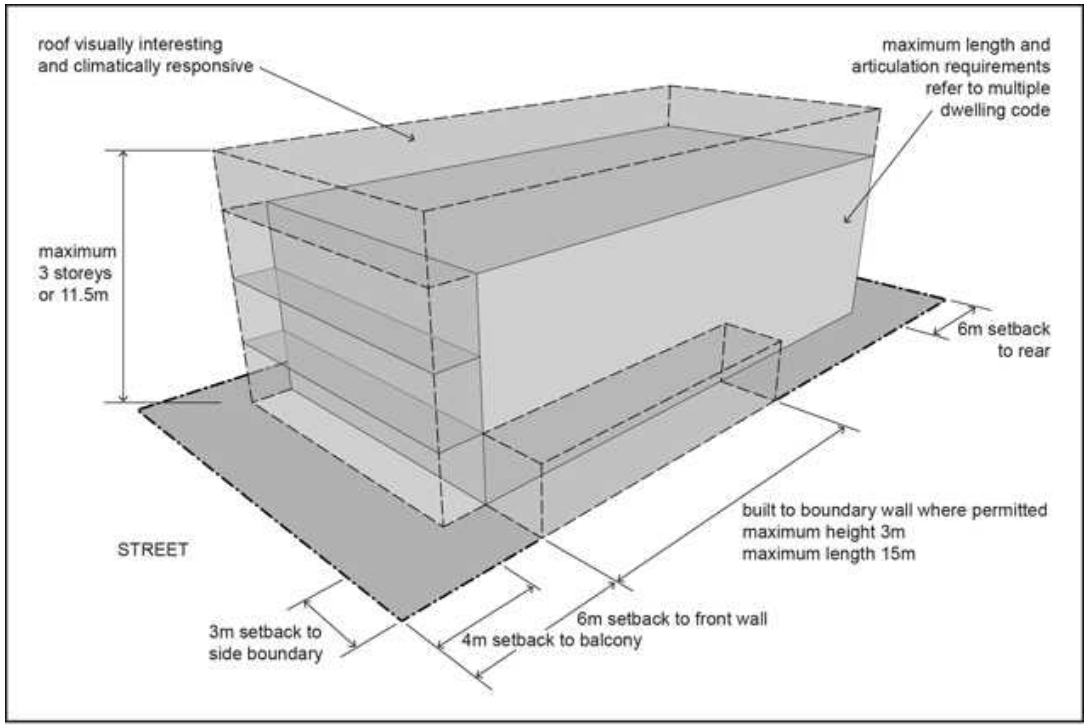


Figure b—An example of the building envelope for a 3 storey multiple dwelling

View the high resolution of Figure b—An example of the building envelope for a 3 storey multiple dwelling

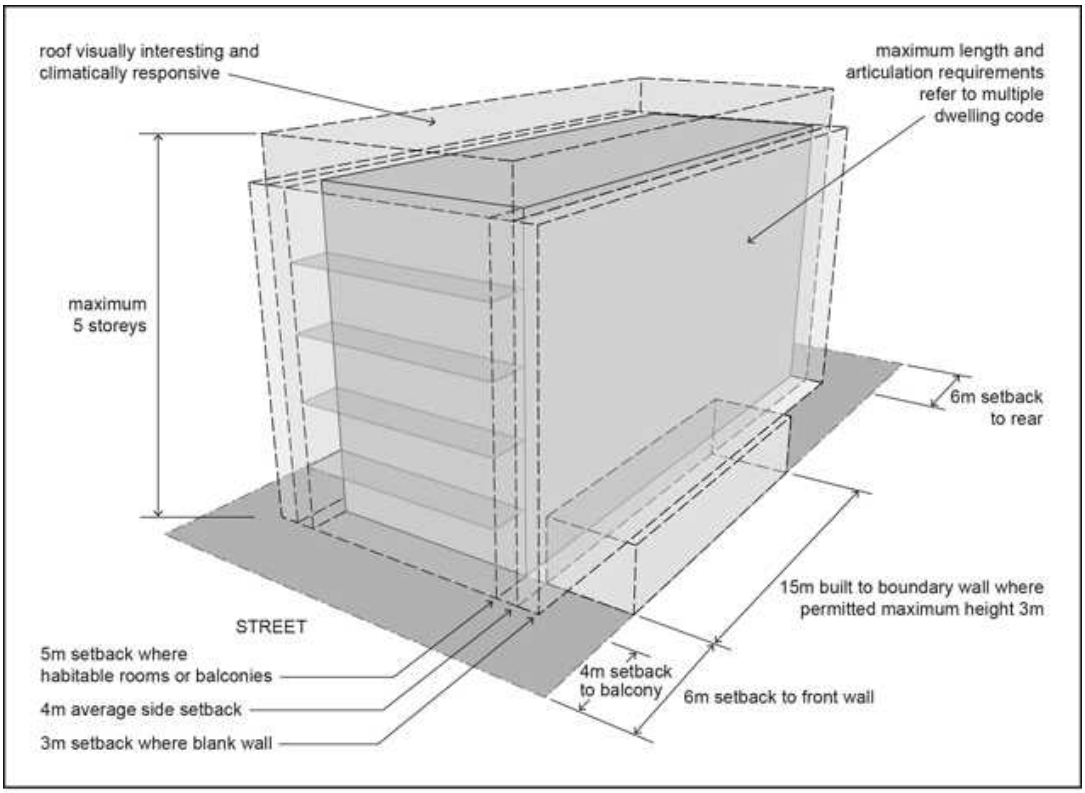


Figure c—An example of the building envelope for a 5 storey multiple dwelling

View the high resolution of Figure c—An example of the building envelope for a 5 storey multiple dwelling

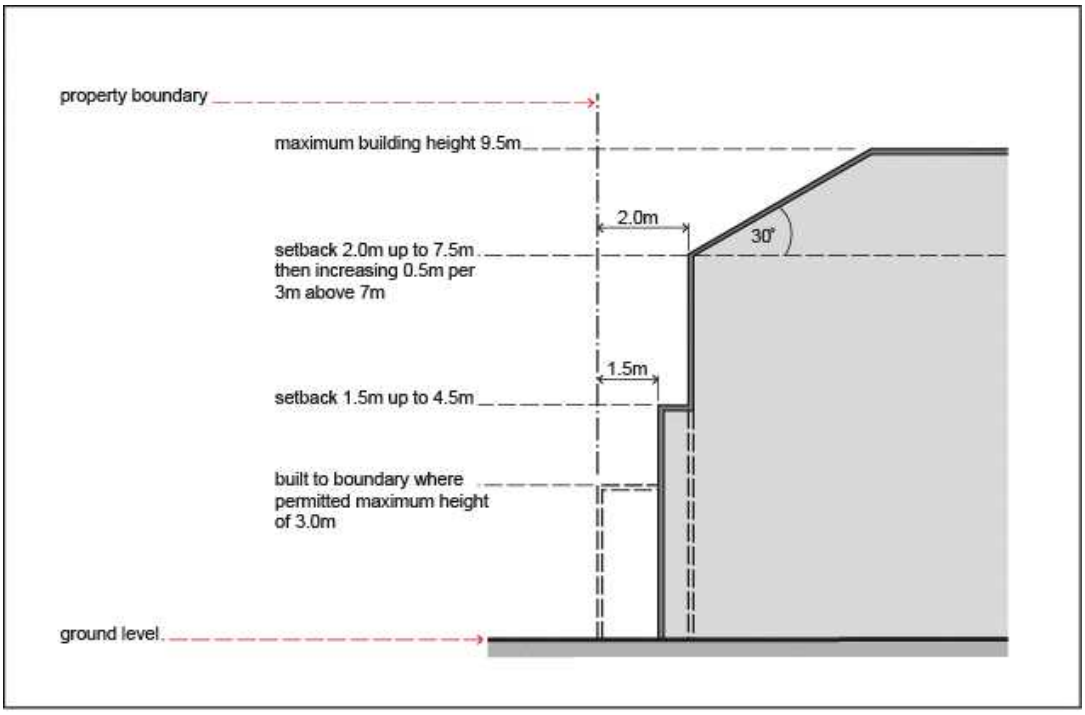


Figure d—Side boundary setbacks for a 2 storey multiple dwelling

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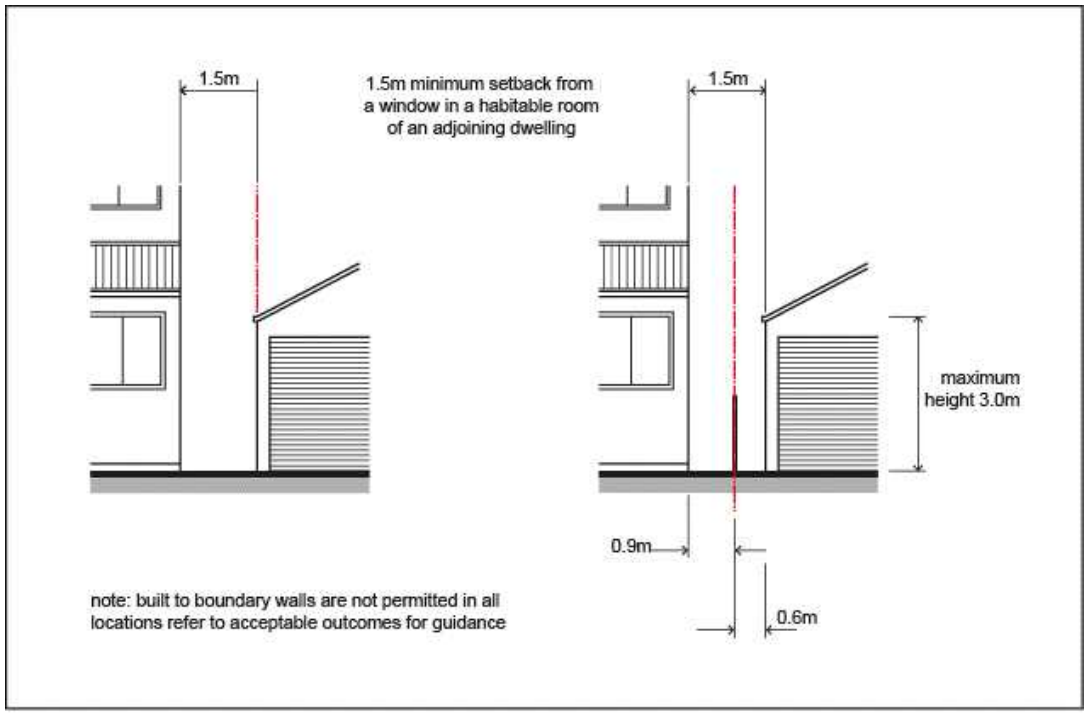


Figure e—Built to boundary walls

View the high resolution of Figure e—Built to boundary walls

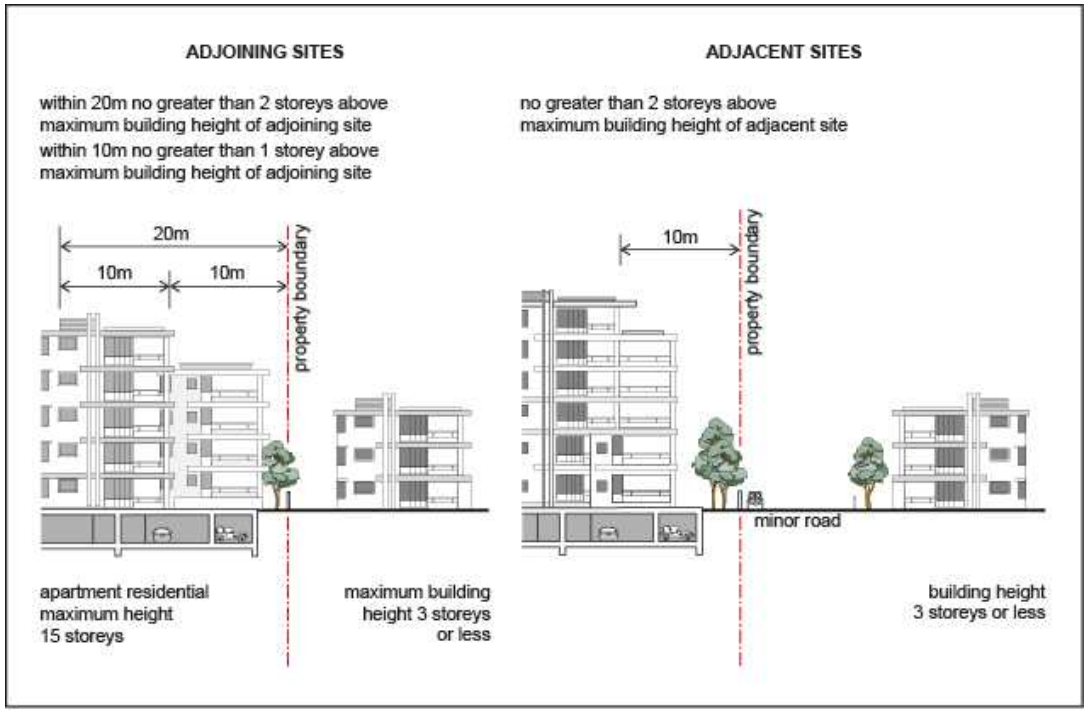


Figure f—Building height transitions

View the high resolution of Figure f—Building height transitions

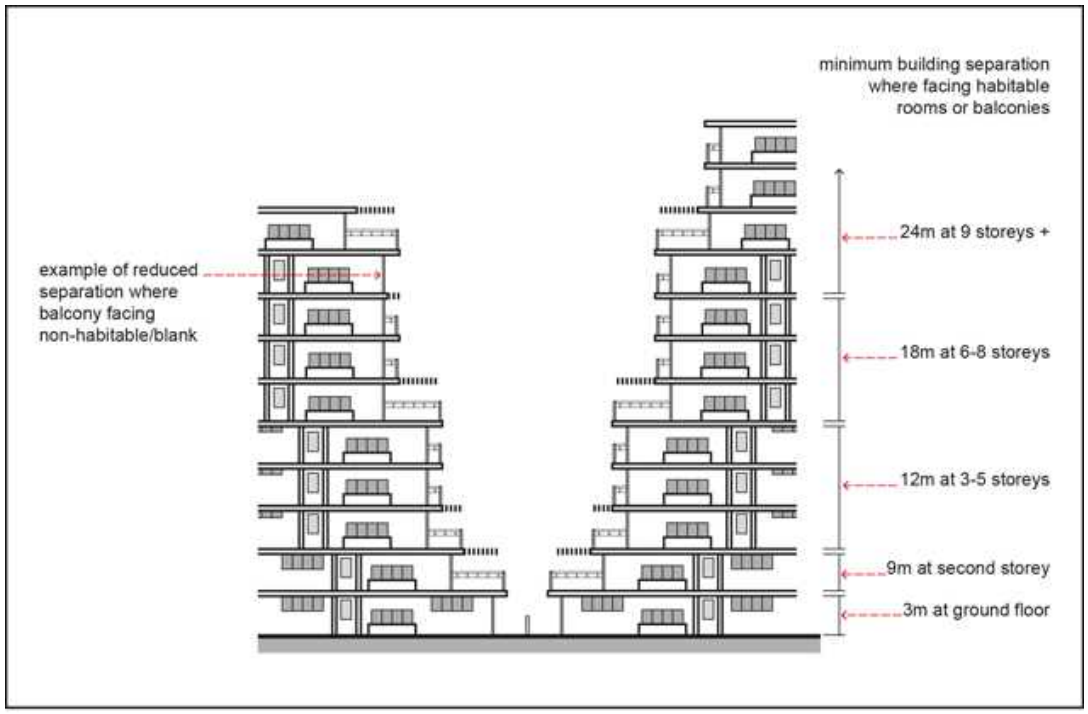


Figure g—Building separation requirements

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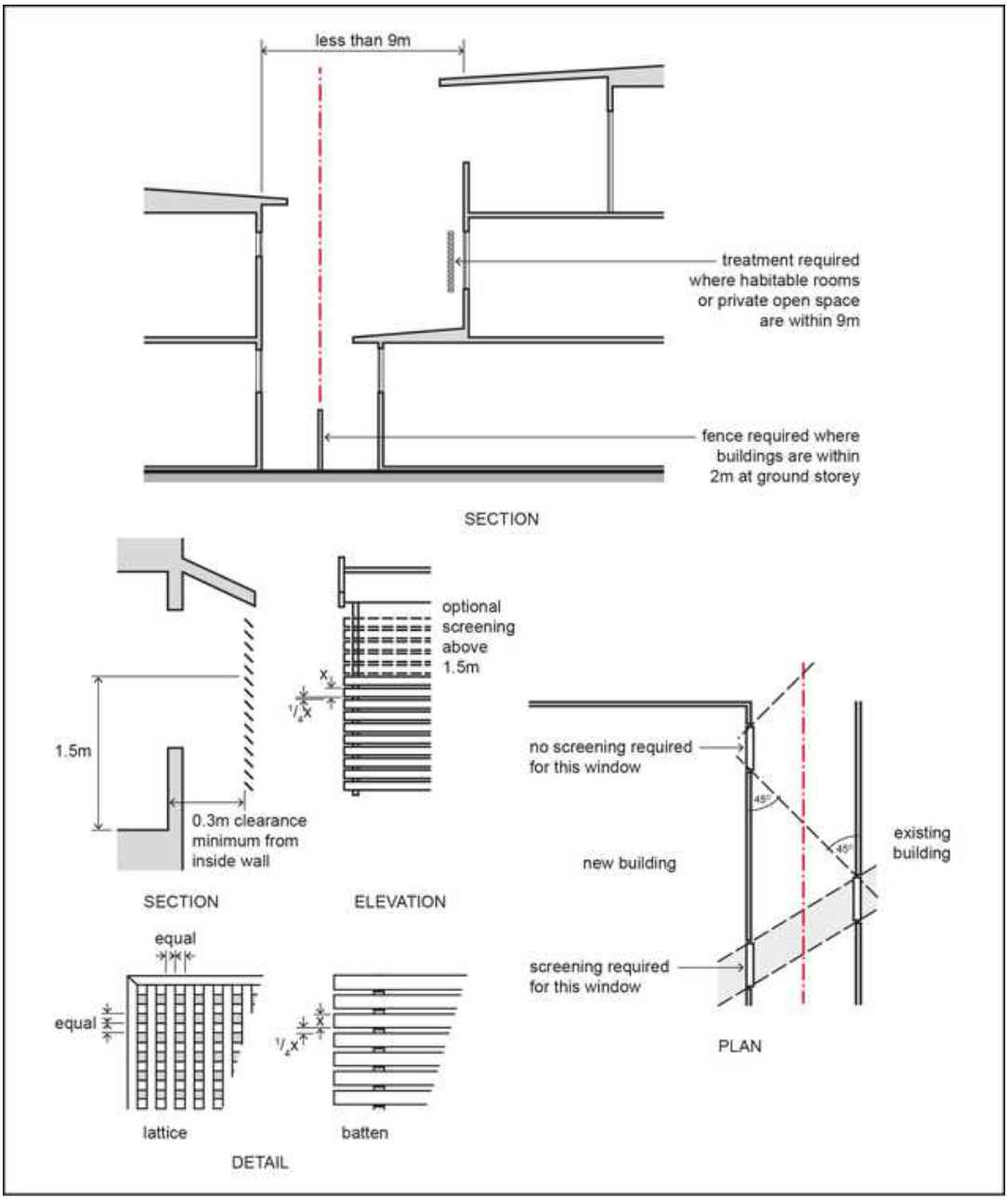


Figure h—Visual privacy considerations and strategies

View the high resolution of Figure h—Visual privacy considerations and strategies

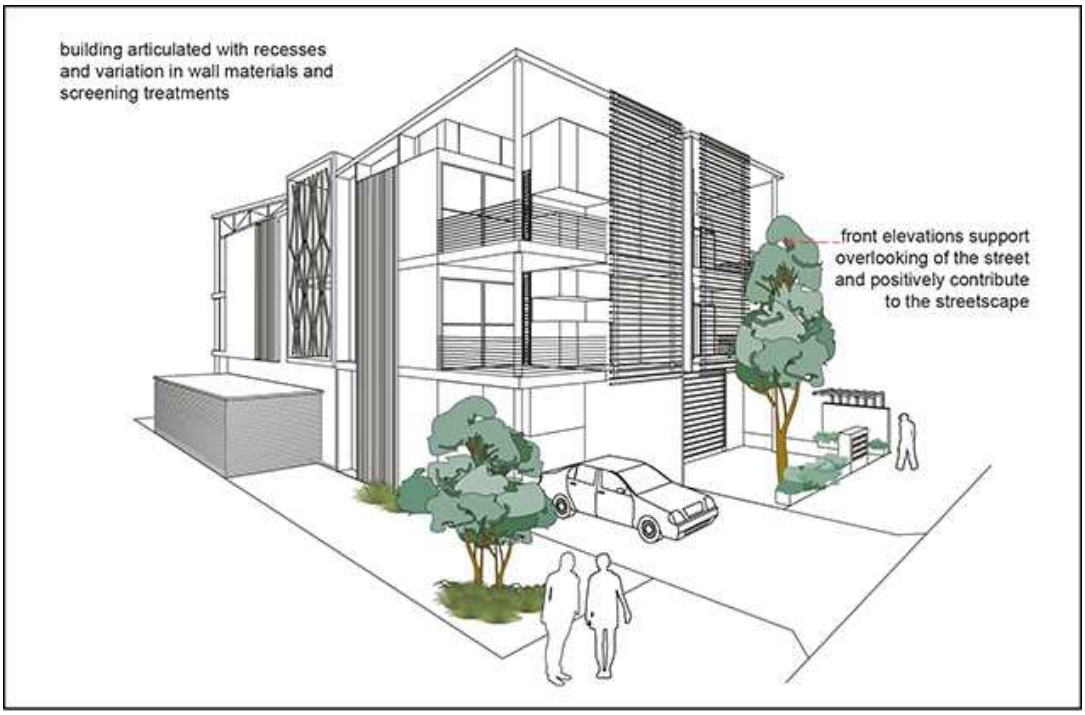


Figure i—Building length and depth articulation

View the high resolution of Figure i—Building length and depth articulation

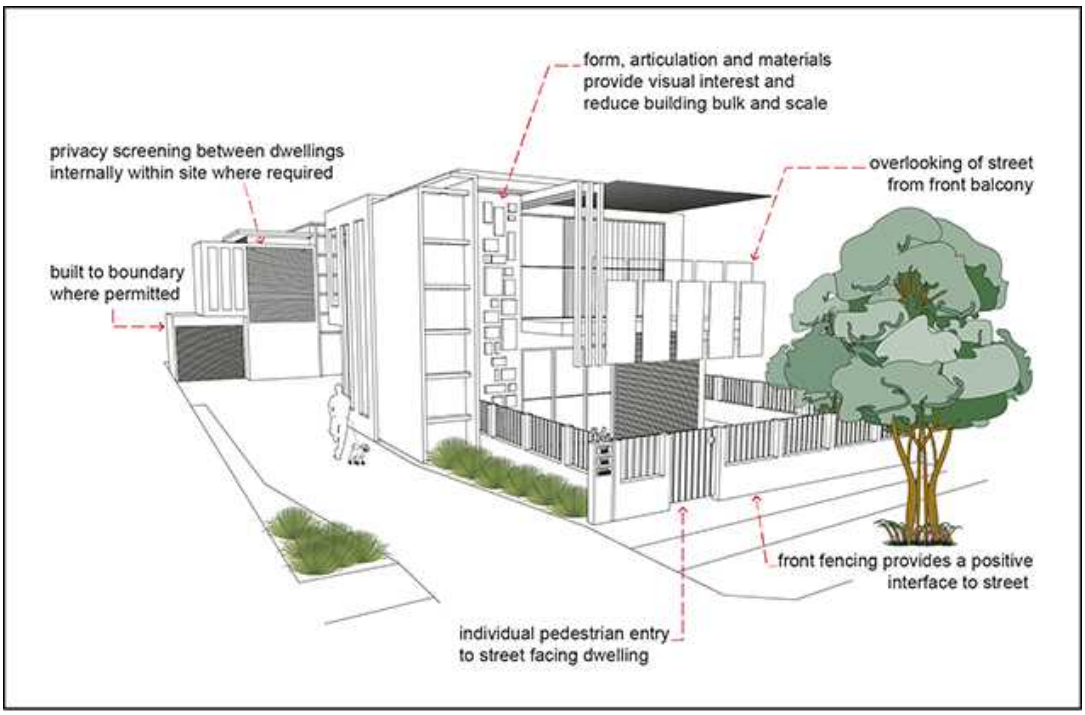


Figure j—Variations in small-scale multiple dwellings

View the high resolution of Figure j—Variations in small-scale multiple dwellings



Figure k—Variations in 5 storey multiple dwellings

View the high resolution of Figure k—Variations in 5 storey multiple dwellings

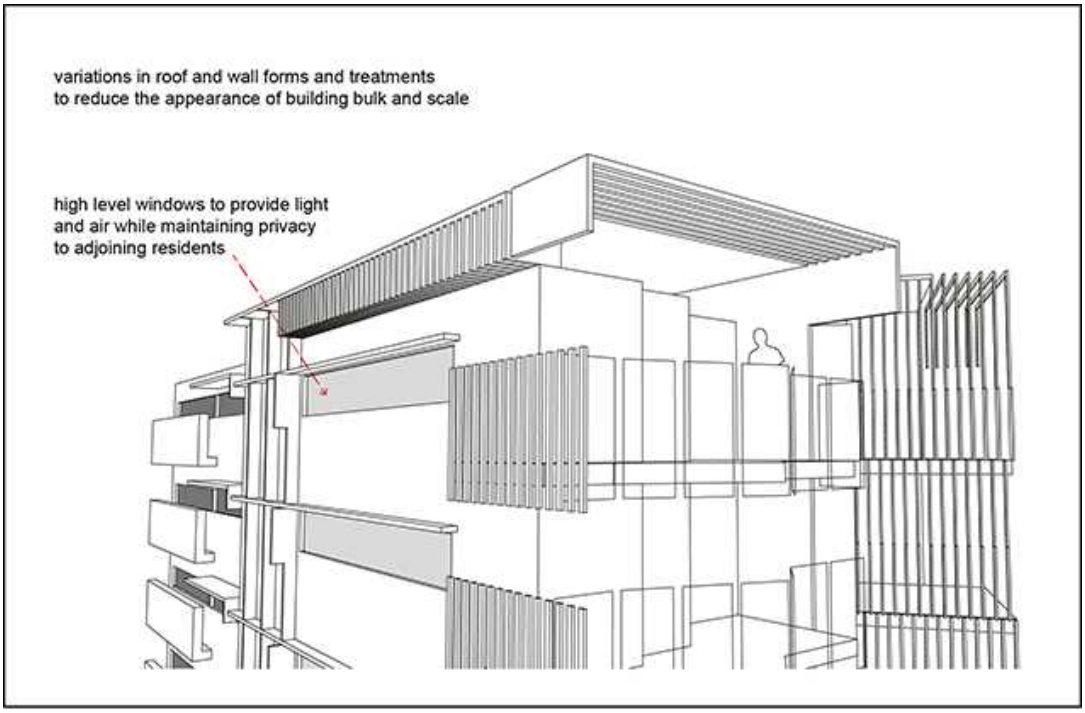


Figure l—Variations in 8-15 storey multiple dwellings

View the high resolution of Figure l—Variations in 8-15 storey multiple dwellings

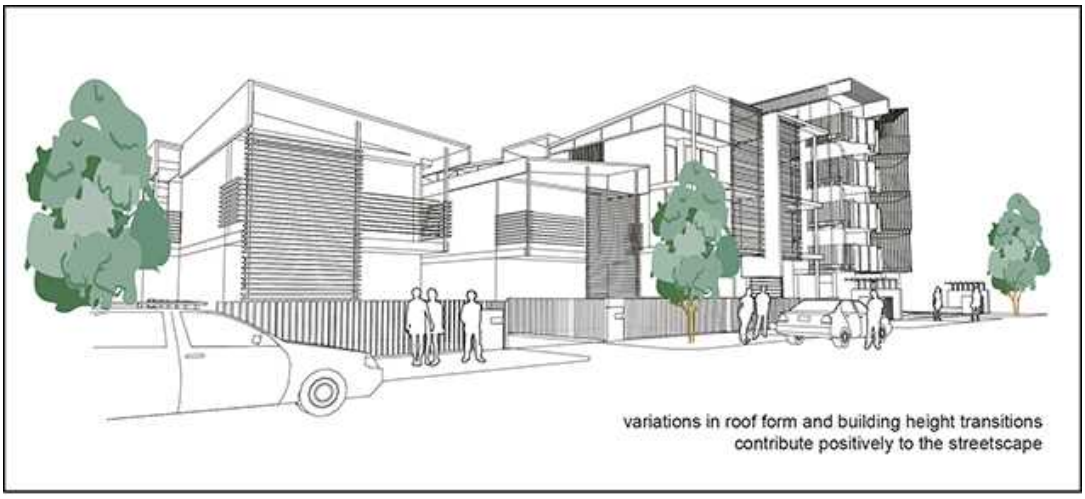


Figure m—Roof form

View the high resolution of Figure m—Roof form

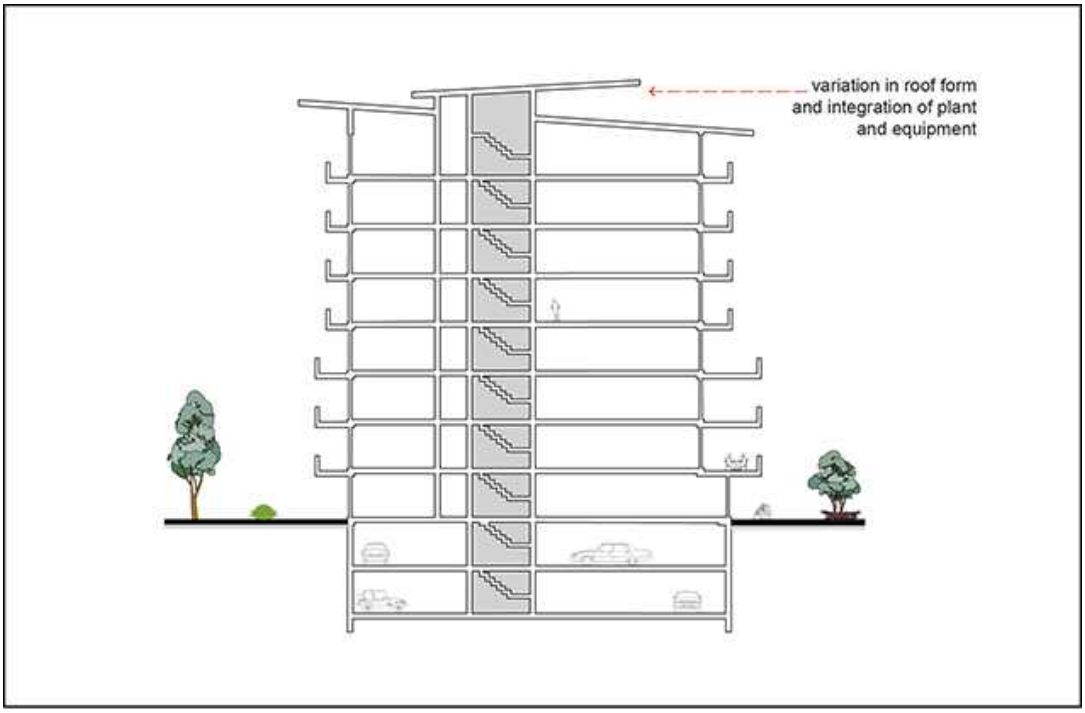


Figure n—Roof form

View the high resolution of Figure n—Roof form

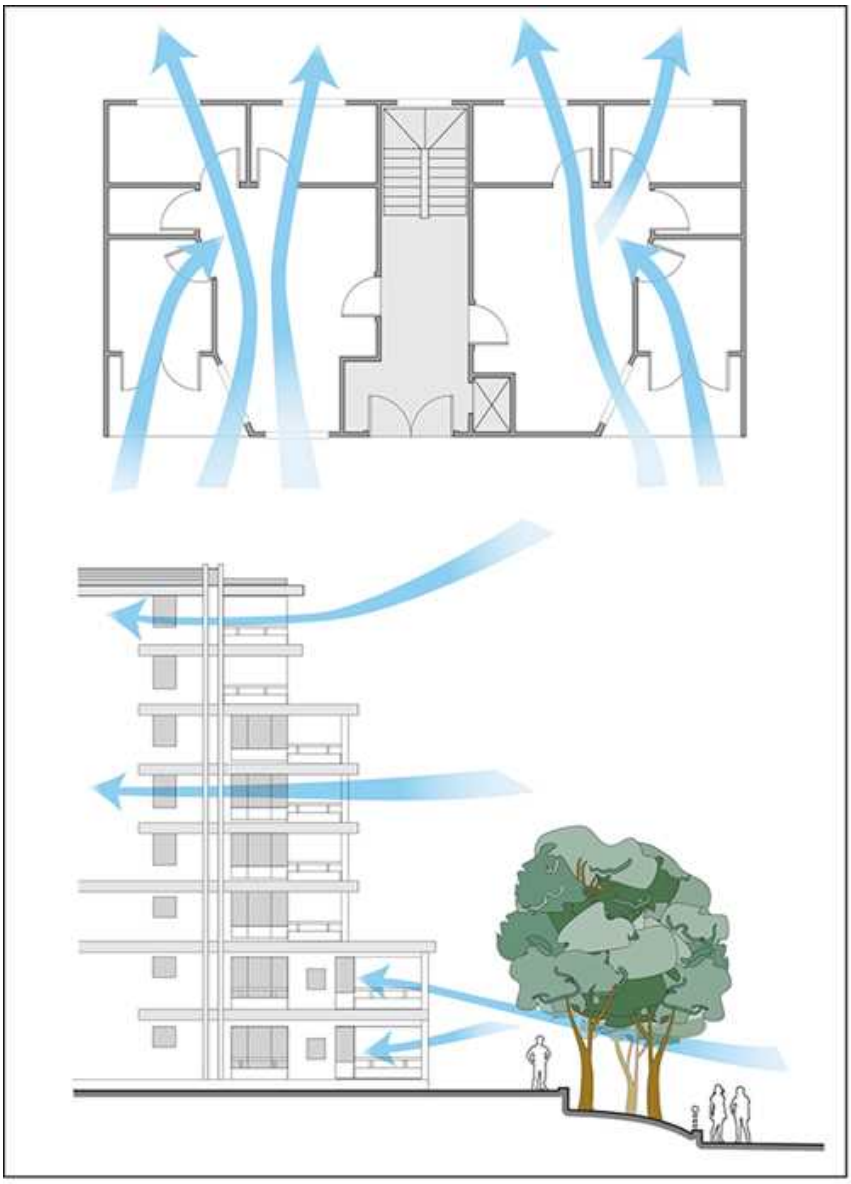


Figure o—Cross ventilation for a multiple dwelling – apartment

View the high resolution of Figure o—Cross ventilation for a multiple dwelling - apartment

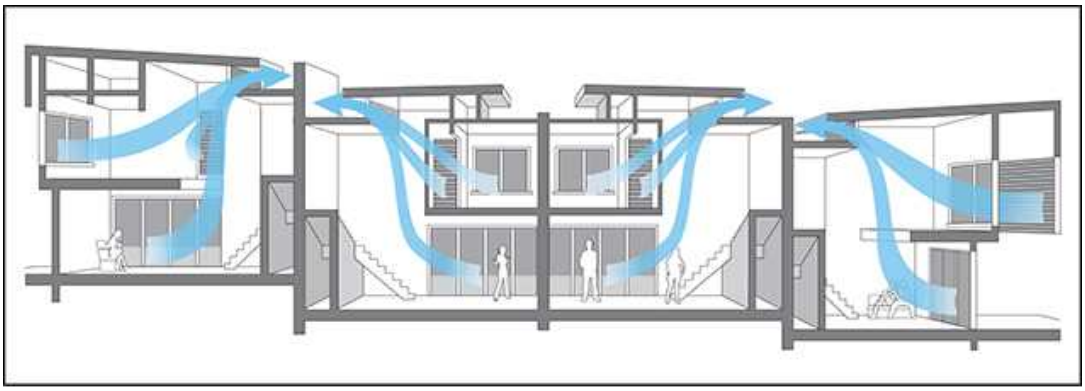


Figure p—Cross ventilation for a small-scale multiple dwelling

View the high resolution of Figure p—Cross ventialtion for a small-scale multiple dwelling

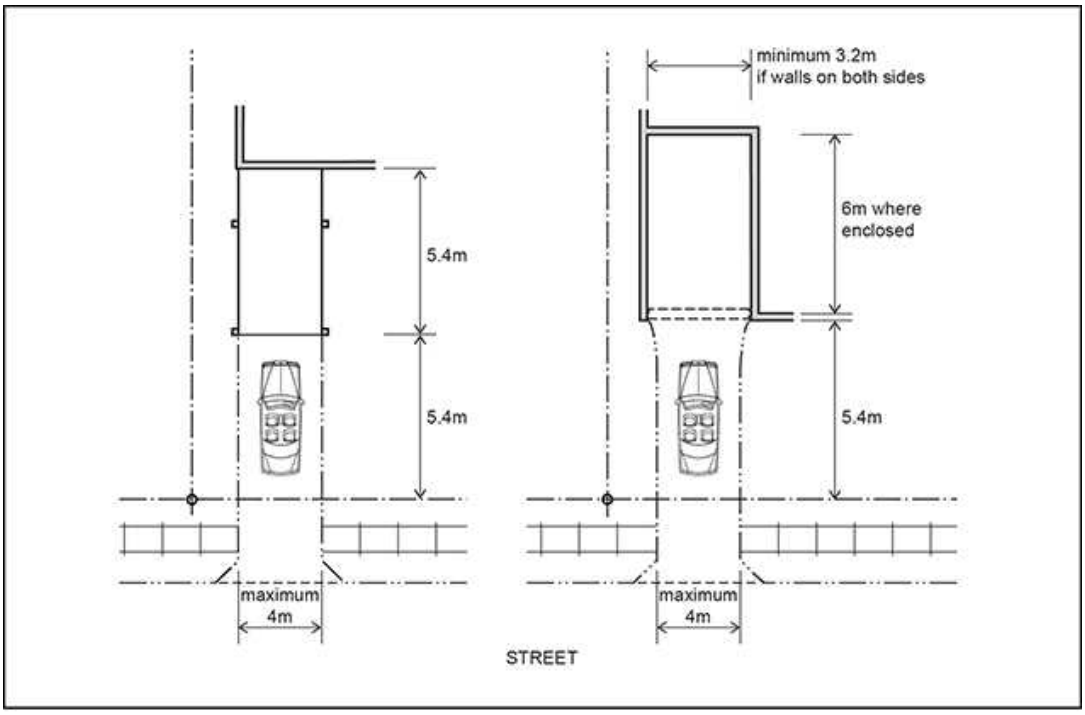


Figure q—Tandem carpark design

View the high resolution of Figure q—Tandem carpark design

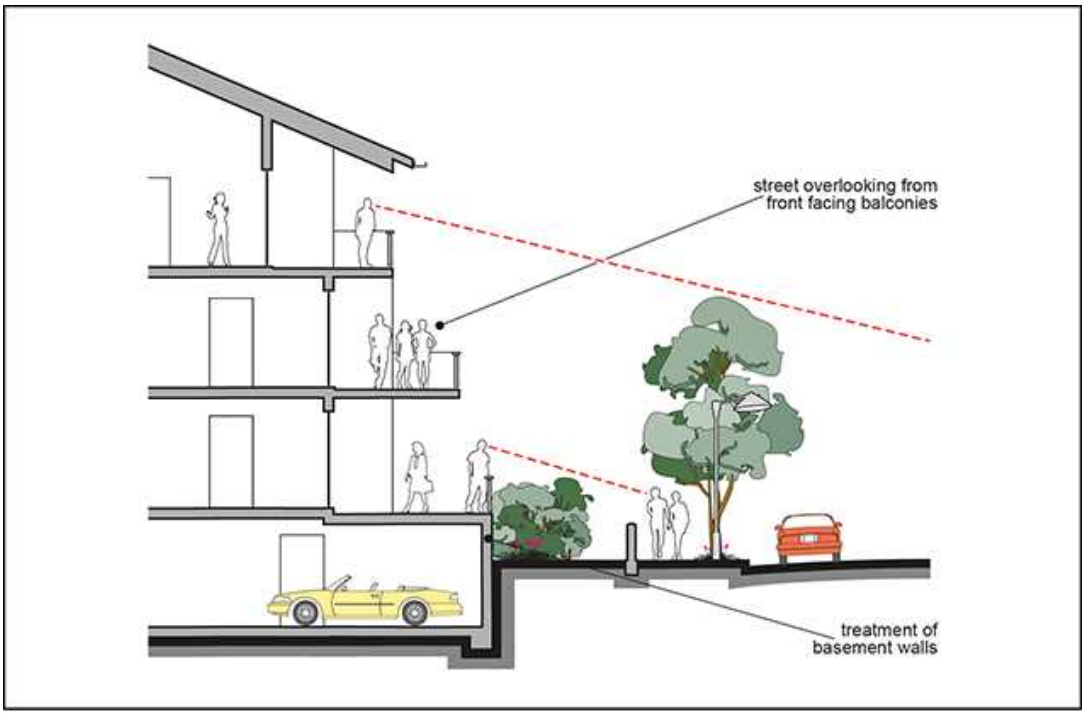


Figure r—Street interface

View the high resolution of Figure r—Street interface

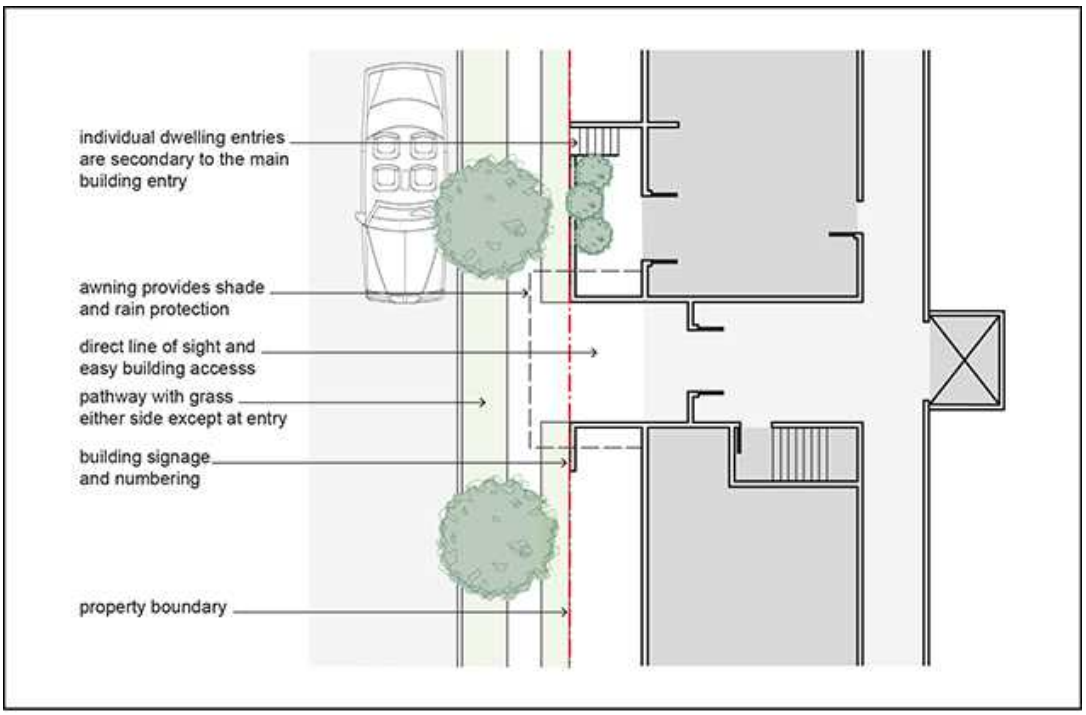


Figure s—Pedestrian entry

View the high resolution of Figure s—Pedestrian entry

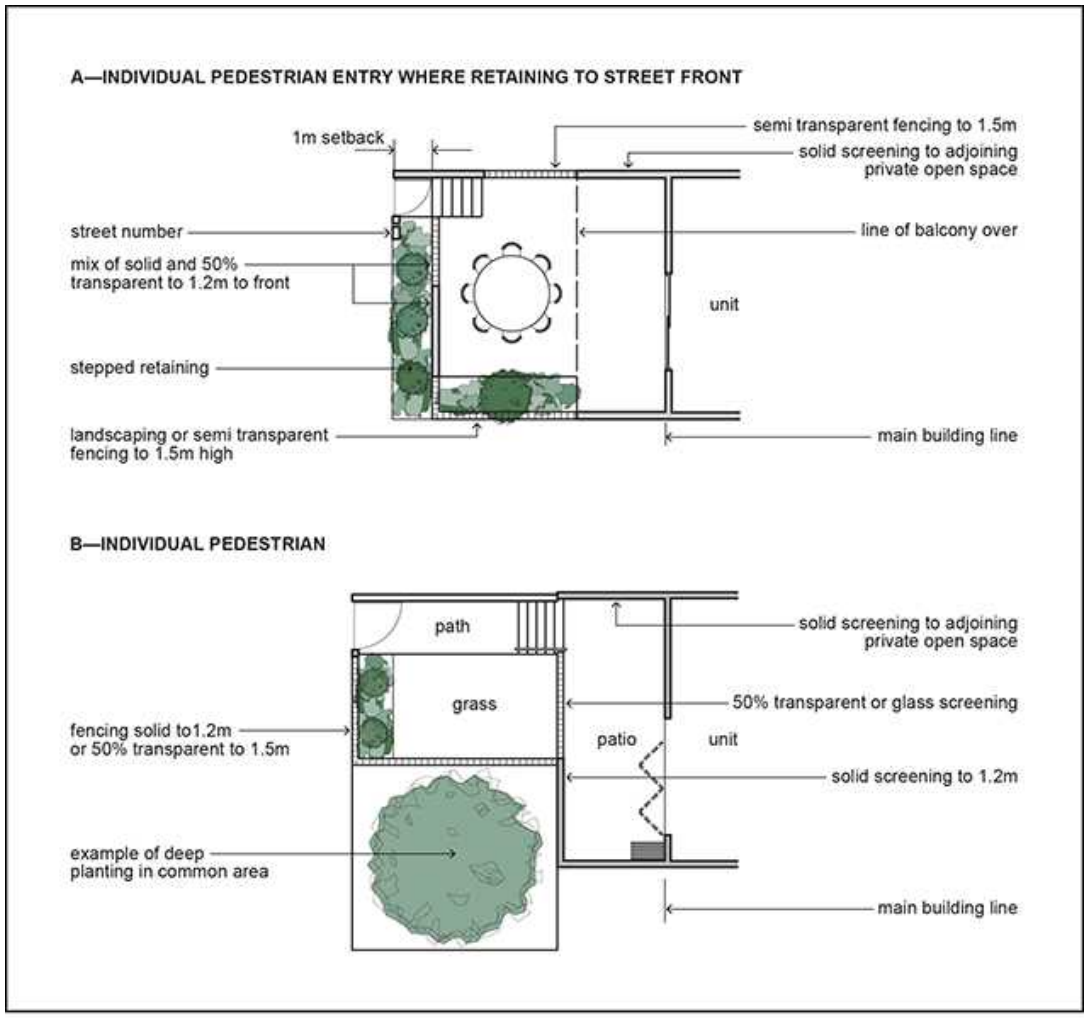


Figure t—Individual pedestrian entries

View the high resolution of Figure t—Individual pedestrian entries



Figure u—Landscaped frontage and verge

View the high resolution of Figure u—Landscaped frontage and verge

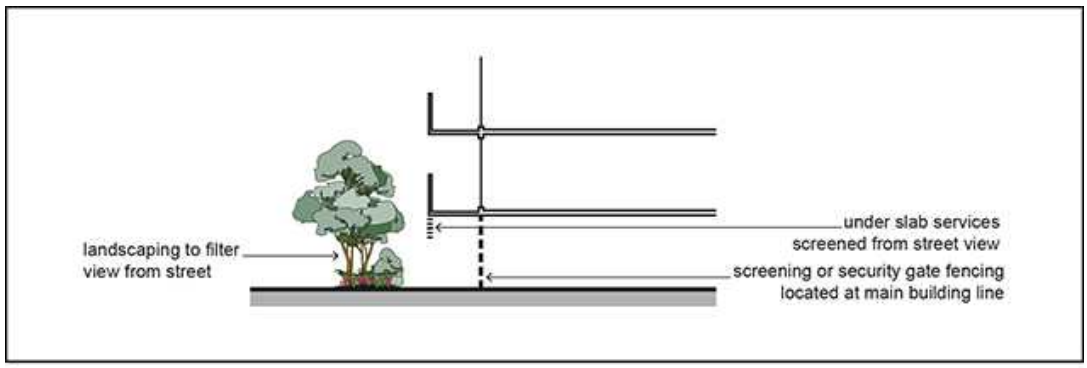


Figure v—Carparking treatments

View the high resolution of Figure v—Carparking treatments

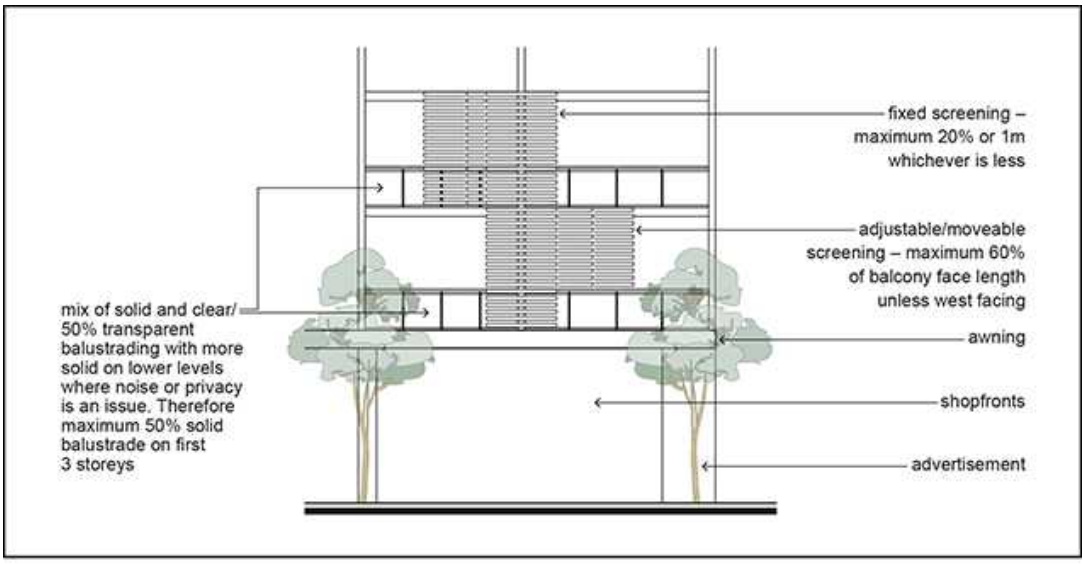


Figure w—Adjustable screening

View the high resolution of Figure w—Adjustable screening

9.3.18 Retirement and residential care facility code

9.3.18.1 Application

1. This code applies to assessing a material change of use if:
    a. accepted development subject to compliance with identified requirements, where acceptable outcomes of this code are identified requirements in a table of assessment for a material change of use (section 5.5) or a neighbourhood plan (section 5.9); or
    b. assessable development where this code is an applicable code identified in the assessment benchmarks column of a table of assessment for a material change of use (section 5.5) or a neighbourhood plan (section 5.9); or
    c. impact assessable development for a residential care facility, retirement facility, or a use of a similar nature, or a use in the care co-located uses activity group.

Note—A retirement facility is a development that operates under the *Retirement Villages Act 1999*.

Note—The following purpose, overall outcomes, performance outcomes and acceptable outcomes comprise the assessment benchmarks of this code.

2. When using this code, reference should be made to section 1.5 in section 5.3.3.

Note—Where this code includes performance outcomes or acceptable outcomes that relate to:
- air quality assessment, guidance is provided in the Air quality planning scheme policy;
- crime prevention through environmental design, guidance is provided in the Crime prevention through environmental design planning scheme policy;
- design for the reduction of graffiti, guidance is provided in the Graffiti prevention planning scheme policy;
- infrastructure design and construction works, guidance is provided in the Infrastructure design planning scheme policy;
- noise impacts assessment, guidance is provided in the Noise impact assessment planning scheme policy;
- the selection of planting species, guidance is provided in the Planting species planning scheme policy;
- refuse and recycling, guidance is provided in the Refuse planning scheme policy;
- significant vegetation, guidance is provided in the Vegetation planning scheme policy;
- subtropical design of buildings or outdoor spaces, guidance is provided in the Subtropical building design planning scheme policy.

Note—Enclosure of car parking areas extending more than 1m above ground level is considered assessable development.

Note—An active frontage — residential may be specified in a neighbourhood plan and/or identified in the Active frontages in residential zones overlay. Where non-residential development is proposed, the Active frontages in residential zones overlay code is also applicable.

Note—A care co-located use is a use complementary to the residential care facility or retirement facility and is open to customers or clients from outside the facility.

9.3.18.2 Purpose

1. The purpose of the Retirement and residential care facility code is to assess the suitability of development to which this code applies.
2. The purpose of the code will be achieved through the following overall outcomes:
    a. Development is designed and sited to achieve a high level of amenity for residents of the facility and provides a comfortable, stimulating and attractive living environment for residents.
    b. Development stimulates social interaction between residents within the site, as well as between residents and members of the wider community.
    c. Development provides buildings that are designed to integrate with the character of the locality, present as non-institutionalised and provide home-like environments, a sense of belonging, privacy, independence, comfort and safety.
    d. Development promotes a residential environment that is capable of supporting older people to age in place, avoiding or delaying the need for residents to relocate to alternative accommodation as their care needs change.
    e. Care co-located uses including a childcare centre, club, community care centre, community use, food and drink outlet, health care service, office, place of worship and shop are supported on the site where it can be demonstrated that:
        i. the proposed uses are of a scale and proportion that reflects their supporting function to the predominant use of the site for retirement facility or residential care facility;
        ii. the proposed uses are beneficial to the future residents of the retirement facility or residential care facility;
        iii. impacts from those uses are managed on site and do not have adverse impacts on adjoining and nearby sensitive land uses;
        iv. the proposed uses do not adversely impact on the economic viability of nearby centre activities.
    f. Development is conveniently located in relation to activity centres, community facilities and services, public spaces and public transport, to enable access to, and active participation and social interaction with, the wider community.
    g. Development is transit supportive for residents, workers and visitors of a retirement facility or residential care facility, and where situated in the immediate vicinity of a railway or bus station, is orientated and designed to contribute to a safe, attractive and walkable neighbourhood.
    h. Development has a site area and frontage width that is sufficient for the scale, form, open space provision and operation of the development, to deliver a comfortable living environment and to minimise adverse impacts on neighbours.
    i. Development is designed and sited to contribute to and minimise adverse impacts upon the amenity of adjoining and nearby residential dwellings and other sensitive uses, including protecting visual privacy through appropriate setbacks and separation of buildings, landscape buffering, and screening.
    j. The proportion of built and natural features, the siting, bulk and scale and design features of buildings, services and infrastructure, and on site open spaces and landscaping achieves:
        i. a high level of amenity for occupants, visitors and staff and adjoining residents, including access to open and landscaped spaces, natural light, sunlight and breeze to support outdoor subtropical living;
        ii. a development that is integrated with the local neighbourhood and presents an attractive interface that positively contributes to Brisbane's character and identity and high quality subtropical streetscapes, public spaces and pedestrian environment;
        iii. building location and building heights that transition sensitively to adjoining and nearby development;
        iv. a highly articulated and physically modulated building form, and varied roof form elements;

v. generous locations for deep planting.

k. Greater building heights for a retirement facility or residential care facility are supported on larger sites where the impacts from the height on adjoining and nearby sites can be mitigated by:
   i. transitioning the height of the building down to the height of buildings surrounding or opposite the development;
   ii. generous landscaping and open space buffers to adjoining sites and providing appropriate building setbacks, landscaping and deep planting;
   iii. providing an appropriate balance of built form and open space.
l. Development is designed to take advantage of Brisbane's subtropical climate and delivers high quality, subtropical architecture. Buildings, spaces and landscape are open, engaging, and shaded, with opportunities to interact with the outdoors.
m. Retirement facility provides useable private open spaces for each dwelling unit that capitalises on Brisbane's subtropical climate, maximise indoor-outdoor living opportunities and enhances amenity for residents.
n. Development provides a variety of useable high-quality communal open spaces for residents that are accessible and attractive and maximises opportunities for social interactions.
o. Development provides on site landscaping that supports and contributes to Brisbane's subtropical landscape character and to the microclimate of the neighbourhood and site, supporting outdoor living and subtropical planting, and assisting in reducing urban heat island effects, with deep planting areas for the protection and establishment of large, subtropical shade trees.
p. Development provides parking and manoeuvring, which is integrated into the site and building and does not negatively impact on adjoining or nearby sites or the quality and amenity of the streetscape.
q. Development ensures that building location and design minimises on site and nearby residents' exposure to air and noise pollution.
r. Development provides design elements that retain and support local character identity and strengthens site features, such as views, heritage, significant vegetation or significant corners, particularly where a landmark site.

Editor's note—Council's *New World City Design Guide - Buildings that Breathe* document sets out the vision, design elements and best practice case studies to guide new development. Development is actively encouraged to incorporate these design elements and embrace the city's subtropical climate.

Editor's note—Development is encouraged to be designed and built to meet the Gold Level of performance in the Livable Housing Australia's Livable Housing Design Guidelines.

9.3.18.3 Performance outcomes and acceptable outcomes

Note—The Table 9.3.18.3.B building height provisions, Table 9.3.18.3.D setback provisions, Table 9.3.18.3.E siting and design of vehicle movement and parking areas, and site cover provisions of this code do not apply to sites in a zone in the centre zones category or the Mixed use zone, where the provisions of the Centre or mixed use code prevail.

Table 9.3.18.3.A— Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes
Section A—If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development	
PO1 Development ensures that the hours of operation for delivery vehicles and of a care co-located use are: a. consistent with reasonable community expectations for the use; b. controlled so that the retirement facility, residential care facility or care co-located use does not impact on the amenity of: i. a residence within the building where the use is located; ii. nearby sensitive uses.	**AO1.1** Development for a residential care facility or retirement facility has unlimited hours of operation, excluding deliveries. **AO1.2** Hours of operation for delivery vehicles associated with the residential care facility, retirement facility or care co-located use, and hours of operation of a care co-located use are: a. unlimited in the Principal centre zone or Major centre zone; b. limited to 6am to 10pm in the District centre zone, Neighbourhood centre zone or the Mixed use zone; c. limited to 7am to 8pm Monday to Saturday, excluding public holidays, in any other zone.
PO2 Development, including a car park, is of a nature, scale, layout, design and construction that does not result in noise emissions that exceed the following criteria: • LAeq,adj,T emitted from the residential care facility is not greater than the rating background level plus 3 at a sensitive use. 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. Note—Rating background level is to be determined in accordance with the methodology described in the Noise impact assessment planning scheme policy.	**AO2** Development: a. ensures mechanical plant or equipment is acoustically screened from adjoining sensitive uses; b. for a residential care facility or care co-located use provides a 2m high acoustic fence along any boundary with adjoining sensitive uses; c. ensures car parking and vehicle movement areas are acoustically screened from adjoining residential dwellings. Note—Mechanical plant includes, but is not limited to, generators, motors, compressors and pumps such as air-conditioning, refrigeration or coldroom motors.

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.	
PO3 Development is of a nature, scale, layout, design and construction that ensures odour emissions do not cause an adverse impact on the amenity of nearby sensitive uses.	**AO3.1** Development for a residential care facility or care co-located use ensures that where food or cooking odour is released, exhaust vents are discharged vertically and directed away from a sensitive use and separated by the following distances: a. minimum of 6m horizontally from sensitive uses; b. minimum of 2m above a thoroughfare or roof with regular foot traffic
	AO3.2 Development ensures refuse and recycling storage areas are located a minimum 5m horizontally from sensitive uses on the site or adjoining sites.
PO4 Development for services and related structures, including electricity transformers and 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; e. provide for refuse and recycling including source separation; f. are of a design that allows low-frequency service collection; g. minimise ongoing building management cost for occupants.	**AO4.1** Development ensures that services and related structures, including electricity transformers and fire hydrant and booster assemblies, air conditioning and other mechanical plant, vents, exhausts and refuse and recycling storage areas: 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 on site; c. are located, screened or landscaped so that they are not visually obtrusive when viewed. Note—Development of greater than 10 dwelling units indicates locations for all transformers, fire hydrant and booster assemblies and meter boxes.
	AO4.2 Development provides refuse and recycling collection and storage facilities, including source separation, in accordance with the Refuse planning scheme policy.
Section B—If for assessable development	
Site area and frontage	
PO5 Development has a site area and frontage width that is sufficient to: a. accommodate the scale and form of the buildings and transitioning of height; b. deliver useable communal open space areas and private open spaces; c. create suitable separation between buildings on site and adjoining sites to accommodate landscaping buffering; d. achieve viable areas of deep planting and landscaping to retain significant vegetation and protect and establish large subtropical shade trees; e. achieve safe and convenient vehicle access to the site; f. accommodate on site parking and vehicle manoeuvring for residents, visitors and service providers; g. accommodate the location and size requirements of service authorities and site services, including electricity transformers and fire hydrant and boosters assemblies, to minimise adverse visual and amenity impacts on neighbours and the streetscape; h. minimise the impact of new driveways on the streetscape.	**AO5** Development: a. in the Low density residential zone: i. has a minimum 3,000m^2 site area and 40m frontage width; or ii. is on the site of an existing residential care facility or retirement facility; or iii. is extending the site of an existing residential care facility or retirement facility; b. in any other zone has a minimum 800m^2 site area and 20m frontage width. Note—The site frontage is measured at the property line on the primary road boundary. Editor's note—Any other zone, means a zone where a retirement facility or residential care facility is potentially envisaged, being the Low-medium density residential zone, High density residential zone, Medium density residential zone, a zone in the Centre zones category, Mixed use zone, Community facilities zone (Community purposes zone precinct, Health care purposes zone precinct and Major health care zone precinct), Specialised centre zone (Major education and research facility zone precinct) and Emerging community zone.
PO6 Development in the High density residential zone or the 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.	**AO6** Development in the High density residential zone or the Medium density residential zone ensures that: a. 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: i. a neighbourhood plan; or ii. if no neighbourhood plan applies the site area is a minimum of 800m^2 and the frontage width is a minimum of 20m.

PO7 Development ensures that the proportion of buildings to open space and landscaping on a site: a. results in a building bulk and form that is appropriate in its local setting; b. enhances residential amenity including access to natural light, sunlight, breezes and outlook; c. supports useable outdoor subtropical spaces; d. provides generous and varied private and communal open space opportunities for residents and visitors to recreate, socialise and experience relief from the built form; e. provides for winter sun access into communal open space areas; f. provides for deep planting areas to retain, create and enhance significant vegetation and protect and establish large subtropical shade trees; g. provides for generous buffers to adjoining premises to mitigate the impacts of higher building heights.	**AO7** Development has a maximum site cover that: a. complies with the requirements set out in a neighbourhood plan; or b. if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan: i. 45% where in the High density residential zone; ii. 50% where in any other zone; whichever is the greatest. Note—The site cover provisions of this code do not apply to sites in a zone in the centre zones category or the Mixed use zone, where the provisions of the Centre or mixed use code prevail.
Building design and appearance	
PO8 Development height, bulk and scale, siting and layout ensures: a. building height on sites of under 3,000m^2 where outside of the Medium and High density residential zones are consistent with 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 predominant height in the local street context, the development sensitively reduces heights towards site boundaries to a compatible scale with the height of buildings on adjoining or opposite premises; c. impacts on residential amenity and privacy from overlooking, visual dominance and overshadowing are minimised and adequate levels of natural light, sunlight and breezes are maintained to a habitable room, balcony and private open space for both the development and residences on adjoining and nearby sites; d. sufficient visual and acoustic privacy between dwellings without reliance on screening; e. the development contributes to the character of the streetscape and landscape and relates to the existing streetscape rhythm and setback pattern; f. there is adequate landscape buffering, the retention of significant vegetation and protection and establishment of large subtropical shade trees in deep planting areas. Editor's note—This is demonstrated through the provision of streetscape elevations, site sections and plans showing adjoining and street context, shadow diagrams and landscape plans.	**AO8** Development is contained within the building envelope for the site created by applying: a. the maximum building height specified in: i. a neighbourhood plan; or ii. if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements set out in Table 9.3.18.3.B; b. acceptable outcomes for building height transitions specified in Table 9.3.18.3.C and in a neighbourhood plan, where applicable; c. front, rear and side boundary setback requirements specified in Table 9.3.18.3.D and in a neighbourhood plan, whichever is the greatest; d. car parking boundary setback requirements specified in Table 9.3.18.3.E and in a neighbourhood plan, whichever is the greatest; e. building separation requirements in Table 9.3.18.3.F; f. deep planting and landscaping requirements in Table 9.3.18.3.G. Refer to Figures a and b. Note—This acceptable outcome can be demonstrated by the preparation of a building envelope plan, elevations and sections. Note—Roofing of terrace areas on car parking structures are to comply with boundary setback requirements for balconies.
PO9 The inclusion of built to boundary walls must not impact on the ability to provide a physical buffer to adjoining premises that includes landscaping and trees in deep planting areas along boundaries to assist in reducing the impact of higher building heights. Note—The inclusion of built to boundary walls is only to be considered where provided to specifically enable the allowable development yield to be reconfigured and accommodated through lower rise rather than higher rise forms.	**AO9** Where the development includes a building height within 10m of the common boundary that is greater than the maximum acceptable outcome for building height on the adjoining site, the development does not include a built to boundary wall on that boundary.
PO10 Development that involves built to boundary walls does not impact on the amenity or privacy of adjoining residents. Note—The identification on plans of the location of habitable rooms in adjoining dwelling houses can assist in demonstrating compliance with this performance outcome.	**AO10.1** Development ensures that built to boundary walls are: a. not located along a common boundary with a lot located in the Low density residential zone or Character residential zone; b. for non-habitable rooms or spaces only; c. not located within 1.5m of a habitable room in an adjoining dwelling house; d. not located within the front or rear boundary setback; e. where on the side boundaries of a corner lot, located towards the front of the development and separated;

	f. a maximum height of 3m; g. low maintenance or constructed of prefinished materials.
	AO10.2 Development ensures a built to boundary wall has a: a. maximum cumulative length along any side boundary of 9m in the Low density residential zone or the Character residential zone; or b. maximum cumulative length along any side boundary of 15m, where located in the Low-medium density residential zone, Medium density residential zone, High density residential zone, Community facilities zone, Specialised centre zone or Emerging community zone; or c. length to match the extent of an abutting and lawfully constructed built to boundary wall on an adjoining premises.
PO11 Development has a building depth and/or length that: a. contains a high level of modulation and articulation to ensure that the bulk of the development is in keeping with the form and character intent of the area; b. is read as a series of buildings through the use of distinct architectural forms; c. provides adequate amenity for building residents in terms of natural light and ventilation; d. does not adversely impact on access to breezes, sunlight and daylight to adjoining premises open space and habitable rooms; e. does not create wind tunnelling impacts on adjoining premises; f. provides opportunities for dual aspect dwellings; g. incorporates changes in material, finish or texture at regular intervals; h. provides expressive shadow casting elements; i. provides opportunities for additional deep planting.	**AO11.1** Development has a maximum building length in accordance with Table 9.3.18.3.H.
	AO11.2 Development has a full building separation of 6m every 15m, or substantial articulation is provided every 15m, that includes: a. a strongly defined change in building line of plus or minus 2m for a length not less than 5m; b. changes in materials, finishes or texture; c. re-entrant corners or three dimensional and dynamic shadow casting elements. Refer to Figure e. Note—Variation in the building plane as a result of gentle curves would not be considered to provide substantial articulation to reduce the perception of building bulk.
PO12 Development reduces the appearance of building bulk, ensures a human-scale, demonstrates modulation of the facade and variations in horizontal and vertical profile, balances the height of the building, and supports neighbourhood and street character.	**AO12** Development has a number of the following design elements: a. variation in materials, colours, and textures and finishes, including between levels; b. balconies, verandahs or terraces; c. variation in the treatment and patterning of windows, sun shading devices or other facade features; d. recesses and projections in the wall and roof plane, such as steps, slopes or splays; e. variations in building form, including elements at a finer scale than the main structural framing. Refer to Figure e. Note—Components of facilities and dwellings that do not contain balconies ensure additional articulation and variation on the external facade to compensate for the lack of distinguishable balconies.
PO13 Development minimises the appearance of building bulk and helps create a human-scaled interface with the streetscape and reflect the surrounding built character.	**AO13** Development which has buildings over 8 storeys contains a podium that is a maximum of 3 storeys and 12m, with the tower above in accordance with Table 9.3.18.3.D. Note—The building, including podium component is to be contained within the building envelope created by applying the setback, separation and landscaping requirements in Tables 9.3.18.3.D, 9.3.18.3.E, 9.3.18.3.F and 9.3.18.3.G.
PO14 Development for rooftops and building caps contributes to the architectural distinction of the building and: a. is contextually and climatically appropriate in form; b. is responsive to orientation and solar access; c. is not marred by plant and equipment; d. 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.	**AO14.1** Development provides building caps and rooftops which: a. include interesting forms created through pitches, gables, skillions or other features; b. designs rooftop service structures, lift motor rooms and mechanical plant and equipment as an architectural feature of the building that is incorporated into the roof form and visually and acoustically screened from any communal open space on the rooftop; c. enables future inclusion of plant and equipment such as telecommunications facilities in an unobtrusive manner. Refer to Figure e.

	AO14.2 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.
PO15 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.	**AO15** Development provides reflective glass material that has a: a. level of light reflectivity of not greater than 20%; b. level of heat transmission of not less than 20%.
PO16 Development does not adversely impact the structural integrity or ongoing operation and maintenance of sub-surface transport infrastructure that is an existing or endorsed proposed tunnel.	**AO16** Development demonstrates that it will not result in any impact on existing or planned sub-surface transport infrastructure through the submission of engineering and geological reports and certification or consent provided by the relevant infrastructure owner.
Safety, privacy and amenity	
PO17 The orientation of buildings and separation between buildings on site and to buildings on an adjoining site: a. protects residential amenity including landscaping and access to natural light, sunlight and breeze; b. supports the location of balconies and windows for overlooking and casual surveillance of the street and communal and public areas; c. provides visual and acoustic privacy without reliance on screening by facing and offsetting balconies and spaces to avoid direct outlook to existing or approved habitable rooms or outdoor spaces. Development with windows and balconies oriented or proximate to the side or rear boundary designs or screens windows and provides screening and partial enclosure of balconies to: a. provide outlook for and comfort of building occupants while maintaining the privacy for adjoining residential uses; b. ensure buildings are subtropical and climatically responsive; c. provide opportunities for passive surveillance of the street or public spaces; d. provide sufficient articulation to ensure balconies have the appearance of being semi-outdoor rooms and distinguishable from the remainder of the enclosed building form and reduce the appearance of excessive bulk.	**AO17.1** Development positions the primary balcony, window, or private open space to face the street frontage, rear boundary, communal open space or adjoining public open space, and limits solid balustrading of any such balconies facing the street or adjoining public space 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 c. Note—North or north-east facing windows or balconies may be permitted oriented to the side boundary where this will significantly improve passive solar design, provided privacy for occupants and adjacent dwellings is maintained. Note—Alternate partial enclosure of balconies is appropriate where open balconies present a safety or health risk for residents requiring a higher level of care. **AO17.2** Development provides building placement and design that complies with the separation distances in Table 9.3.18.3.F. **AO17.3** Where development does not meet the minimum separation distance for habitable rooms or balconies facing habitable rooms or balconies in Table 9.3.18.3.F to an existing dwelling house, or where a direct view is available from balconies, terraces, decks, roof decks, communal spaces or private open spaces into windows of habitable rooms, balconies, terraces or decks of an existing dwelling house, development ensures such elements of the retirement facility or residential care facility has: a. for windows: i. in a retirement facility, sill heights a minimum of 1.5m above floor level or fixed obscure glazing in any part of the window below 1.5m above floor level, or fixed external screens that are offset a minimum of 0.3m from the wall around any window; or ii. in a residential care facility, include built form solutions that allow outlook for the wellness of residents and maintain the privacy of adjoining residential uses; b. for elements at ground level, fencing to a minimum 1.8m above the ground storey floor level; c. for balconies, terraces, decks or roof decks, screening from floor level to a height above 1.5m above floor level; d. 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 Figures c and d. Note—Where screening is provided, screening devices 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, and may be hinged or otherwise attached to facilitate emergency

	egress. Refer to Figure c and d.
	AO17.4 Where development meets the minimum separation distance for habitable rooms or balconies facing habitable rooms or balconies in Table 9.3.18.3.F and where no direct view (as described in AO17.3 above) is present, development limits: a. solid balustrades or fixed screening to balconies to: b. the side directly adjoining another balcony or private open space within the same building; c. a maximum of 20% or 1.0m of one external face, whichever is lesser, to screen utilities or private clothes lines; d. the full extent of a secondary balcony on a side elevation where for utilities or services; e. operable, moveable or adjustable screening to a maximum of: f. 60% of the face length of front, side or rear boundary balconies; g. 100% of west-facing primary balconies, with a maximum of 35% enclosure in the full open state of the operable elements. Note—Alternate partial enclosure of balconies is appropriate where open balconies present a safety or health risk for residents requiring a higher level of care.
PO18 Development of a building 8 storeys and over ensures that the design mitigates the impacts of ground-level wind acceleration on pedestrians and building occupants. Note—This is demonstrated by a wind impacts report submitted by a suitably qualified professional.	**AO18** Development for a building over 8 storeys provides wind mitigation that uses at least two 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 (but the podium is not suitable for communal or private open space); c. canopies and awnings to protect pedestrians; d. vine covered trellis and arbour structures, with an intensive canopy tree layout at ground or podium level. Note—Street trees located on the verge outside the site should not be relied upon in wind model calculations and any requirement for mitigation should be through fixed awnings or other measures within the site.
PO19 Development ensures dwellings are easily accessible and site layout enables clear and easy navigation by residents and provides pedestrian movement areas within the site with comfortable vantage points to rest, socialise and observe surrounding activities.	**AO19.1** Development for a retirement facility provides a continuous accessible path of travel from an adjoining public road or internal road, to: a. each dwelling, where the whole site has a gradient of less than 1:10; or b. the percentage of dwellings that equals the proportion of the site that has a gradient of less than 1:10, or 50% of dwellings, whichever is the greater. Note—Accessible paths have a minimum 1.2m width, a maximum cross fall of 1:40 and maximum slope of 1:20, with no steps or ledges along the length of travel.
	AO19.2 Development provides entries into dwellings from external paths with no more than a 10mm change in level.
	AO19.3 Development provides: a. strong way-finding and visual cues to support navigation through the site; b. a variety of places to sit at intervals along walkways; c. resting seats, shade and handrails that are incorporated into the walkway design.
PO20 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 to support visitor and emergency access; d. lighting;	**AO20.1** Development provides a prominent pedestrian entry that is separated from vehicle entry and connects a foyer or building entry directly with the public verge and includes: a. 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; d. mailboxes (retirement facility).

e. conveniently located mailboxes; f. a clear visual and physical transition between private outdoor space and the street; g. individual entrances to ground storey dwellings provide for a varied streetscape and are fronted by landscaping to ensure privacy and provide a soft edge at a pedestrian scale to the street.	**AO20.2** Development for a retirement facility containing ground storey dwellings adjacent to the street frontage, include: a. direct and level entry from the street; b. private outdoor space setbacks to accommodate a minimum 2m landscape area between the front boundary and the dwellings private outdoor space; c. street numbering.
PO21 Development minimises light nuisance.	**AO21** 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.
PO22 Development is designed and constructed to achieve the: a. air quality (planning) criteria in Table 9.3.18.3.I; b. odour criteria in Table 9.3.18.3.J. 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.	**AO22** Development, 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.
PO23 Development in a zone in the centre zones category or the Mixed use zone must: a. be located, designed and constructed to protect bedrooms and other habitable rooms from exposure to noise arising from non-residential activities outside the building; b. be designed and constructed to achieve a minimum reduction in sound pressure level between the exterior of the building and the bedrooms or indoor primary living areas of 30dBA. Note—A noise impact assessment report prepared in accordance with the Noise impact assessment planning scheme policy can assist in demonstrating achievement of this performance outcome. Note—Site-specific criteria will be identified ~~in a neighbourhood plan~~ for sites within ~~a~~the Special ~~Entertainment Precinct Area~~entertainment precinct overlay or within the ~~Transport~~{Transport noise corridor overlay}.	**AO23** Development in a zone in the centre zones category or the Mixed use zone has a minimum acoustic performance of: a. Rw 35 for glazing (windows and doors) where total area of glazing is greater than 1.8m^2; b. Rw 32 for glazing (windows and doors) where total area of glazing is less than or equal to 1.8m^2.
PO24 Development must create a safe environment by incorporating the key elements of crime prevention through environmental design.	**AO24** Development incorporates the key elements of crime prevention through environmental design in its layout, building or structure design and landscaping by: a. facilitating casual surveillance opportunities including good sightlines and lighting to, and minimising entrapment locations near, publicly accessible areas such as car parks, pathways, and communal areas; b. defining different uses and ownerships through design and restricting access from non-residential uses into private residential dwellings. 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.
PO25 Development minimises the potential for graffiti and vandalism through access control, canvas reduction and easy maintenance selection.	**AO25** Development incorporates graffiti and vandalism prevention techniques in its layout, building or structure design and landscaping, by: a. denying access to potential canvas through access control techniques; b. reducing potential canvases through canvas reduction techniques; c. ensuring graffiti can be readily and quickly removed through easy maintenance selection techniques. Note—For guidance on graffiti and vandalism prevention techniques refer to the Graffiti prevention planning scheme policy.
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:	**AO26.1** Development is designed to provide all dwellings with: a. dual aspect; or b. floor-to-ceiling heights 2.7m or greater; or

a. reduces the need for mechanical heating, cooling and lighting by ensuring access to sunlight and natural heating, cooling and ventilation; b. provides weather protection and sun shading; c. mitigates the impact of urban heat island effects.	c. habitable rooms with two 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, vine covered trellises, vegetative screening and tall, columnar trees. Refer to Figure e.
	AO26.3 Development incorporates: a. operable windows that are located, oriented and designed to capture natural light, sunlight and cooling breezes and facilitate cross ventilation; b. movable walls, doors, windows and screens that connect indoor and outdoor spaces and provide opportunities for occupants to access natural air without leaving the building.
	AO26.4 Development incorporates subtropical landscaping, shaded outdoor spaces and semi-outdoor rooms that mitigate heat and are provided with strong visual and physical connections between outdoor and indoor spaces.
PO27 Development provides landscaping that must: a. provide shade to pedestrian pathways; b. present an integrated landscape, neighbourhood and streetscape character; c. contribute positively to amenity and the subtropical microclimate of the site, streetscape and public spaces; d. provide buffering to adjoining premises e. provide natural shade to mitigate heat island impacts. Note—This is demonstrated by an overall site landscape concept plan.	**AO27** Development provides landscaping within the site that: a. complies with Table 9.3.18.3.G; b. consists of shade and/or rounded canopy trees located to cast a minimum of 50% shade over the adjacent verge within 5 years of planting.
PO28 Development ensures significant vegetation and large subtropical shade trees are retained, or where retention is not possible, compensatory planting is established to balance the bulk, scale and form of the building and provide a subtropical landscape setting that includes natural shade to mitigate heat island effects.	**AO28.1** Development ensures that the location of a new building, car parking, driveway or a crossover will not adversely impact the long-term viability of trees to be retained.
	AO28.2 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—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy.
PO29 Development provides deep planting containing subtropical tree species, that: a. buffers the impacts of building bulk on adjoining sites containing buildings of a lesser scale and/or height than the proposed development; b. is open to the sky with access to natural light and rainfall and into the natural ground; c. at maturity are complementary in scale and height to the building form or respond to the site location and design needs; d. softens the impact of building and hardstand areas; e. provides shade to communal open space areas and adjacent pathways; f. is located to retain existing site features such as significant vegetation or grouped with deep planted areas on adjacent sites to maximise contiguous areas of deep planting.	**AO29.1** Development provides deep planting areas that: a. are located along side and rear boundaries where adjoining sites contain buildings that are of a lesser height than the proposed development; b. are a minimum of 10% of the site area with a minimum dimension of 4m by 4m; c. are exclusively for landscaping and do not comprise private open space (and are calculated in addition to private and communal open space areas); d. are able to accommodate trees planted in natural ground; e. are 100% open to the sky; f. can be accessed for maintenance purposes.
	AO29.2 Development provides trees in 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.
PO30 Development provides communal open space, private open space and deep planting areas that are unencumbered of other hardstand elements and infrastructure. Deep planting areas are completely free of underground development, structures, utilities or infrastructure.	**AO30** Development ensures that communal open space, private open space and deep planting areas do not contain vehicle driveways, manoeuvring or hardstand areas, bin storage, surface structures, utilities and infrastructure such as rainwater tanks, transformers and water boosters. Note—The following may form part of communal or private open space but not part of deep planting areas: • pedestrian paths; • lightweight shade structures such as pergolas; • sub-surface structures or infrastructure such as piping, basement car parking structures; • water conservation services or utilities or stormwater treatment measures, such as bioretention areas, provided they are designed as a component of the landscape and where not a safety concern to residents.
Private and communal open space	
PO31 Development provides communal space that is easily accessible and designed to provide: a. residents with passive and active recreation opportunities; b. a pleasant outlook for residents and maximise opportunities for shared views or access to viewing points; c. opportunity for a range of uses and flexible use; d. opportunities for interaction with and observation of the local community; e. a balanced combination of soft and hard landscape features; f. natural light but is shaded to protect the resident from direct sunlight.	**AO31** Development provides communal open space, that is clearly distinguished from private open space, and: a. is a minimum of 10% or 100m^2 of the site area, whichever is greater; b. is one consolidated useable space, or where exceeding 100m^2, 2 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 25% shaded by trees within 5 years; f. is a maximum 25% as internal dedicated recreation space; g. is designed to provide a range of recreational facilities such as seating, barbeque, swimming pool and vegetable garden; h. is accessible from the main building via a continuous path of travel; i. for a residential care facility, 75% of the communal open space areas are positioned to the north or north-east. Note—Landscaping where in a structure can be provided as planter beds, turf etc. Note—Internal spaces may include a gymnasium, movie room or entertainment room.
PO32 Development provides residents with attractive functional private open space or indoor-outdoor spaces that receive extensive natural light and breezes while offering protection from the elements. Facilities and dwellings that do not contain balconies or direct indoor-outdoor access ensure residents' rooms of a residential care facility, habitable rooms in a retirement facility, and communal spaces, have outlook to communal or public open space and access to natural ventilation and natural light through the provision of extensive windows and operable louvres.	**AO32.1** Development for a retirement facility: a. provides balconies or private open space directly accessible from primary living areas with a minimum 2m^2 screened area capable of screening air-conditioning plant, private clothes drying etc.; b. positions an outdoor living area and/or primary living area to the north or north-east in a minimum of 75% of dwellings.
	AO32.2 Development for a residential care facility provide residents' rooms with: a. balconies or direct access to open space; or b. openings enabling natural ventilation and natural light, such as balconet / Juliet balcony or operable louvres
	AO32.3 Development for internal communal areas of a residential care facility and retirement facility provides large openings to outdoor spaces and windows with ventilation.
Car parking, manoeuvring and hardstand areas	
PO33 Development provides car parking that is sited and of a bulk and form that: a. minimises impacts on the quality of adjoining streetscapes or public spaces;	**AO33** Development provides car parking that is: a. located below ground; or b. located at ground level only if: i. screened from view from the street and other public

b. minimises visual amenity, noise, odour or light impacts on adjoining residents; c. where partially or fully above ground, presents an integral part of the building and moderates the perceived scale of any parking structure walls when viewed from the street and adjoining properties and public spaces; d. where located at ground level, is well landscaped to provide shade for pedestrians and to reduce the impact of glare and radiant heat on neighbouring dwellings and streetscape; e. visitor parking is clearly visible and identifiable and located to enable ease of use, while maintaining a positive streetscape character.	spaces with high quality landscaping; ii. not forward of the building line, unless for visitor parking only on one side of an entrance driveway and for the depth of one standard car and where a minimum 1m wide landscaping strip separates the parking space from the street frontage boundary; iii. containing a minimum 3m landscape buffer to adjoining properties; iv. containing a minimum of 1 shade tree for every 6 car spaces; or c. located partially or fully above ground only if: i. located behind the main building line; ii. sleeved with active uses or active use spaces, or the facade design and materials selection is extended to the car park entry and car park areas on all frontages and boundaries; iii. building services, pipes and ducts within the car park are not visible from the street, public spaces or adjoining properties; iv. not for visitor parking. Note—Car parking which extends 1m above ground level is counted as a storey in the maximum height and is subject to the applicable building requirements, including setbacks.
PO34 Development provides vehicle movement areas that: a. must not impact on the amenity and privacy of residents within or adjoining the site; b. are screened from view from the street and other public spaces with high quality landscaping.	**AO34** Development provides vehicle movement areas that: a. are set back to provide a minimum 3m landscape buffer along the side and rear boundaries; b. are separated from habitable windows to minimise noise and fumes disturbance; c. are screened to minimise the reflection of car headlights onto dwelling windows.
PO35 Development provides car parking areas, vehicle site access, services and utilities that do not dominate the street frontage or adversely impact on a positive streetscape character and interface being established.	**AO35.1** Development ensures that vehicle access, short-term parking, drop-off zones and porte-cocheres (excluding driveway splays to the kerb) and services and utility installations comprise no more than 40% of the street frontage width at the front boundary. Note—Development of greater than 10 dwelling units indicates locations for all transformers, fire hydrant and booster assemblies and meter boxes.
	AO35.2 Drop-off zones and porte-cocheres are designed at 90 degrees to, rather than parallel with, the frontage
Fencing and retaining	
PO36 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 an articulated and non-dominating interface to the streetscape and pedestrian environment.	**AO36.1** Development ensures that, where fencing is provided, the height of any new fence is a maximum of: a. 1.2m, where fence construction is solid or less than 50% transparent; b. 1.5m, where fence construction is at least 50% transparent; c. 1.8m and solid, only where the site is on an arterial road; d. 2m, where an acoustic fence is required for a residential care facility or care co-located use along any boundary with adjoining sensitive uses. Note—Higher solid fences are acceptable where privacy and security is required for communal open space areas in a residential care facility.
	AO36.2 Development incorporating solid front fences or walls that front the street or other public spaces of longer than 10m, provide indentations, material variation and landscaping.
	AO36.3 Development for a retaining wall is: a. stepped; b. a maximum 0.6m height if directly abutting the edge of the adjoining road reserve verge.

	AO36.4 The combined height of any structure (except for a built to boundary wall) on the side or rear boundary is no greater than 2m in height and 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.
Where a care co-located use	
PO37 Care co-located uses are integrated with the residential care facility and retirement facility and are: a. easily accessible by residents within the facility; b. sited to provide visitors and the general community direct and easy access from public spaces and/or the street; c. sited to not compromise the privacy or safety of residents in their residence or communal recreation spaces; d. sited in proximity to a road frontage to provide activation of the street.	**AO37** Development ensures care co-located uses: a. are both directly accessible from communal and main entry points of the residential care facility and retirement facility and from the street frontage or adjoining public spaces; b. do not overlook the private open spaces of a retirement facility or the communal open spaces of a residential care facility and retirement facility; c. provide a continuous, articulated and active built form to the street frontage and adjoining public open space with a minimum 30% transparent external wall materials up to a height of 2.5m above footpath level; d. provide a continuous accessible path or plane of travel between the ground storey and the street and residential care facility and retirement facility.
PO38 The size of the care co-located use must reflect its role as a supporting and ancillary site function, subordinate to the size and operation of the retirement facility or residential care facility on site and must not adversely impact on the economic viability of nearby centre activities.	**AO38.1** The maximum gross floor area is: a. 250m^2 for a club, community care centre, community use, food and drink outlet, health care service, office or shop; b. 400m^2 for a place of worship or childcare centre.
	AO38.2 The maximum total gross floor area for care co-located uses on a site is 800m^2 or equivalent to 10% of the site area, whichever is the lesser.
PO39 Sufficient car parking for the care co-located use is provided and located on site to ensure that: a. car parking demand from the care co-located use does not impact on parking provision for the residential care facility or retirement facility; b. car parking demand does not adversely impact on local streets; c. car parking for the care co-located use is provided in close proximity to the care co-located use on site to ensure residents' privacy and security is not compromised.	**AO39.1** Car parking is provided in accordance with the Transport, access, parking and servicing code.
	AO39.2 Car parking for the particular care co-located use is provided within 40m walking distance of that use.
Additional criteria for development if identified in a neighbourhood plan	
PO40 Development minimises visual impacts on a view corridor of local significance identified in a neighbourhood plan and enhances opportunities for observation of key vistas and views from identified view points.	**AO40.1** Development ensures building placement and design minimise visual impacts on a view corridor identified in a neighbourhood plan. Note—A neighbourhood plan may identify view corridors and may or may not identify any specific view points from which they are observed.
	AO40.2 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.
PO41 Development on a landmark site identified in a neighbourhood plan provides a prominent visual reference and contribution to the city's public realm by: a. exhibiting subtropical architectural excellence through design, treatment and articulation; b. defining the site and its setting through building form, expression, silhouette, scale, materials and landscaping; c. reinforcing a sense of arrival to the neighbourhood plan area, precinct or sub-precinct through marking a node, an intersection or major connection point in the city;	**AO41** Development: a. emphasises a landmark site identified in a neighbourhood plan and its setting; b. addresses all elevations, with front, side and rear facades all displaying a high level of modulation and articulation; c. both vertically and horizontally articulates building form and mass with proportions compatible with the height, scale and setting of the building; d. provides an interesting and varied skyline and silhouette; e. uses high-quality and durable materials and finishes;

d. respecting the prominence of any adjoining or nearby heritage place or local landmark.	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.
Significant corner sites	
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.	**AO42** Development is designed to emphasise the corner setting of a significant corner site identified in a neighbourhood plan.
Corner land dedications on landmark sites and/or significant corner sites	
PO43 A corner land dedication, if required: a. accommodates a deep planted large feature tree within the dedication area; b. provides a building envelope that acknowledges and integrates the presence of the large feature tree canopy; c. 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.	**AO43.1** Development on a significant corner site or landmark site identified in a neighbourhood plan provides a corner land dedication adjacent to the existing verge area which: a. is configured and provided in the form identified in Figure f or Figure g; b. complies with any dimensions identified in a neighbourhood plan; c. accommodates a deep planted feature tree in compliance with the road corridor design section of the Infrastructure design planning scheme policy; d. 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.
	AO43.2 Development ensures that any part of the building, including the basement, but excluding awnings, is not located within 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.

Table 9.3.18.3.B—Maximum building height

Zone	Maximum building height for portions of the site not subject to the building height transitions in Table 9.3.18.3.C
Low density residential	2 storeys and 9.5m
Character residential where in the Infill housing zone precinct	2 storeys and 9.5m
Low—medium density residential, where in the 2 storey mix zone precinct	2 storeys and 9.5m
Low—medium density residential where in the 3 or 4 storey mix zone precinct, and where: a. the site has frontage to a road with a reserve width of 15.5m or more; b. a dedicated pedestrian access point of the site is within 400m walking distance of a dedicated public pedestrian access point of a railway or busway station.	4 storeys and 14m
Low—medium density residential, where in the 3 or 4 storey mix zone precinct in all other circumstances	3 storeys and 11.5m

Medium density residential	7 storeys and 24m
High density residential where in the Up to 8 storeys zone precinct	10 storeys
High density residential where in the Up to 15 storeys zone precinct	17 storeys
Zone in the Centre zones category or Mixed use zone	Height as specified in the Centre or mixed use code
Community facilities zone (Community purposes zone precinct, Health care purposes zone precinct and Major health care zone precinct), Specialised centre zone (Major education and research facility zone precinct) or Emerging community zone	Where on a site less than 3,000m^2, no greater than the acceptable outcome for building height applicable on the adjoining site
	Where on a site 3,000m^2 or greater, two storeys greater than the acceptable outcome for building height applicable on the adjoining site
	Where on a site 7,000m^2 or greater and where not sharing a common boundary or located opposite a lot in the Character residential zone, Low density residential zone or Emerging community zone, four storeys greater than the acceptable outcome for building height applicable on the adjoining sites
	Note—Where multiple acceptable outcomes of height apply on different adjoining sites, maximum allowable height on the different portions of the subject site is determined in accordance with Figure h

Note—Car parking areas more than 1m above ground level are considered a storey and included in the calculation of height.

Note—Walking distance can be demonstrated on a site context plan.

Editor's note—Section 1.7.7 applies where the maximum building height is specified in storeys and the development includes a space that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above, that contains only a bathroom, shower room, laundry, water closet or other sanitary compartment.

Table 9.3.18.3.C—Building height transitions

	Maximum transitional building height			**Structure and landscape requirements**	
Circumstance	**Within 10m of common boundary**	**Within 20m of common boundary**	**Within 10m of front boundary**	**Within 4m of common boundary**	**Within 4m of front boundary**
If in the Low density residential, Character residential or Low-medium density residential zone (2 storey mix zone precinct), where adjoining a lot containing a dwelling house (where no approval for development other than a dwelling house exists)	9.5m and 2 storeys	NA	NA	NA	NA
If in the Low-medium density residential zone (3 or 4 storey mix zone precinct), where adjoining a lot containing a dwelling house (where no approval for development other than a dwelling house exists)	11.5m and 3 storeys	NA	NA	NA	NA
If on a site where development has a building height greater than 3 storeys and sharing a common boundary with premises where the allowable height is a maximum of 2 storeys(1)	1 storey greater than the maximum acceptable outcome for building height on the adjoining site	2 storeys greater than the maximum acceptable outcome for building height on the adjoining site	NA	No structures except boundary fences Full length deep planted with a minimum width of 4m	NA
If on a site where development has a building height greater than 3 storeys and fronting a minor road with premises opposite where the allowable height is a maximum of 2 storeys(1)	NA	NA	2 storeys greater than the maximum acceptable outcome for building height on a site located on the opposite side of the minor road	NA	No structures except boundary fences Full length (excluding vehicle and pedestrian access) deep planted with a minimum width of

					4m

Note—(1) A site may meet both criteria, in which case both sets of requirements apply

Table 9.3.18.3.D—Boundary setbacks

Height of proposed wall	**Minimum boundary setback (m) (other than built to boundary walls)**				
	Front		**Rear**		**Side**
	To balcony	**To wall**	**To balcony**	**To wall**	
1 storey and up to 4.5m	4	6	4.5	6	4
2 storeys and up to 9.5m	4	6	4.5	6	4
3 storeys and up to 11.5m	4	6	6		6
Up to 5 storeys	4	6	6		6
Up to 8 storeys	6	8	9		8
Up to 15 storeys	6	8	12		8
Greater than 15 storeys	6	8	12		8

Note—Boundary setbacks to balconies are measured to the edge of the balcony or balustrading, whichever is closer to the boundary.

Note—For a site with 2 or more street frontages, all common boundaries with adjoining lots are considered side boundaries.

Note—Boundary setbacks may also be influenced by minimum building separation requirements, refer to Table 9.3.18.3.F, where there are existing buildings or to protect the future development potential or amenity of an adjoining site.

Note—Car parking structures at and below ground level are subject to alternative boundary clearances specified in Table 9.3.18.3.E.

Note—Where podiums are proposed, setbacks are in accordance with the relevant height of the proposed wall as set out in this table, except where located in a zone in the centre zones category or the Mixed use zone and then setbacks are in accordance with the Centre or mixed use code.

Note—Separate setback provisions apply to built to boundary walls and where a building height transition is required.

Table 9.3.18.3.E—Siting requirements for car parking

Car parking height, form and configuration	**Minimum boundary setback to parking or parking structure (m)**		
	Front/Street	**Rear**	**Side**
Basement car parking below ground level where deep planting is required at a building height transition to a common boundary or a frontage to a minor road in accordance with Table 9.3.18.3.G	4	4	4
Basement car parking below ground level in all other circumstances	0m or 4m where required to accommodate one 4m by 4m deep planting area per 20m of frontage	0	0
Above ground level <1.0m and enclosed Note—Car parking partially below ground level must be designed to also allow the achievement of deep planting requirements and these setbacks do not override that requirement.	6	6	4
At ground level and open	4	6	6
Above ground level >1.0m and enclosed	As per the boundary setbacks for proposed wall heights in Table 9.3.18.3.D		

Note—Height is to the highest point of the car parking structure including any roofing or shelter to car parking areas, measured above ground level at any point on the site. The height also includes fences, balustrades or podium planters located above the enclosed car parking structure.

Note—Where terrace areas are created on car parking structures, any roofing is to comply with boundary setback requirements for balconies specified in Table 9.3.18.3.D.

Note—A number of car parking configurations and wall heights relative to ground level may occur on a site.

Table 9.3.18.3.F—Building separation requirements

Building height	**Minimum building separation to buildings within the site and to buildings on adjoining sites (m)**		
	Habitable rooms or balconies facing habitable rooms or balconies	**Habitable rooms or balconies facing non-habitable rooms or blank walls**	**Non-habitable rooms or blank walls facing non-habitable rooms or blank walls**

Ground and up to 4.5m	5.5	5.5	4m or where built to boundary walls permitted — 0.0m
2 storeys and up to 7.5m	9	6	4
3 to 5 storeys	12	9	6
6 to 8 storeys	18	12	9
9+ storeys	24	18	12
Podium or roof terraces	Located to achieve separation in accordance with the relative level of the podium or roof location as above, along with design elements to ensure the privacy and amenity of residents within the site and adjoining or adjacent sites is not negatively impacted.		

Note—Separation distances are intended to protect amenity and provide for private open spaces on upper levels that do not require screening for privacy.

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.

Table 9.3.18.3.G—Landscaping and deep planting

Requirement	Front boundary	Side boundary	Rear boundary
Landscaping	2m minimum (1)	1.5m minimum (2)	-
Landscaping between front boundary and any private open space	2m minimum	-	-
Landscaping where open ground level car parking or vehicle movement areas exist at the boundary	1m minimum	3m minimum	3m minimum
Deep planting	Minimum of one 4m by 4m area per 20m of street frontage	-	-
Deep planting where a building height transition applies to a common boundary or a frontage to a minor road	4m minimum	4m minimum	4m minimum

Note—(1) For a minimum of 50% of the frontage length planted for a minimum width of 2m, excluding the driveway crossover and pedestrian access.

Note—(2) Excluding the area for built to boundary walls.

Table 9.3.18.3.H—Maximum building length

Zone	Maximum building length (m)	
	Retirement facility	Residential care facility
Low density residential, Character residential, Low-medium density residential	30	60
Any other zone	50	90

Table 9.3.18.3.I—Air quality planning criteria

Pollutant	Averaging time	Health outcome protected	Criteria including background (µg/m3)	Criteria including background (ppm)
Nitrogen dioxide	1 hour	Health and wellbeing	250	0.12
	Annual	Health and wellbeing	62	0.03
Sulfur dioxide	1 hour	Health and wellbeing	570	0.2
	24 hours	Health and wellbeing	230	0.08
	Annual	Health and wellbeing	57	0.02
Particulate matter (PM) as total suspended particulates (TSP)	Annual	Health and wellbeing	90	-

PM less than 10 µm (PM_{10})	24 hours	Health and wellbeing	50	-
PM less than 2.5 µm ($PM_{2.5}$)	24 hours	Health and wellbeing	25	-
	Annual	Health and wellbeing	8	-
Carbon monoxide	8 hours	Health and wellbeing	11,000	9
Dust deposition as insoluble solids	Annual	Protecting aesthetic environment	4g/m^2/month	-
1,3-butadiene	Annual	Health and wellbeing	2.4	0.001
Acetaldehyde	1 hour	Odour	42	0.023
Ammonia	1 hour	Health and wellbeing	330	0.46
Benzene	Annual	Health and wellbeing	10	0.003
Benzo(a)pyrene (as marker for PAH)	Annual	Health and wellbeing	0.3ng/m^3	-
Cyclohexane	1 hour	Health and wellbeing	19,000	5
Ethylbenzene	1 hour	Health and wellbeing	8,000	1.8
Formaldehyde	1 hour	Protecting aesthetic environment	96	0.07
	24 hours	Health and wellbeing	54	0.04
n-Hexane	1 hour	Health and wellbeing	3,200	0.9
Styrene	1 hour	Odour	65	0.014
	7 days	Health and wellbeing	280	0.06
Toluene	1 hour	Odour	958	0.23
	24 hours	Health and wellbeing	4,100	1
	Annual	Health and wellbeing	410	0.1
Xylenes (as a total of ortho, meta and para isomers)	24 hours	Health and wellbeing	1,200	0.25
	Annual	Health and wellbeing	950	0.2

Notes—
- Criteria that are stated in µg/$m^3$are to be referenced to 0°C.
- Criteria that are stated in ppm are to be expressed as volume/volume.
- Averaging times of 1 hour or less are to be presented using the 99.9th percentile concentration of the total site impact from dispersion modelling and background concentration for all pollutants in the above table, or the maximum concentration from dispersion modelling if no background concentration is available.
- Averaging times of greater than 1 hour are to be presented using the maximum concentration of the total site impact from dispersion modelling and background concentration.
- Dust deposition is the maximum allowable level from new and existing sources, calculated from annualised modelling data.
- Polycyclic aromatic compounds (PAH) are assessed as Benzo(a)pyrene equivalent using potency equivalency factors as listed in the Air quality planning scheme policy.
- ng—nanograms

Table 9.3.18.3.J—Odour criteria

Pollutant	**Averaging time**	**Health outcome protected**	**Criteria (odour units—OU)**
Odour	1 hour	Odour	0.5 OU for tall stacks
Odour	1 hour	Odour	2.5 OU for ground-level and wake-affected plumes from short stacks

Note—Odour criteria are to be evaluated using the 99.5th percentile concentration from dispersion modelling.

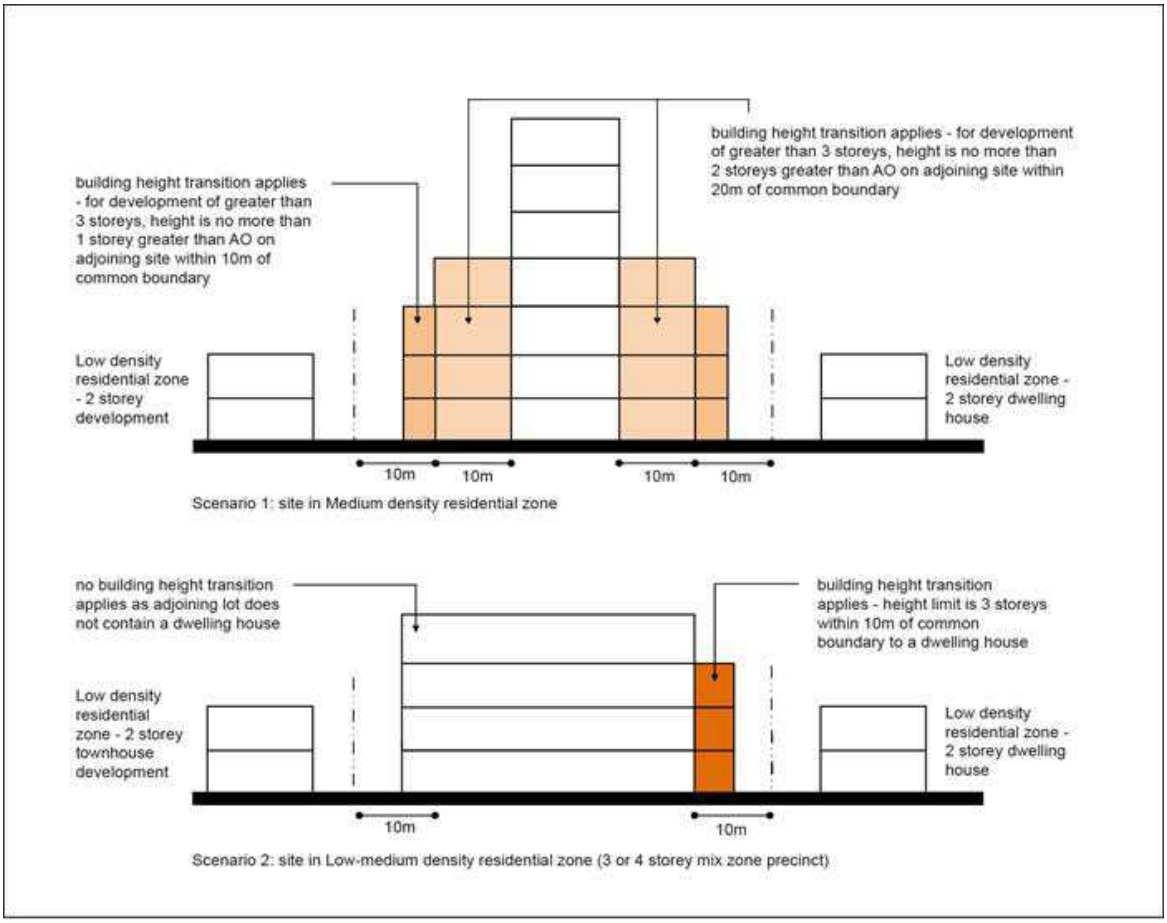


Figure a—Building height and building height transition scenarios

View the high resolution of Figure a—Building height and building height transition scenarios

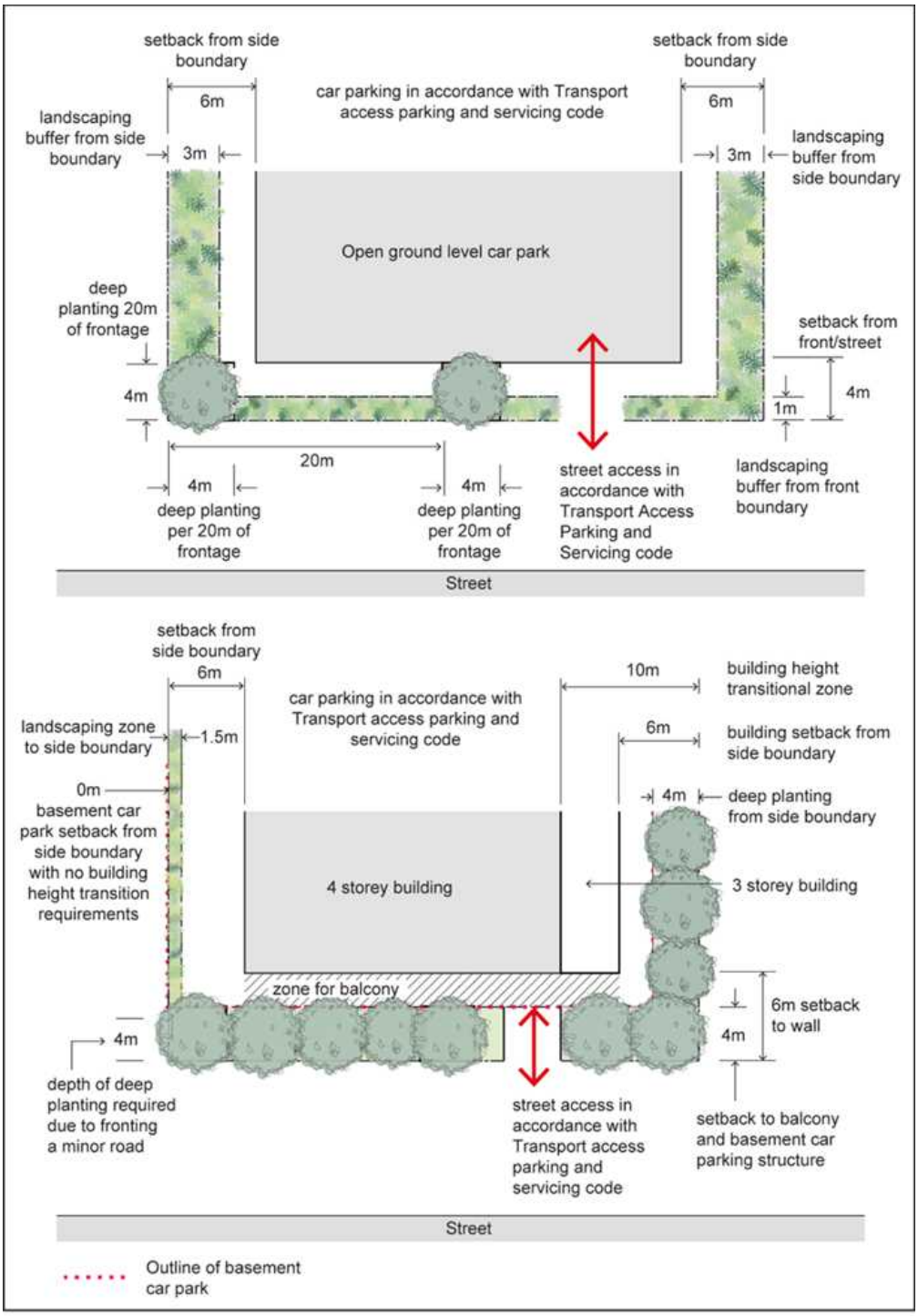


Figure b—Building siting scenarios

View the high resolution of Figure b—Building sitting scenarios

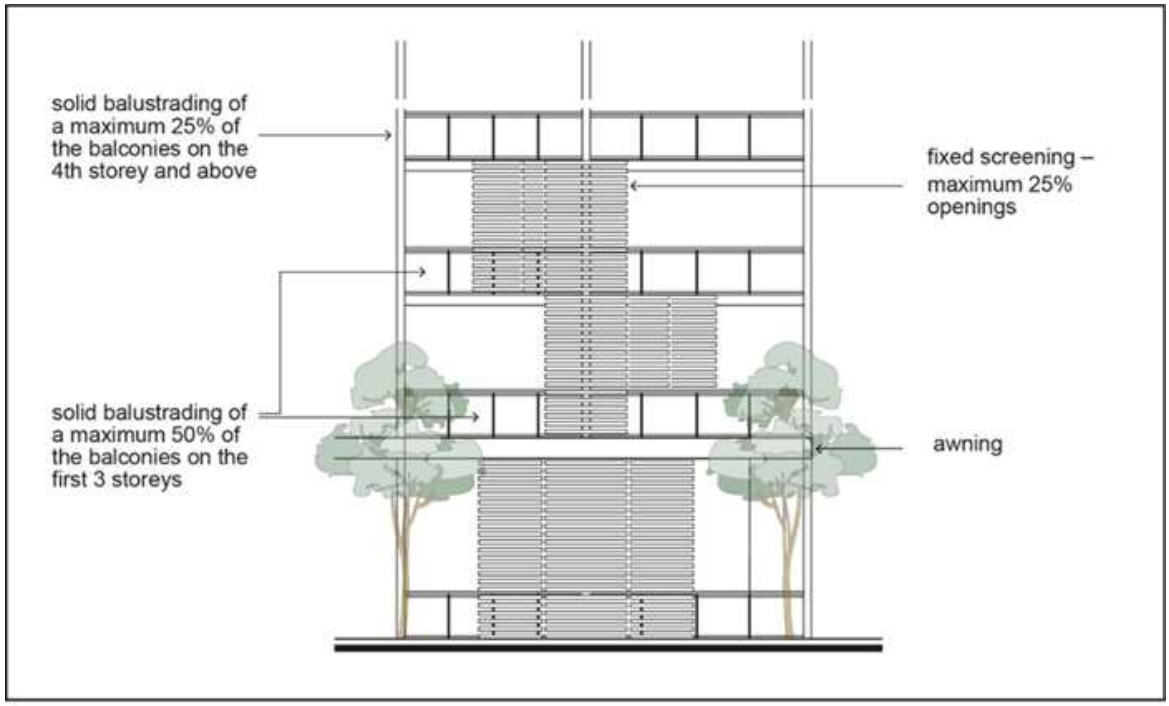


Figure c—Building screening and balustrading

View the high resolution of Figure c—Building screening and balustrading

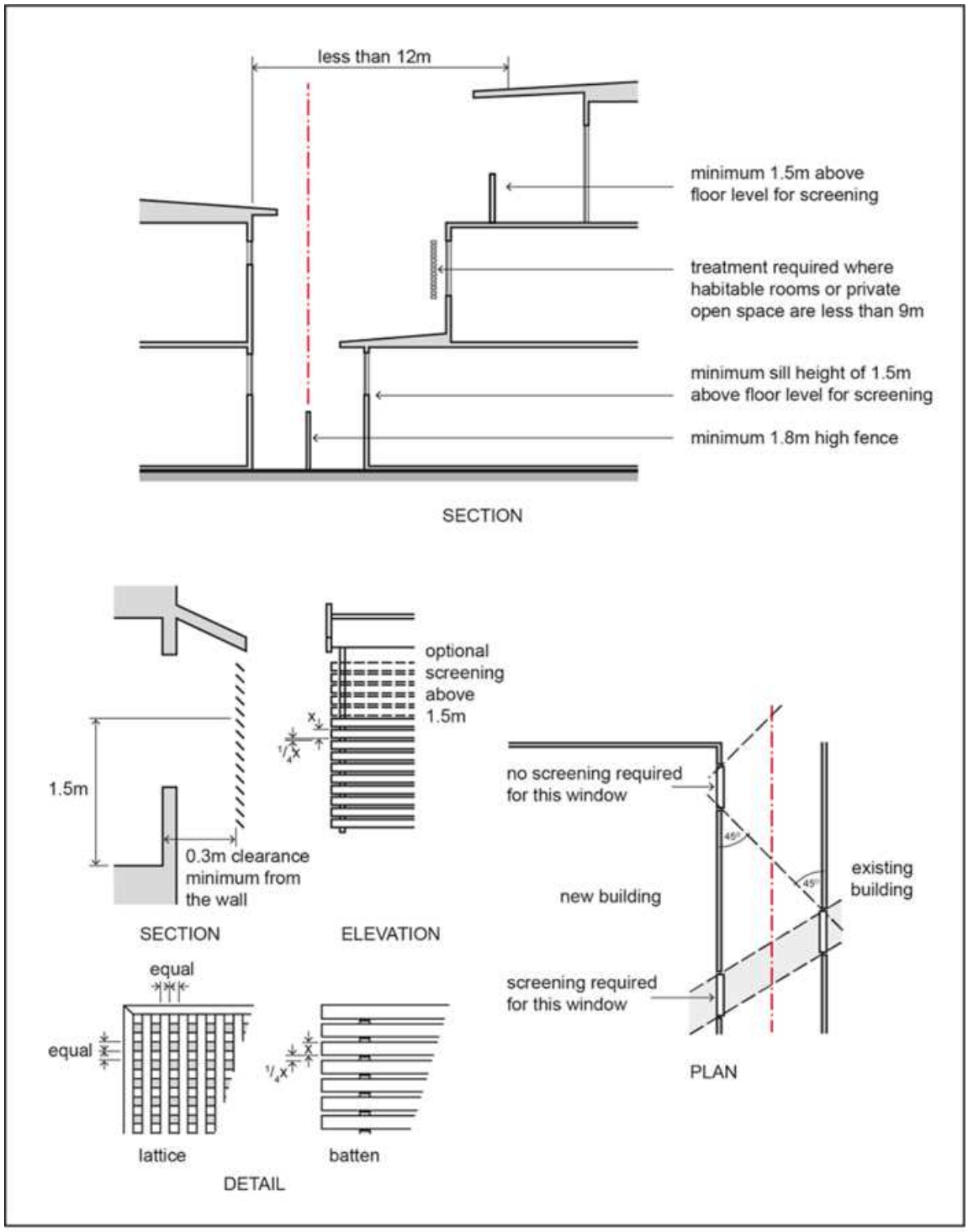


Figure d—Visual privacy considerations and strategies

View the high resolution of Figure d—Visual privacy considerations and strategies

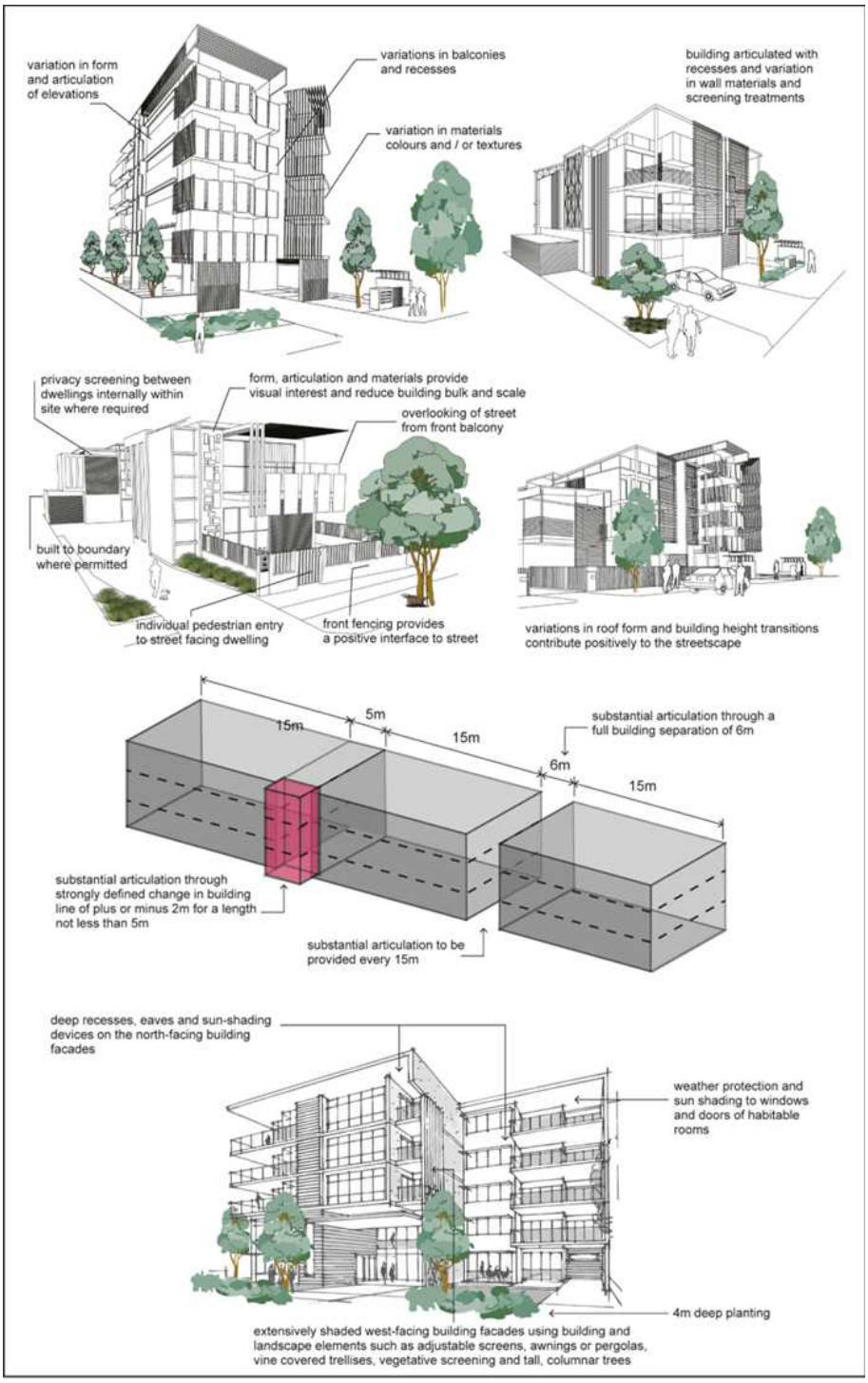


Figure e—Building design elements examples

View the high resolution of Figure e—Building design elements examples

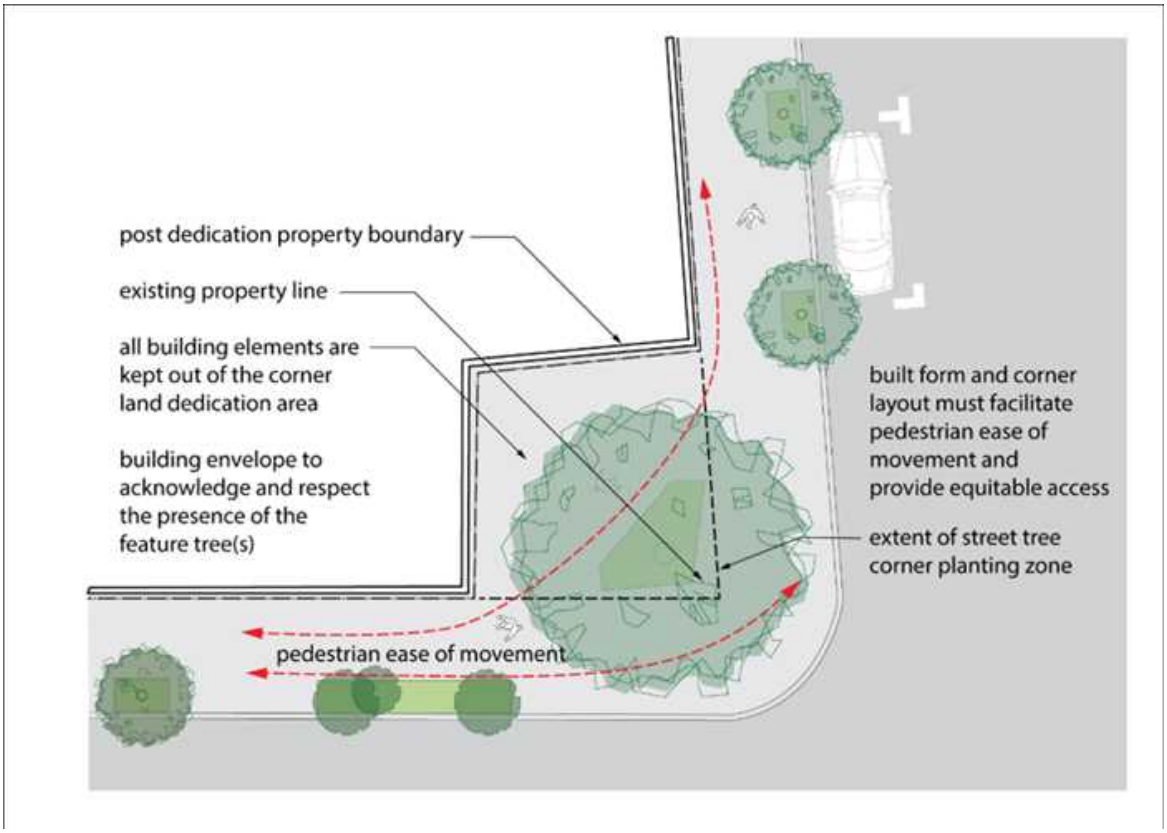


Figure f—Corner land dedicated: inverted

View the high resolution of Figure f—Corner land dedicated: inverted

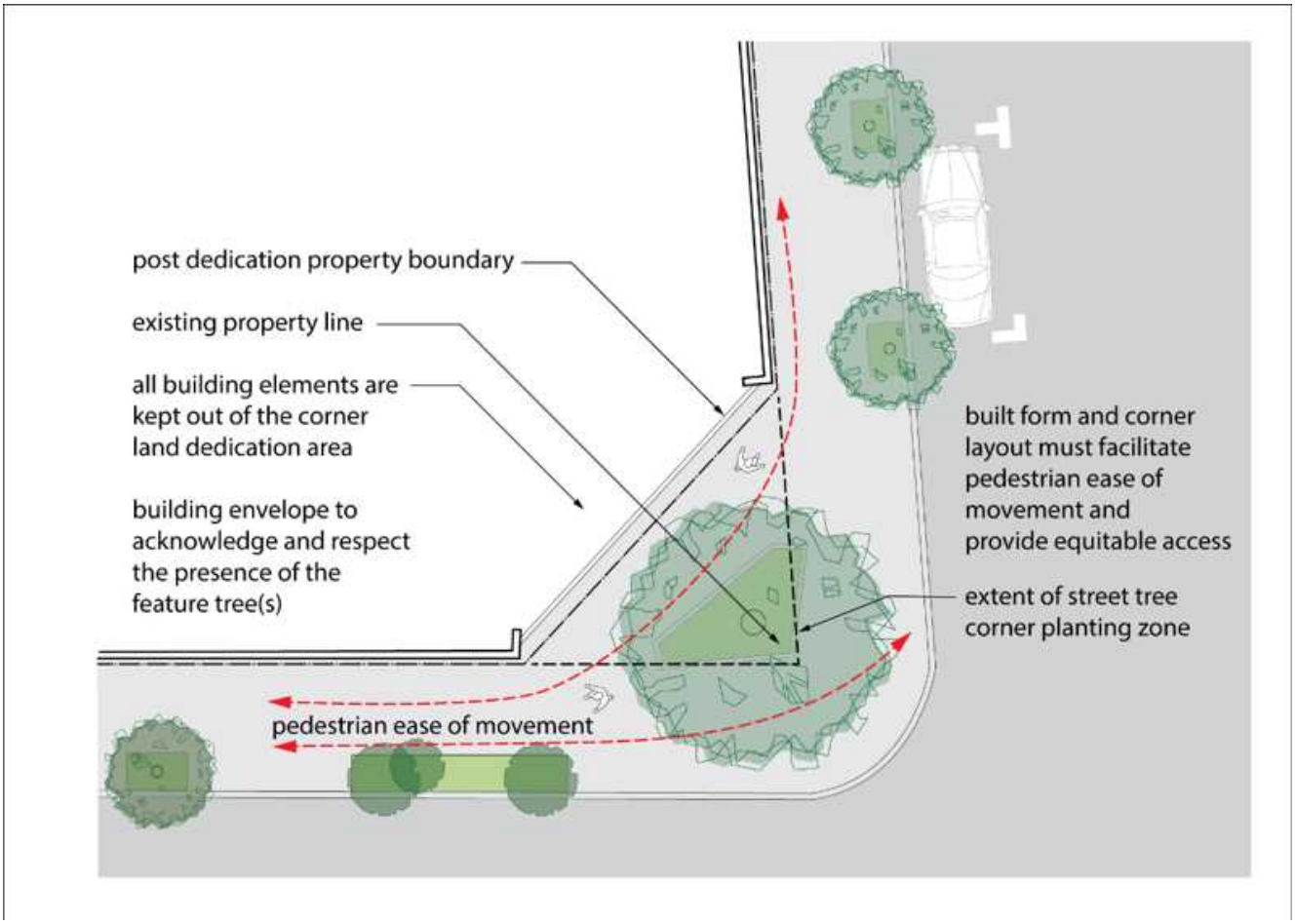


Figure g—Corner land dedicated: truncated

View the high resolution of Figure g—Corner land dedicated: truncated

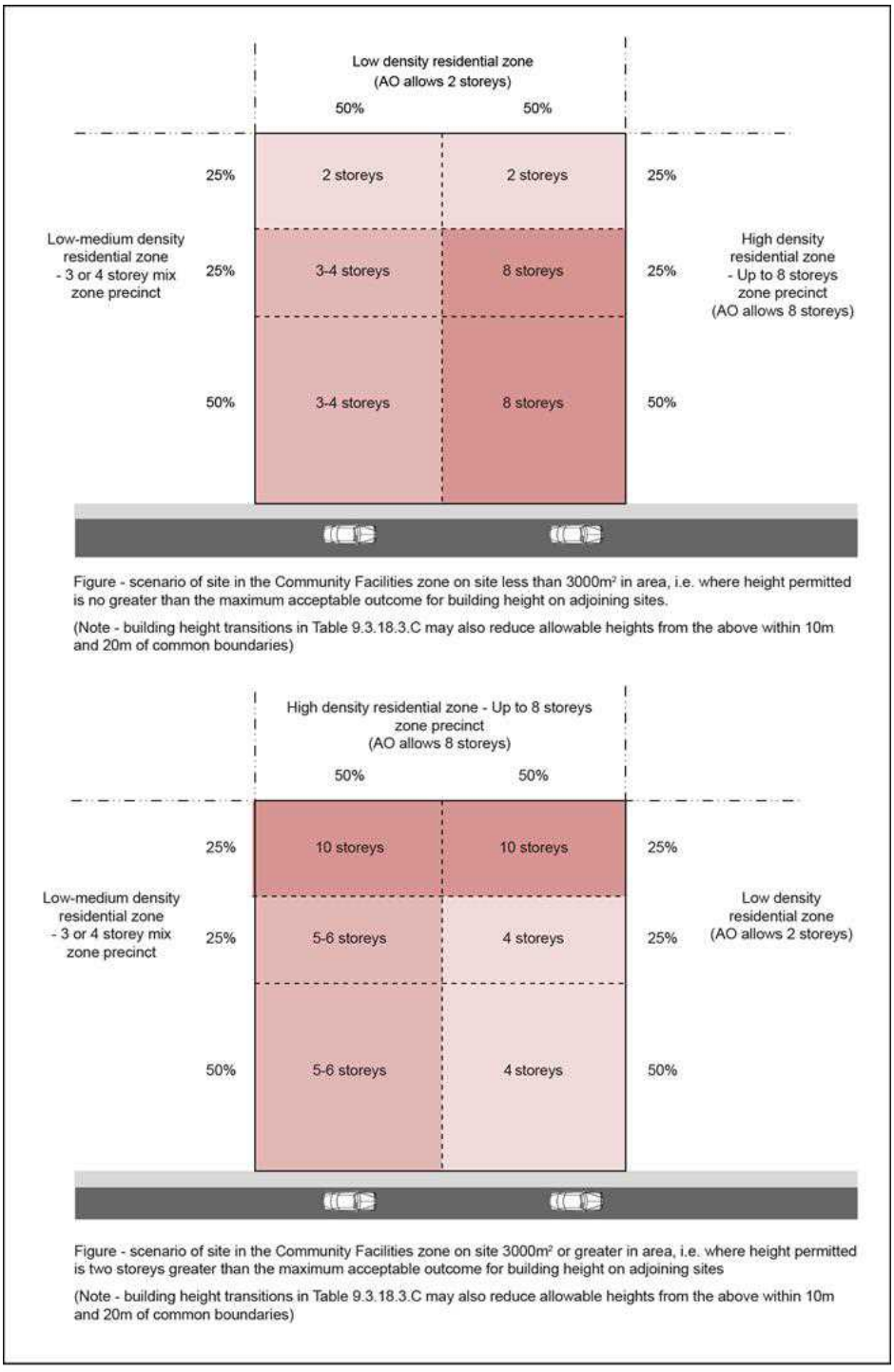


Figure - scenario of site in the Community Facilities zone on site less than 3000m² in area, i.e. where height permitted is no greater than the maximum acceptable outcome for building height on adjoining sites.

(Note - building height transitions in Table 9.3.18.3.C may also reduce allowable heights from the above within 10m and 20m of common boundaries)

Figure - scenario of site in the Community Facilities zone on site 3000m² or greater in area, i.e. where height permitted is two storeys greater than the maximum acceptable outcome for building height on adjoining sites

(Note - building height transitions in Table 9.3.18.3.C may also reduce allowable heights from the above within 10m and 20m of common boundaries)

Figure h—Building height scenarios

View the high resolution of Figure h—Building height scenarios

SC2.2 Zone maps

The zone map applicable to the planning scheme area is stated in Table SC2.2.1. For all maps please refer to planning scheme maps.

Table SC2.2.1— Zone maps

Category	Map number	Map Title	Gazettal date
Not applicable	ZM-001	Zoning map (all tiles, other than where specified below)	30 June 2014
Not applicable	ZM-001	Zoning map Map tiles 34 and 43	12 September 2014
Not applicable	ZM-001	Zoning map Map tiles 5, 13, 19, 27, 36, 41, 42, 44, 46 and 48	4 September 2015
Not applicable	ZM-001	Zoning map Map tiles 20	13 May 2016
Not applicable	ZM-001	Zoning map Map tiles 6	9 September 2016
Not applicable	ZM-001	Zoning map Map tiles 43 and 47	18 November 2016
Not applicable	ZM-001	Zoning map Map tiles 5, 6, 12, 13, 18, 19, 20, 22, 27, 28, 29, 30, 34, 35, 36, 37, 42, 43, 44, 47 and 48	24 March 2017
Not applicable	ZM-001	Zoning map Map tile 21	19 May 2017
Not applicable	ZM-001	Zoning map Map tile 35	3 July 2017
Not applicable	ZM-001	Zoning map Map tiles 6, 20, 21, 28, 30, 43, 35	1 December 2017
Not applicable	ZM-001	Zoning map Map tile 28	16 February 2018
Not applicable	ZM-001	Zoning map Map tiles 5, 12, 22, 30, 34, 35, 41, 43, 44	29 June 2018
Not applicable	ZM-001	Zoning map Map tiles 5, 6, 20, 28, 29, 30, 34, 35, 36, 42, 43, 44 and 47	14 September 2018
Not applicable	ZM-001	Zoning map Map tile 19	21 September 2018
Not applicable	ZM-001	Zoning map Map tiles 5, 6, 12, 13, 19, 20, 21, 22, 27, 28, 29, 30, 34, 35, 36, 37, 42, 43, 44, 45, 46, 47, 48	23 November 2018
Not applicable	ZM-001	Zoning map Map tiles 5, 6, 11, 13, 19, 27, 28, 30, 34, 35, 43, 44 and 47	15 February 2019
Not applicable	ZM-001	Zoning map Map tiles 5, 11, 13, 19, 20, 21, 22, 29, 30, 36, 43, 44, 47 and 48	31 May 2019
Not applicable	ZM-001	Zoning map Map tiles 5, 6, 11, 12, 19, 21, 27, 28, 29, 30, 34, 35, 36, 42, 43, 44, 47 and 48	26 July 2019
Not applicable	ZM-001	Zoning map Map tiles 5, 6, 12, 19, 20, 21, 22, 29, 30, 34, 35, 42, 43, 44, 45, 46, 47 and 48	29 November 2019

Not applicable	ZM-001	Zoning map Map tiles 13, 21 and 28	28 February 2020
Not applicable	ZM-001	Zoning map Map tiles 2, 13, 20, 21, 22, 25, 26, 27, 28, 29, 30, 32, 33, 34, 35, 36, 37, 41, 43, 44 and 47	30 October 2020
Not applicable	ZM-001	Zoning map Map tile 28	28 May 2021
Not applicable	ZM-001	Zoning map Map tile 29	3 September 2021
Not applicable	ZM-001	Zoning map Map tile 5, 6, 12, 13, 19, 21, 22, 28, 30, 34, 35, 36, 37, 41, 42, 43, 44, 46, 47 and 48	27 May 2022
Not applicable	ZM-001	Zoning map Map tile 44	2 December 2022
Not applicable	ZM-001	Zoning map Map tiles 6, 12, 19, 20, 21, 25, 28, 30 and 43	10 March 2023
Not applicable	ZM-001	Zoning map Map tiles 5 and 12	1 September 2023
Not applicable	ZM-001	Zoning map Map tiles 13, 20, 21, 28, 29, 34, 35 and 43	8 December 2023
Not applicable	ZM-001	Zoning map Map tiles 13, 20, 21, 28, 29, 30, 34, 35 and 43	13 September 2024
Not applicable	ZM-001	Zoning map Map tiles 2, 5, 6, 12, 13, 19, 24, 25, 26, 29, 30, 31, 32, 33, 34, 35, 36, 37, 42, 43, 44, 45, 47 and 48	27 June 2025
Not applicable	ZM-001	Zoning map Map tiles 6, 13, 20, 21, 27, 29, 34, 35, 43, 44, 47 and 48	19 September 2025
Not applicable	ZM-001	Zoning map Map tiles 28 and 29	5 December 2025
Not applicable	ZM-001	Zoning map Map tile 22	12 June 2026
Not applicable	ZM-001	Zoning map Map tiles 5, 6, 11, 12, 13, 19, 20, 21, 22, 27, 28, 29, 30, 34, 35, 36, 41, 42, 43, 44, 47 and 48	18 September 2026
Not applicable	ZM-001	Zoning map Map tiles 20 and 28	xx xxxx 20XX

SC2.3 Neighbourhood plan maps

The neighbourhood plan maps applicable to the planning scheme area are stated in Table SC2.3.1. For all maps please refer to planning scheme maps.

Table SC2.3.1—Neighbourhood plan maps

Category	Map number	Map Title	Gazettal date
A	NPM-001.1	Acacia Ridge—Archerfield neighbourhood plan map	30 June 2014
	NPM-001.2	Albion neighbourhood plan map	13 May 2016
	NPM-001.3	Algester—Parkinson—Stretton neighbourhood plan map	30 June 2014
	NPM-001.4	Ashgrove—Grange district neighbourhood plan map	9 September 2016
	NPM-001.5	Aspley district neighbourhood plan map	30 June 2014
	NPM-001.6	Australia TradeCoast neighbourhood plan map	24 March 2017
B	NPM-002.1	Banyo—Northgate neighbourhood plan map	28 February 2020
	NPM-002.2	Bowen Hills neighbourhood plan map	14 September 2018
	NPM-002.3	Bracken Ridge and district neighbourhood plan map	1 September 2023
	NPM-002.4	Bulimba district neighbourhood plan map	1 May 2020
	NPM-002.5	Bridgeman Downs neighbourhood plan map	1 September 2023
C	NPM-003.1	Calamvale district neighbourhood plan map	30 June 2014
	NPM-003.2	Capalaba West neighbourhood plan map	30 June 2014
	NPM-003.3	Carina—Carindale neighbourhood plan map	30 June 2014
	NPM-003.4	Carindale centre neighbourhood plan map	30 June 2014
	NPM-003.5	Centenary suburbs neighbourhood plan map	1 May 2020
	NPM-003.6	Chermside centre neighbourhood plan map	30 June 2014
	NPM-003.7	City Centre neighbourhood plan map	24 March 2017
	NPM-003.8	Clayfield—Wooloowin district neighbourhood plan map	30 June 2014
	NPM-003.9	City west neighbourhood plan map	16 February 2018
	NPM-003.10	Coorparoo and districts neighbourhood plan map	26 July 2019
D	NPM-004.1	Darra—Oxley district neighbourhood plan map	30 June 2014
	NPM-004.2	Doolandella neighbourhood plan map	30 June 2014
	NPM-004.3	Dutton Park—Fairfield neighbourhood plan map	14 September 2018
E	NPM-005.1	East Brisbane—Coorparoo district neighbourhood plan map	30 June 2014
	NPM-005.2	Eastern corridor neighbourhood plan map	5 December 2025
	NPM-005.3	Enoggera district neighbourhood plan map	30 June 2014
	NPM-005.4	Everton Park neighbourhood plan map	30 June 2014
	NPM-005.5	Eight Mile Plains gateway neighbourhood plan map	2 December 2022
F	NPM-006.1	Ferny Grove—Upper Kedron neighbourhood plan map	21 September 2018
	NPM-006.2	Fig Tree Pocket neighbourhood plan map	30 June 2014
	NPM-006.3	Forest Lake neighbourhood plan map	1 May 2020
	NPM-006.4	Fortitude Valley neighbourhood plan map	~~30 June 2014~~XX XXX 20XX
G	Intentionally left blank		
H	NPM-008.1	Holland Park—Tarragindi district neighbourhood plan map	18 September 2026
	NPM-008.2	Hemmant—Lytton neighbourhood plan map	24 March 2017

I	NPM-009.1	Indooroopilly centre neighbourhood plan map	30 June 2014
	NPM-009.2	Ithaca district neighbourhood plan map	16 February 2018
J	Intentionally left blank		
K	NPM-011.1	Kangaroo Point peninsula neighbourhood plan map	28 February 2020
	NPM-011.2	Kangaroo Point south neighbourhood plan map	30 June 2014
	NPM-011.3	Kelvin Grove urban village neighbourhood plan map	12 September 2014
	NPM-011.4	Kuraby neighbourhood plan map	2 December 2022
L	NPM-012.1	Lake Manchester neighbourhood plan map	30 June 2014
	NPM-012.2	Latrobe and Given Terraces neighbourhood plan map	16 February 2018
	NPM-012.3	Lower Oxley Creek south neighbourhood plan map	30 June 2014
	NPM-012.4	Lutwyche Road corridor neighbourhood plan map	1 May 2020
	NPM-012.5	Lower Oxley Creek north neighbourhood plan map	18 November 2016
M	NPM-013.1	McDowall neighbourhood plan map	1 September 2023
	NPM-013.2	Milton neighbourhood plan map	24 March 2017
	NPM-013.3	Milton Station neighbourhood plan map	30 June 2014
	NPM-013.4	Mitchelton centre neighbourhood plan map	30 June 2014
	NPM-013.5	Mitchelton neighbourhood plan map	30 June 2014
	NPM-013.6	Moggill—Bellbowrie neighbourhood plan map	4 September 2015
	NPM-013.7	Intentionally left blank	
	NPM-013.8	Moreton Island settlements neighbourhood plan map	30 June 2014
	NPM-013.9	Mt Coot—tha neighbourhood plan map	30 June 2014
	NPM-013.10	Mt Gravatt corridor neighbourhood plan map	18 September 2026
N	NPM-014.1	New Farm and Teneriffe Hill neighbourhood plan map	24 March 2017
	NPM-014.2	Newstead and Teneriffe waterfront neighbourhood plan map	14 September 2018
	NPM-014.3	Nudgee Beach neighbourhood plan map	30 June 2014
	NPM-014.4	Nundah district neighbourhood plan map	30 June 2014
	NPM-014.5	Newstead north neighbourhood plan map	14 September 2018
	NPM-014.6	Nathan—Salisbury—Moorooka neighbourhood plan map	27 June 2025
O	Intentionally left blank		
P	NPM-016.2	Pinkenba—Eagle Farm neighbourhood plan map	30 June 2014
Q	Intentionally left blank		
R	NPM-018.1	Racecourse precinct neighbourhood plan map	30 June 2014
	NPM-018.2	Richlands—Wacol corridor neighbourhood plan map	30 June 2014
	NPM-018.3	River gateway neighbourhood plan map	30 June 2014
	NPM-018.4	Rochedale urban community neighbourhood plan map	2 December 2022
S	NPM-019.1	Sandgate district neighbourhood plan map	10 March 2023
	NPM-019.2	Sandgate Road neighbourhood plan map	30 June 2014
	NPM-019.3	Sherwood—Graceville district neighbourhood plan map	30 June 2014
	NPM-019.4	South Brisbane riverside neighbourhood plan map	4 September 2015
	NPM-019.5	Spring Hill neighbourhood plan map	~~14 September 2018~~XXXXX 20XX
	NPM-019.6	Stephens district neighbourhood plan map	27 June 2025
T	NPM-020.1	Taringa neighbourhood plan map	19 February 2016

	NPM-020.2	Toombul—Nundah neighbourhood plan map	30 June 2014
	NPM-020.3	Toowong—Auchenflower neighbourhood plan map	30 June 2014
	NPM-020.4	Toowong—Indooroopilly district neighbourhood plan map	19 February 2016
	NPM-020.5	The Gap neighbourhood plan map	31 May 2019
U	Intentionally left blank		
V	Intentionally left blank		
W	NPM-023.1	Wakerley neighbourhood plan map	30 June 2014
	NPM-023.2	West End—Woolloongabba district neighbourhood plan map	14 September 2018
	NPM-023.3	Western gateway neighbourhood plan map	18 November 2016
	NPM-023.4	Willawong neighbourhood plan map	18 November 2016
	NPM-023.5	Woolloongabba centre neighbourhood plan map	30 June 2014
	NPM-023.6	Wynnum—Manly neighbourhood plan map	12 June 2026
	NPM-023.7	Wynnum West neighbourhood plan map	30 June 2014
X	Intentionally left blank		
Y	NPM-025.1	Yeerongpilly Transit Oriented Development neighbourhood plan map	3 July 2017
Z	Intentionally left blank		

SC2.4 Overlay maps

The overlay maps applicable to the planning scheme area are stated in Table SC2.4.1. For all maps please refer to planning scheme maps.

Table SC2.4.1—Overlay maps

Category	Map number	Map Title	Gazettal date
A	OM-001.1	Active frontages in residential zones overlay map (all tiles, other than where specified below)	30 June 2014
	OM-001.1	Active frontages in residential zones overlay map Map tiles 20 and 21	13 May 2016
	OM-001.1	Active frontages in residential zones overlay map Map tile 18	24 March 2017
	OM-001.1	Active frontages in residential zones overlay map Map tile 28	14 September 2018
	OM-001.1	Active frontages in residential zones overlay map Map tile 13	28 February 2020
	OM-001.1	Active frontages in residential zones overlay map Map tiles 28 and 29	5 December 2025
	OM-001.1	Active frontages in residential zones overlay map Map tile 22	12 June 2026
	OM-001.2	Airport environs overlay map—Obstacle Limitation Surfaces	30 June 2014
	OM-001.2	Airport environs overlay map—Obstacle Limitation Surfaces Map tile 18	24 March 2017
	OM-001.2	Airport environs overlay map—Obstacle Limitation Surfaces Map tiles 33, 34, 35, 36, 42, 43, 44, 46, 47 and 48	29 November 2019
	OM-001.3	Airport environs overlay map—Procedures for Air Navigation Surfaces — Aircraft Operational Surfaces	30 June 2014
	OM-001.3	Airport environs overlay map—Procedures for Air Navigation Surfaces — Aircraft Operational Surfaces Map tile 18	24 March 2017
	OM-001.4	Airport environs overlay map—Bird and bat strike zone and Public safety	30 June 2014
	OM-001.4	Airport environs overlay map—Bird and bat strike zone and Public safety Map tile 18	24 March 2017
	OM-001.4	Airport environs overlay map—Bird and bat strike zone and Public safety (all map tiles)	1 December 2017
	OM-001.5	Airport environs overlay map—Light intensity	30 June 2014
	OM-001.5	Airport environs overlay map—Light intensity Map tile 18	24 March 2017
	OM-001.5	Airport environs overlay map—Light intensity (all map tiles)	1 December 2017
	OM-001.6	Airport environs overlay map—Aviation facilities	30 June 2014
	OM-001.6	Airport environs overlay map—Aviation facilities Map tile 18	24 March 2017
	OM-001.7	Airport environs overlay map—Australian Noise Exposure Forecast Contour	30 June 2014
	OM-001.7	Airport environs overlay map—Australian Noise Exposure Forecast Contour Map tiles 6, 7, 13, 14, 21, 22, 29, 35, 42 and 43	4 September 2015
	OM-001.7	Airport environs overlay map—Australian Noise Exposure	24 March 2017

		Forecast Contour Map tile 18	
	OM-001.7	Airport environs overlay map—Australian Noise Exposure Forecast Contour Map tile 6, 7, 13, 14, 21, 22 and 29	27 May 2022
	OM-001.8	Airport environs overlay map—Height restriction zone (all map tiles)	1 December 2017
B	OM-002.1	Bicycle network overlay map (all tiles, other than where specified below)	30 June 2014
	OM-002.1	Bicycle network overlay map Map tile 43	18 November 2016
	OM-002.1	Bicycle network overlay map Map tile 18	24 March 2017
	OM-002.1	Bicycle network overlay map All map tiles	27 June 2025
	OM-002.2	Biodiversity areas overlay map (all tiles, other than where specified below)	30 June 2014
	OM-002.2	Biodiversity areas overlay map Map tile 43	18 November 2016
	OM-002.2	Biodiversity areas overlay map Map tiles 18, 21, 22, 29 and 30	24 March 2017
	OM-002.2	Biodiversity areas overlay map Map tile 35	3 July 2017
	OM-002.2	Biodiversity areas overlay map All map tiles	29 November 2019
	OM-002.2	Biodiversity areas overlay map All map tiles	27 May 2022
	OM-002.2	Biodiversity areas overlay map All map tiles	19 September 2025
	OM-002.3	Bushfire overlay map	30 June 2014
	OM-002.3	Bushfire overlay map Map tile 18	24 March 2017
	OM-002.3	Bushfire overlay map Map tile 19	21 September 2018
C	OM-003.1	Coastal hazard overlay map (all tiles, other than where specified below)	30 June 2014
	OM-003.1	Coastal hazard overlay map Map tiles 1, 2, 5, 6, 7, 8, 13, 14, 15, 20, 21, 22, 23, 27, 28, 29, 30, 32, 33, 34, 35, 41, 42, 43, 49, 50, 51, 52, 53, 54, 55, 56 and 57	9 September 2016
	OM-003.1	Coastal hazard overlay map Map tile 18	24 March 2017
	OM-003.1	Coastal hazard overlay map (all map tiles)	27 May 2022
	OM-003.2	Commercial character building overlay map (all tiles, other than where specified below)	30 June 2014
	OM-003.2	Commercial character building overlay map Map tile 28	4 September 2015
	OM-003.2	Commercial character building overlay map Map tile 20	9 September 2016
	OM-003.2	Commercial character building overlay map Map tile 20	24 March 2017

	OM-003.2	Commercial character building overlay map Map tile 6	1 December 2017
	OM-003.2	Commercial character building overlay map Map tile 28	16 February 2018
	OM-003.2	Commercial character building overlay map Map tiles 20 and 28	14 September 2018
	OM-003.2	Commercial character building overlay map Map tile 13	23 November 2018
	OM-003.2	Commercial character building overlay map Map tile 36	26 July 2019
	OM-003.2	Commercial character building overlay map Map tile 13	28 February 2020
	OM-003.2	Commercial character building overlay map Map tiles 2, 12, 13, 19, 20, 21, 28, 29, 30 and 35	28 May 2021
	OM-003.2	Commercial character building overlay map Map tiles 20 and 28	27 May 2022
	OM-003.2	Commercial character building overlay map Map tile 6	10 March 2023
	OM-003.2	Commercial character building overlay map Map tiles 20, 28, 35, 36, 43 and 44	27 June 2025
	OM-003.2	Commercial character building overlay map Map tiles 28 and 29	5 December 2025
	OM-003.2	Commercial character building overlay map Map tiles 29 and 44	18 September 2026
	OM-003.2	Commercial character building overlay map Map tiles 28	xx xxxx 20XX
	OM-003.3	Critical infrastructure and movement network overlay map	30 June 2014
	OM-003.3	Critical infrastructure and movement network overlay map Map tile 18	24 March 2017
	OM-003.4	Community purposes network overlay map	29 June 2018
	OM-003.4	Community purposes network overlay map Map tiles 13, 19, 20, 21, 28, 29, 30, 34, 35, 36, 37, 41, 43, 44, 46 and 47	10 December 2021
	OM-003.4	Community purposes network overlay map All map tiles	27 June 2025
D	OM-004.1	Dwelling house character overlay map (all tiles, other than where specified below)	30 June 2014
	OM-004.1	Dwelling house character overlay map Map tiles 34 and 43	12 September 2014
	OM-004.1	Dwelling house character overlay map Map tiles 5, 13, 19, 42, 44, 46 and 48	4 September 2015
	OM-004.1	Dwelling house character overlay map Map tiles 20 and 21	13 May 2016
	OM-004.1	Dwelling house character overlay map Map tile 28	9 September 2016
	OM-004.1	Dwelling house character overlay map Map tiles 12,13, 18, 19, 20, 22, 30, 35, 36, 37,42, 44 and 47	24 March 2017
	OM-004.1	Dwelling house character overlay map Map tiles 30 and 43	1 December 2017
	OM-004.1	Dwelling house character overlay map Map tile 28	16 February 2018
	OM-004.1	Dwelling house character overlay map	14 September 2018

		Map tiles 5, 6, 20, 28, 29, 30, 34, 35, 36, 42, 43, 44 and 47	
	OM-004.1	Dwelling house character overlay map Map tiles 5, 6, 12, 13, 19, 20, 22, 28, 30, 34, 42, 47, 48	23 November 2018
	OM-004.1	Dwelling house character overlay map Map tiles 5, 6, 11, 19, 27, 28, 34, 35, 43, 44 and 47	15 February 2019
	OM-004.1	Dwelling house character overlay map Map tile 19	31 May 2019
	OM-004.1	Dwelling house character overlay map Map tiles 5, 6, 11, 12, 19, 21, 27, 28, 29, 30, 34, 35, 36, 42, 43, 44, 47 and 48	26 July 2019
	OM-004.1	Dwelling house character overlay map Map tiles 5, 6, 12, 19, 20, 21, 22, 29, 30, 34, 42, 43, 44, 45, 46, 47 and 48	29 November 2019
	OM-004.1	Dwelling house character overlay map Map tiles 13 and 28	28 February 2020
	OM-004.1	Dwelling house character overlay map Map tiles 2, 13, 20, 21, 22, 27, 29, 34, 35, 43 and 47	30 October 2020
	OM-004.1	Dwelling house character overlay map Map tile 28	28 May 2021
	OM-004.1	Dwelling house character overlay map Map tiles 19, 21, 30, 35, 36, 37, 42 and 47	27 May 2022
	OM-004.1	Dwelling house character overlay map Map tile 44	2 December 2022
	OM-004.1	Dwelling house character overlay map Map tiles 6, 19, 28, 30 and 43	10 March 2023
	OM-004.1	Dwelling house character overlay map Map tiles 5 and 12	1 September 2023
	OM-004.1	Dwelling house character overlay map Map tiles 13, 20, 28, 29, 34, 35 and 43	8 December 2023
	OM-004.1	Dwelling house character overlay map Map tiles 13, 20, 21, 28, 29, 30, 34, 35 and 43	13 September 2024
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	OM-005.1	Extractive resources overlay map Map tile 5, 36, 42 and 44	27 May 2022
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	OM-006.1	Flood overlay map—Brisbane River Map tiles 13, 14, 20, 21, 22, 24, 25, 27, 28, 29, 30, 31, 32, 33, 34, 35, 39, 40, 41, 42, 43 and 47	28 May 2021
	OM-006.2	Flood overlay map—Creek/waterway (all tiles, other than where specified below)	30 June 2014
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G	Intentionally left blank		
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	OM-008.1	Heritage overlay map Map tiles 18 and 28	24 March 2017
	OM-008.1	Heritage overlay map Map tile 35	3 July 2017
	OM-008.1	Heritage overlay map Map tiles 5, 6, 12, 13, 20, 21, 22, 26, 27, 28, 29, 30, 34, 35, 36 and 42	1 December 2017
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	OM-008.1	Heritage overlay map Map tiles 2, 6, 12, 13, 15, 20, 21, 22, 27, 28, 29, 32, 34, 35, 36, 42, 43, 44, 50 and 53	29 November 2019
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J	Intentionally left blank		
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M	Intentionally left blank		
N	Intentionally left blank		
O	Intentionally left blank		
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Q	Intentionally left blank		
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	OM-018.1	Regional infrastructure corridors and substations overlay map Map tile 18	24 March 2017
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	OM-018.2	Road hierarchy overlay map Map tiles 5 and 12	1 September 2023
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OM-019.1	Significant landscape tree overlay map Map tiles 28, 29, 35 and 36	26 July 2019
OM-019.1	Significant landscape trees overlay map Map tiles 13, 21 and 28	28 February 2020
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	OM-020.2	Transport air quality corridor overlay map Map tile 36	18 September 2026
	OM-020.3	Transport noise corridor overlay map — Noise corridor — Brisbane: Queensland Development Code MP4.4	24 March 2017
	OM-020.4	Transport noise corridor overlay map - Designated State Noise corridor - State-controlled road	24 March 2017
	OM-020.4	Transport noise corridor overlay map - Designated State Noise corridor - State-controlled road	27 May 2022
	OM-020.5	Transport noise corridor overlay map - Designated State Noise corridor - rail network	24 March 2017
	OM-020.5	Transport noise corridor overlay map - Designated State Noise corridor - rail network	27 May 2022
U	Intentionally left blank		
V	Intentionally left blank		
W	OM-023.1	Water resource catchments overlay map (all tiles, other than where specified below)	30 June 2014
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X	Intentionally left blank		
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Z	Intentionally left blank		

SC6.6 Commercial character building planning scheme policy

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3 Guidelines for desired built form and architectural design outcomes involving the extension, alteration, renovation or refurbishment of a commercial character building
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3.2 Design of extensions and alterations
3.3 External materials
3.4 Roof form
3.5 Detailing and articulation

1 Introduction

1.1 Relationship to planning scheme

This planning scheme policy provides guidance or advice about satisfying an assessment benchmark which identifies this planning scheme policy as providing that guidance or advice.

1.2 Purpose

This planning scheme policy provides:

a. guidance on the identification of a commercial character building;
b. advice on the desired built form and architectural design outcomes if a commercial character building is extended, altered, renovated or refurbished.

2 Commercial character building form and character

Commercial character buildings are buildings ~~constructed in 1946 or earlier~~on a site identified on the Commercial character building overlay map and usually have some or all of the following attributes and characteristics:

a. designed for small scale commercial activities, for use as a local corner store or forms part of a group of shops;
b. generally built to the front boundary alignment;
c. often incorporates an awning over the footpath, often supported by timber or cast iron posts;
d. originally designed for residential uses with traditional residential setbacks and materials and may be adapted and utilised for other uses.

Editor's note—While the majority of these types of commercial character buildings are located in residential areas there are also examples in commercial, community and industrial areas.

Typical built form styles of commercial character buildings in Brisbane are illustrated in Figure a.

3 Guidelines for desired built form and architectural design outcomes involving the extension, alteration, renovation or refurbishment of a commercial character building

3.1 Site layout

1. Any extension or alteration of the commercial character building is to continue the setback pattern of the commercial character building.
2. Secondary buildings such as garages, carports or outbuildings are set back behind the alignment of the original commercial character building.
3. On-site car parking is not to dominate the street frontage or detract from the traditional streetscape character and where possible, is located at the rear of the site.

3.2 Design of extensions and alterations

1. An extension of the original commercial character building is to maintain the original commercial character building's appearance and proportions and is not to visually dominate or overhang the existing building.
2. An extension is to complement the scale and form of other character buildings in the neighbourhood. The height and bulk of the extended building is not markedly different from the original building and other character buildings, including dwelling houses constructed in 1946 or earlier in the area, and the roof line has a compatible pitch.
3. An addition is built at the side or rear, to maintain the original character and streetscape presence of the commercial character building.

4. The original street-front entrance of the commercial character building is retained or reinstated.
5. The existing building is distinguished from new minor extensions by:
    a. setting back the new wall line from the existing wall; or
    b. creating a clear visual break, such as a recess, change in wall cladding or a full height opening such as a breezeway.
6. The extension is at the rear of the existing commercial building (refer to Figure b) and:
    a. is of the same or lesser height;
    b. respects and maintains the extent of the original building form;
    c. maintains the relationship of the building to the ground level and streetscape character;
    d. clearly distinguishes old from new;
    e. is of a complementary size and form;
    f. enables modern facilities to be incorporated into the new extension;
    g. creates a connecting link that provides a distinct transition between the old and new parts of the building.
7. Where in a zone in the residential zones category, in addition to (6) the extension will also;
    a. be a single storey pavilion style;
    b. allow for cross ventilation.

Note—The extension shown in Figure c constitutes an inappropriate alteration to a commercial character building as:

- the height and length of the structure is bulky, overbearing and inconsistent with the scale and architectural style of the existing commercial character building;
- the character and streetscape presence of the original commercial character building is significantly impacted by the proposed extension that sits above the rear of the building, behind the parapet.

3.3 External materials

1. The same, like for like, or complementary elements, materials or detailing are used in the alteration, extension, renovation or refurbishment of the commercial character building as are commonly used in the original commercial character building or in other older buildings in the neighbourhood — generally this will be timber and tin.
2. Timber external walls are used to maintain the typically lightweight appearance of traditional commercial character buildings. Masonry is only used for new components of the building when the original commercial character building comprises such materials.

3.4 Roof form

1. Additions do not significantly alter the shape and character of the existing roof line of the original commercial character building, such as extending the height, direction or length of the original roof in a manner that results in a bulky, extruded roof line.
2. The roof form of new structures complements the form of the original main roof in form and pitch, but remains visually distinct to the existing commercial character building.
3. Dormer windows or other atypical roof elements are not added to the original building.
4. Eaves and awnings are incorporated to make the facade of new extensions more consistent with the typical style of commercial character buildings, or to create areas of shade on the periphery of the building.

3.5 Detailing and articulation

Articulation of size, space and location of building openings, such as doors and windows, is sympathetic with the fabric of the existing commercial character building.



Figure a—Typical built form styles of commercial character buildings in Brisbane

View the high resolution of Figure a—Typical built form styles of commercial character buildings in Brisbane

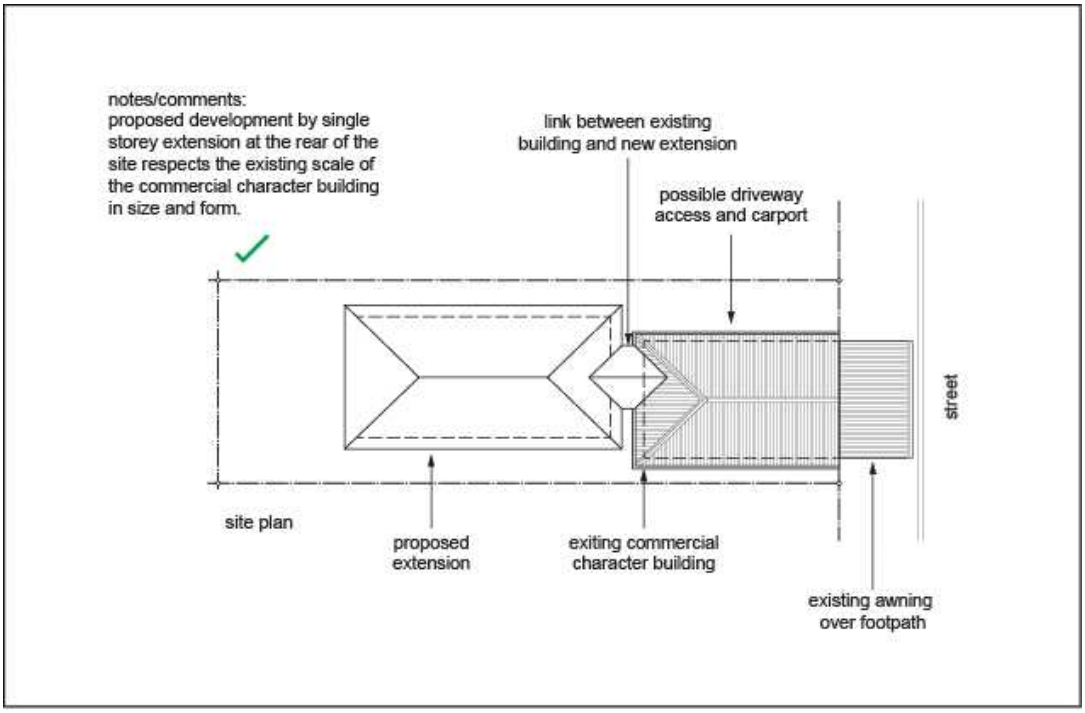


Figure b—Pavillion style extension

View the high resolution of Figure b—Pavilion style extension

Editor's note—Figures are examples only and display one way the built form outcomes sought by the Commercial character building (activities) overlay code might be realised, in order to provide assistance to applicants in determining whether the building style of their proposed development achieves the desired outcomes.

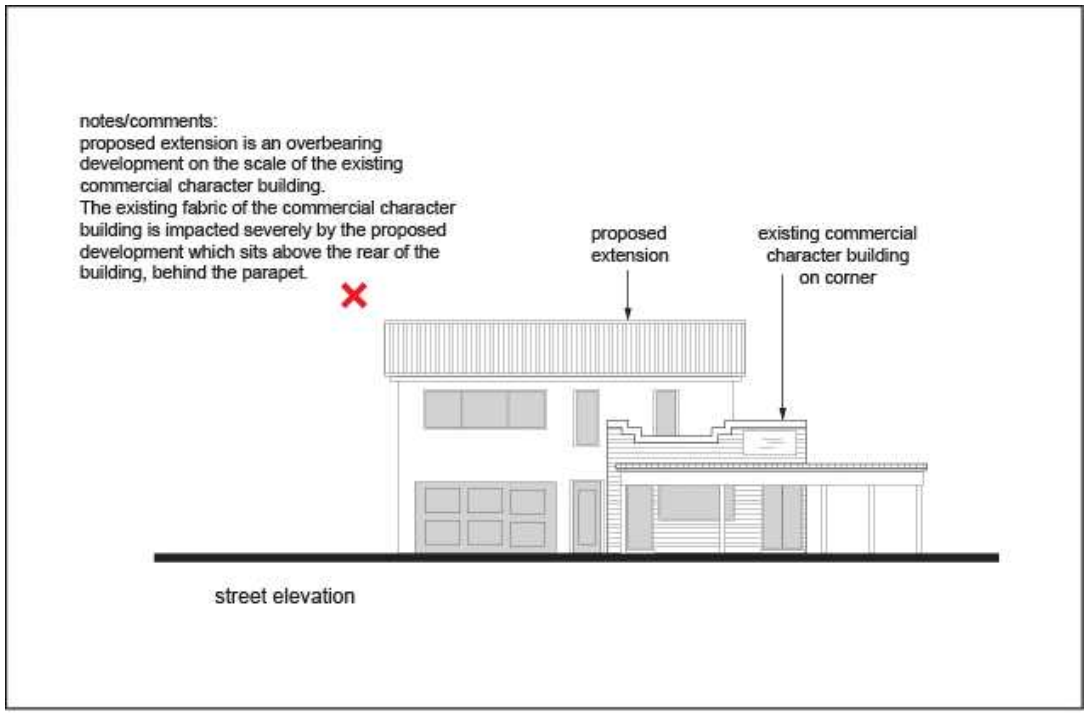


Figure c—Inappropriate alteration to a commercial character building

View the high resolution of Figure c—Inappropriate alteration to a commercial character building

Chapter 1 Introduction

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1.1 Introduction

1.1.1 Relationship to planning scheme

This planning scheme policy:

a. provides information the Council may request for a development application;
b. provides guidance or advice about satisfying an assessment benchmark which identifies this planning scheme policy as providing that guidance or advice;
c. states a standard for the assessment benchmark in the following table.

Column 1 — Section or table in the code	**Column 2 — Assessment benchmark reference**	**Column 3 — Standards in planning scheme policy**
Part 7		
Bulimba district neighbourhood plan code		
Table 7.2.2.4.3.A	AO4	Chapter 10; Chapter 12
Table 7.2.2.4.3.A	AO5.1	Chapter 4
Table 7.2.2.4.3.A	AO10	Chapter 10; Chapter 12
Table 7.2.2.4.3.A	AO15.2	Section 3.7.4.7; Section 3.7.4.9
City Centre neighbourhood plan code		
Table 7.2.3.7.3.A	AO21	Section 3.7
Eastern corridor neighbourhood plan code		
Table 7.2.5.2.3.A	AO9.3	Section 3.7.4.8; Chapter 6
Table 7.2.5.2.3.A	AO11.1	Section 3.7
Table 7.2.5.2.3.A	AO18.1	Chapter 4
Table 7.2.5.2.3.A	PO37	Chapter 6
Table 7.2.5.2.3.A	PO46	Chapter 10
Eight Mile Plains gateway neighbourhood plan code		
Table 7.2.5.5.3.A	AO13	Chapter 10
Fortitude Valley neighbourhood plan code		
~~Table 7.2.6.4.3.A~~	~~PO5~~	~~Section 3.7~~
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Table 7.2.6.4.3.A	~~AO6~~AO8.2	Section 3.7.4~~.8; Chapter 6~~.7
Table 7.2.6.4.3.A	~~AO6~~AO8.3	Section ~~5.3.3~~3.7.4.7
~~Table 7.2.6.4.3.A~~	~~AO13.2~~	~~Section 3.7.4.7~~

Table 7.2.6.4.3.A	~~PO14~~PO15	~~Section 3.7; Section 5.3.3~~Chapter 6
Ithaca district neighbourhood plan code		
Table 7.2.9.2.3.A	AO4.2	Chapter 4
Latrobe and Given Terraces neighbourhood plan code		
Table 7.2.12.2.3.A	AO11	Section 3.7; Chapter 3
Lutwyche Road corridor neighbourhood plan code		
Table 7.2.12.4.3.A	AO3	Section 3.7; Chapter 10
Table 7.2.12.4.3.A	AO6.2	Section 3.7
Table 7.2.12.4.3.A	AO16.3	Section 3.7
Mt Gravatt corridor neighbourhood plan code		
Table 7.2.13.10.3.A	AO6	Section 3.7
Table 7.2.13.10.3.A	AO7	Chapter 10
Table 7.2.13.10.3.A	AO19.1	Chapter 7
Table 7.2.13.10.3.A	AO19.2	Chapter 3; Chapter 7
New Farm and Teneriffe hill neighbourhood plan code		
Table 7.2.14.1.3.A	AO28.3	Chapter 3; Chapter 4
Table 7.2.14.1.3.A	AO28.4	Chapter 12
Newstead and Teneriffe waterfront neighbourhood plan code		
Table 7.2.14.2.3.A	AO2.1	Section 3.7; Section 5.3.6; Chapter 6; Chapter 12
Table 7.2.14.2.3.A	AO2.2	Chapter 12
Rochedale urban community neighbourhood plan code		
Table 7.2.18.4.3.A	AO9	Section 9.5
Table 7.2.18.4.3.A	AO15.3	Chapter 7
Table 7.2.18.4.3.A	AO15.4	Chapter 3; Chapter 7
Sherwood—Graceville district neighbourhood plan code		
Table 7.2.19.3.3.A	AO4.5	Section 3.7
Table 7.2.19.3.3.A	AO16	Chapter 3
South Brisbane riverside neighbourhood plan code		
Table 7.2.19.4.3.A	AO6.3	Section 3.7.4.8
Table 7.2.19.4.3.A	AO9.3	Chapter 3; Section 5.3.7; Chapter 10
Table 7.2.19.4.3.A	AO10.2	Chapter 3; Section 5.3.7
Table 7.2.19.4.3.A	AO15.1	Chapter 8
Table 7.2.19.4.3.A	AO19.2	Chapter 10
Part 8		
Bicycle network overlay code		
Table 8.2.3.3	AO1.1	Section 2.4; Section 3.6; Chapter 4
Table 8.2.3.3	AO3.1	Section 2.4; Section 2.5; Section 3.6; Chapter 4; Section 8.7; Section 8.8; Chapter 12
Table 8.2.3.3	AO3.3	Section 3.6; Section 3.7; Chapter 4; Chapter 12
Table 8.2.3.3	AO4	Chapter 6; Section 12.13
Table 8.2.3.3	AO7.1	Chapter 4; Chapter 8; Chapter 12

Table 8.2.3.3	AO7.2	Chapter 8; Chapter 12
Biodiversity areas overlay code		
Table 8.2.4.3.A	AO4	Section 3.9
Flood overlay code		
Table 8.2.11.3.A	AO2 note	Chapter 7; Chapter 8
Table 8.2.11.3.A	AO5.1	Chapter 7; Chapter 8
Table 8.2.11.3.A	AO7.1	Chapter 7; Chapter 8
Table 8.2.11.3.A	AO7.3	Chapter 7; Chapter 8
Road hierarchy overlay code		
Table 8.2.18.3	AO4	Chapter 2; Chapter 3
Table 8.2.18.3	AO6.1	Chapter 2; Chapter 3
Table 8.2.18.3	AO6.2	Chapter 2; Chapter 3
Table 8.2.18.3	AO8	Chapter 2; Chapter 3
Streetscape hierarchy overlay code		
Table 8.2.20.3.A	AO1	Section 2.5; Chapter 3
Table 8.2.20.3.A	AO2.2	Section 2.5; Chapter 3; Chapter 5
Table 8.2.20.3.A	AO3.1	Section 2.5; Chapter 3; Chapter 5
Table 8.2.20.3.A	AO3.2	Section 2.5; Chapter 3; Chapter 5
Table 8.2.20.3.A	AO3.3	Section 2.5; Chapter 5; Chapter 6
Table 8.2.20.3.A	AO4	Section 2.5; Chapter 3; Chapter 5
Table 8.2.20.3.A	AO5.1	Section 2.5; Chapter 3; Chapter 5
Table 8.2.20.3.B	Laneway	Chapter 3
Part 9		
Centre or mixed use code		
Table 9.3.3.3.A	AO15.1	Section 2.5; Chapter 3; Chapter 4; Chapter 5; Chapter 10
Table 9.3.3.3.A	AO43	Chapter 4
Table 9.3.3.3.A	AO66.2	Section 3.7.4.8
Table 9.3.3.3.A	AO67.2	Section 3.7.4.8
Multiple dwelling code		
Table 9.3.14.3.A	AO47.2	Section 3.7.4.8
Table 9.3.14.3.A	AO49.2	Section 3.7.4.8
Park code		
Table 9.3.16.3	AO1 note	Chapter 10
Table 9.3.16.3	AO9.2 note	Chapter 8; Chapter 10
Park planning and design code		
Table 9.3.17.3	PO6	Section 2.4; Chapter 4; Chapter 9; Chapter 10
Table 9.3.17.3	AO11.2	Chapter 10
Table 9.3.17.3	AO13.2	Chapter 10
Special purpose code		
Table 9.3.24.3.A	AO12	Section 2.5; Section 3.7; Chapter 5

Specialised centre code		
Table 9.3.25.3.A	AO17	Chapter 5
Table 9.3.25.3.A	AO21	Section 2.5; Section 3.7; Chapter 5
Table 9.3.25.3.A	AO45	Chapter 8
Filling and excavation code		
Table 9.4.3.3.A	AO2.2	Section 8.5
Table 9.4.3.3.A	AO3	Section 8.5
Table 9.4.3.3.A	AO5	Chapter 7; Section 8.5
Table 9.4.3.3.A	AO7.1	Chapter 7
Table 9.4.3.3.A	AO7.2	Section 7.1.1
Infrastructure design code		
Table 9.4.4.3.A	AO1	Chapter 3
Table 9.4.4.3.A	AO2	Chapter 3
Table 9.4.4.3.A	AO3	Chapter 3
Table 9.4.4.3.A	AO4	Chapter 3; Chapter 5
Table 9.4.4.3.A	AO5	Chapter 5
Table 9.4.4.3.A	AO6	Chapter 3
Table 9.4.4.3.A	AO7	Section 2.4; Chapter 3; Chapter 4
Table 9.4.4.3.A	AO10.3	Chapter 9
Table 9.4.4.3.A	AO13	Chapter 6
Table 9.4.4.3.A	AO15	Chapter 13
Table 9.4.4.3.A	AO16	Chapter 11
Table 9.4.4.3.A	AO17	Chapter 8
Table 9.4.4.3.A	AO18	Section 8.3
Table 9.4.4.3.A	AO19	Section 8.5; Section 8.8
Landscape work code		
Table 9.4.5.3	AO2.1	Section 8.9
Table 9.4.5.3	AO11	Section 8.5
Operational work code		
Table 9.4.6.3	PO1	All
Stormwater code		
Table 9.4.9.3.A	AO1	Chapter 7
Table 9.4.9.3.A	AO2.2	Chapter 7
Table 9.4.9.3.A	AO3.2	Chapter 7
Table 9.4.9.3.A	AO3.3	Section 7.6
Table 9.4.9.3.A	AO4.1	Chapter 7
Table 9.4.9.3.A	AO4.2	Chapter 7
Table 9.4.9.3.A	AO6.2	Section 7.5
Table 9.4.9.3.A	AO7.2	Chapter 3; Chapter 4 Chapter 7
Table 9.4.9.3.A	AO8.3	Section 7.8
Table 9.4.9.3.A	AO8.4	Chapter 7

Table 9.4.9.3.A	AO11.2	Chapter 7
Table 9.4.9.3.A	AO12.1	Chapter 7
Table 9.4.9.3.A	AO16	Chapter 7
Subdivision code		
Table 9.4.10.3.A	AO4.1	All
Table 9.4.10.3.A	AO7.1	Chapter 3
Table 9.4.10.3.A	AO10.3	Section 3.2; Section 3.3; Section 3.5
Table 9.4.10.3.A	AO11.2	Chapter 3
Table 9.4.10.3.A	AO12.1	Section 2.4; Section 3.6; Section 3.7; Chapter 4
Table 9.4.10.3.A	AO12.3	Section 2.4; Section 3.6; Section 3.7; Chapter 4
Table 9.4.10.3.A	AO15	Chapter 3
Table 9.4.10.3.A	AO16	Section 3.7.4.8
Table 9.4.10.3.A	AO17	Chapter 3
Table 9.4.10.3.A	AO18	Chapter 3
Table 9.4.10.3.A	AO19	Chapter 3
Transport, access, parking and service code		
Table 9.4.11.3	AO4.2	Section 2.4; Section 3.6; Section 3.7; Chapter 4
Table 9.4.11.3	AO21.3	Section 3.3
Table 9.4.11.3	AO21.2	Section 3.4

1.1.2 Purpose of planning scheme policy

The purpose of the Infrastructure design planning scheme policy is to provide the information required for a development application, guidance and advice on satisfying assessment benchmarks and standards for the design and delivery of infrastructure to a high quality to appropriately service the needs of the community and support the ongoing functions of the city.

Editor's note—This planning scheme policy is drafted as part of the planning scheme. If this planning scheme policy is used for another purpose, any variation to the standards, guidance or advice, whether or not any variation is envisaged in the planning scheme policy, must only be made with approval of Council.

Editor's note—Technical requirements for the construction, handover and practical completions stages of an infrastructure build are provided in Council's Infrastructure Installation and Construction Requirement Manual and related operating procedures and documents.

Editor's note—Further information and guidance for the planning and design of the built environment to reasonably consider access and inclusion for all is provided in the *Inclusive Brisbane Plan 2019-2029.*

1.1.3 Terminology

In this planning scheme policy, unless the subject matter or context indicates or requires otherwise, a term has the following meaning:

Table 1.1.3.A— Index of terminology

Index of terms used		
Activity space	Heritage item	Primary cycle route
Afflux	Hold point	Primary freight access
Awning	Informal use park	Primary freight route
Bikeway	Infrastructure	Recreation
Biodiversity	Land disturbance	Roadside barrier
Bridge	Land-disturbing development	Safety barrier
Brisbane's Riverwalk	Landmark/signature point	Secondary cycle route
Clean Stormwater	Landscape amenity park	Sediment
Contaminated Stormwater	Local bicycle route	Site
Controllable erosion	Local park or facilities	Skate facility guide
Corridor link park	Metropolitan parks or facilities	Sport
Culvert	Natural area	Sporting field dimensions

District parks or facilities	Off-road bicycle route	Sports park
Elevated structure	On-road bicycle route	Standard vehicle
Erosion hazard assessment	Open activity area	Stormwater
ESC plan(s)	Open space	Track
ESC program	Park	Trail
ESC measures	Park hierarchy	Urban common park
ESC standard	Pathway	Umbrella
Freight-dependent development	Person	Verge
Freight network	Pest management plan	Waters/watercourse/ waterway
	Ponding	

Term	**Definition**
Activity space	A relatively small area within a larger park or natural area, which is designed to concentrate visitor use and facilities and to act as a focal point.
Afflux	The rise in water level on the upstream side of a bridge, culvert or obstruction caused when the flow area of a waterway is obstructed by the new structure.
Awning	Any structure that is attached to a building and spans above and across the footway.
Bikeway	A pathway set aside for cyclists, or designated as a shared facility for cyclists and pedestrians.
Biodiversity	The natural diversity of wildlife (plants and animals), together with the environmental conditions necessary for their survival.
Bridge	A structure as defined in AS 5100.1-2004 Bridge design — Scope and general principles.
Brisbane's Riverwalk	Identified in the bicycle network as a primary cycle route, given its function as an important facility for recreational and commuter cyclists and pedestrians.
Clean stormwater	Stormwater that has not been contaminated by sediment or other prescribed contaminants from the work site, or has not been directly or indirectly contaminated as a result of actions associated with the work site.
Contaminated stormwater	Water not classified as clean stormwater. Also called 'dirty water'.
Controllable erosion	Accelerated soil erosion that can be controlled or prevented through reasonable and practicable measures while allowing the associated land-disturbing development to continue.
Corridor link park	A park providing connections for recreation and commuter use.
Culvert	Culvert asset boundaries must extend beyond the barrels to include the head walls (or parapet walls), wing walls, aprons, base slabs to support the barrels (if any), and guardrails (or handrails) structurally attached to the culvert.
District parks or facilities	A park or recreation facility that is intended to serve an area within a 2km to 5km radius.
Elevated structure	A suspended infrastructure asset, other than a bridge, where the walking track, deck or platform is supported on a substructure rather than directly bearing on the ground.
Erosion hazard assessment	Refers to the current version of Brisbane City Council's *Erosion Hazard Assessment* (EHA) form and *Supporting Technical Notes*.
ESC plan(s)	A site plan(s), showing a graphical representation of the ESC measures (including suitably detailed explanatory notes and details on the plan) that when implemented during land-disturbing activities will protect waters from the impacts of land and infrastructure development.
ESC program	A set of documents including ESC plans, supporting documentation, specifications and construction details that sets out the erosion and sediment control strategies necessary to protect waters from the impacts of land and infrastructure development. For some forms of development (e.g. subdivisions), the ESC program may contain several ESC plans, drawings of each ESC measure, a timetable for installation of ESC measures etc. The ESC program is a flexible document that is outcome focused and applies throughout the life of the development, from initial land disturbance until the land is permanently stabilised against erosion.
ESC measures	Best-practice drainage, erosion and sediment control principles and practices, both structural and non-structural, used to prevent and/or minimise the impacts of soil erosion and sediment pollution.
ESC standard	Council's requirements for the protection of waters from the impacts of land and infrastructure development.
Freight-dependent development	Development that is to be serviced by a B-double (Austroad class 10 vehicle), multi-combination vehicle, over-dimensioned vehicle, or any other vehicle identified by the Queensland Government as requiring a permit to operate on the road.

Freight network	Means primary freight access and/or primary freight route and freight-dependent development.
Heritage item	A building or feature with cultural or natural heritage significance included in the Heritage overlay code.
Hold point	A stage in the construction program beyond which work must not proceed until a stated activity or works has been completed and certified by the responsible person (Refer to Section 3.0 — Qualifications).
Informal use park	A park intended to provide a variety of casual recreational opportunities such as play, picnicking, and large social or community gatherings. An informal use park may also protect or enhance landscape amenity values.
Infrastructure	Land, facilities, services and works used for supporting park management and meeting environmental needs, including community needs.
Land disturbance	Any movement or disturbance of earth or soil, including interference with organic or inorganic ground coverage (e.g. grass, concrete) that exposes the earth to erosion.
Land-disturbing development	Work that involves moving or otherwise disturbing soil, including ground coverage.
Landmark/signature point	A sub-type of landscape amenity park, located in close proximity to a main thoroughfare, including parks that: provide 'green gateways' to the city or City Centre and may include ornamental gardens, floral displays and manicured lawn; display monuments and memorials along major transport routes; contain landmarks and help orientate people moving through the city.
Landscape amenity park	A park intended to protect or enhance an area’s scenic or visual amenity value, such as scenic outlooks, landmarks and attractive vegetation along transport corridors.
Local bicycle route	A bicycle route that provides a link from individual properties or destinations to primary and secondary route networks.
Local parks or facilities	A park or recreation facility that services residents or workers within 500m or easy walking distance, without physical barriers to access (such as a railway line). In the case of natural areas, sport parks and informal use parks, the intended service catchment is influenced by the capacity of the park for sustained visitation. Note—Parks may provide several recreation opportunities or functions but are classified according to their primary function.
Metropolitan parks or facilities	Are intended to serve or benefit all the residents and visitors across Brisbane, or generally within a 25km radius.
Natural area	A park with an area greater than 5ha of relatively intact native bushland, riparian and dryland habitat or wetland managed primarily for the protection and enhancement of biodiversity values and, where appropriate, opportunities for recreation in a natural setting.
Off-road bicycle route	A bicycle path, separated path or shared path.
On-road bicycle route	A bicycle lane or an on-road separated bicycle lane.
Open activity area	A grassed area within a larger park where informal activities such as ball games, Tai Chi and social events can safely take place, without detriment to other park visitors and to park values.
Open space	A network of spaces, with no or few built structures, that contribute to recreation opportunities, community health, biodiversity and the landscape setting or 'green' fabric of the city. Open space includes wetlands, bushlands, beaches, lakes, dams, culturally significant places, parks and outdoor recreation areas.
Park	A place that includes shade trees and landscaping or turf.
Park hierarchy	A system of parks and facilities provided to respond to levels of community need and the geographic area in which people can benefit from a park or facility. The park hierarchy reflects the distance people are willing to travel to use a park.
Pathway	A pathway with a fully constructed hard-wearing surface providing pedestrian access in high-use areas. Cyclists may use paths with care but unlike bikeways they are not designated for cyclist use.
Person	Includes a body of persons, whether incorporated or unincorporated.
Pest management plan	The Plan for Pest Management is prepared by Council and approved by the Queensland Government under the provisions of the *Land Protection (Pest and Stock Route Management) Act 2002*. The plan stipulates a coordinated approach within Brisbane to the management of declared noxious and environmental weeds. A list of weed species in each of these categories is available on the Council website at www.brisbane.qld.gov.au.
Ponding	Any water that has the ability to become stagnant.
Primary cycle route	A high-capacity cycle route that: provides for all cyclists, including high-speed commuters; links residential areas to major employment centres, regional activity centres and other key destinations, including public transport, educational, cultural and recreation facilities.

Primary freight access	The connection between primary-freight routes and freight-dependent development.
Primary freight route	A direct road connection for non-standard vehicles between regionally significant industrial areas, ports and inter-regional destinations.
Recreation	Any activity that a person chooses to undertake in their free time for enlightenment, enjoyment, personal development, health etc.
Roadside barrier	General term used to describe a barrier system installed to control the movement of vehicle or pedestrian traffic.
Safety barrier	A roadside barrier is installed to control or restrict the movement of errant or wayward vehicles.
Secondary cycle route	A cycle route that provides linkages between: residential areas and primary routes; suburban destinations such as schools, suburban centres, cultural activity areas and recreational facilities.
Sediment	Refer to definition in the *Environmental Protection Act 1994* and the *Environmental Protection Regulation 2008*. Typically includes earth, soil, clay, silt, sand and gravel.
Site	The land over which works associated with the development are/will occur, whether internal or external to the real property boundaries of the primary work site location. Also called work site.
Skate facility guide	The skateboarding and BMX facilities design guidelines (available from Sport and Recreation Victoria at www.sport.vic.gov.au).
Sport	Any physical activity performed in accordance with set rules. It may take place indoors or outdoors, in water, on land or in the air. It can be either competitive or non-competitive and can involve individuals or teams.
Sporting field dimensions	The dimensions described in Australian Sports Facilities — Sports Dimensions for Playing Areas (available at www.ausport.gov.au).
Sports park	A park intended to provide a variety of structured or formal recreation opportunities, such as team competitions, physical skills development and training. It often includes multipurpose community facilities.
Standard vehicle	A vehicle that has a legal right of access to all roads including Austroads vehicle classes 1—9.
Stormwater	Surface water run-off following a rain event (including piped flows). Includes sub-surface water seepage that reaches the surface (e.g. ponding in sediment basin due to high water table).
Track	A formed and surfaced pathway (or maintenance access road) providing pedestrian, bicycle, horse and maintenance vehicle access within a park. The wearing surface is usually gravel, sand, deco or similar and may be stabilised.
Trail	A path similar to a track, but usually narrower and with a natural earth surface and providing access to remote areas of a park.
Urban common park	A sub-type of informal use park provided for intensive community use and located within highly urbanised settings, such as the CBD, major commercial centres, civic spaces and community hubs.
Umbrella	A non-permanent detached structure that is supported by a minimum number of upright posts.
Verge	That part of the street or road reserve between the carriageway and the boundary of the adjacent lot or other limit to the road reserve. It may accommodate service provider utility infrastructure, footpaths, stormwater flows, street lighting poles and planting.
Waters/watercourse/ waterway	For the purposes of this Standard is an interchangeable term of ordinary meaning. It may also have specific legal meaning in certain circumstances (e.g. *Water Act 2000*).

Table 1.1.3.B— Abbreviations, acronyms and terminology

Abbreviation/acronym/terminology	Description
BPM	base plate mounted
CBR	California bearing ratio
CCT	Correlated Colour Temperature
CGF	cumulative growth factor
CKC	concrete kerb and channel
CRI	Colour Rendering Index
DBH	diameter at breast height

DG	dense graded
DPC	damp proof course
DRAINS	is a hydrological model (see ILSAX), and hydrological model Stormwater drainage System design and analysis
DSS	desired standard of service
DWS	deck wearing surface
ESA	equivalent standard axles
ESC	erosion and sediment control
FOBOT	fibre optic break out tray
FWD	falling weight deflectometer
GI	galvanised iron
HED	high early discharge
HLP	heavy load platform
HML	higher mass limit
HREOC	Human Rights and Equal Opportunity Commission
HV	heavy vehicle
HWM	high water mark
IAP	intelligent access program
IDE	increased damage effect
ILSAX	a run-off routing hydrological model used for urban drainage analysis
LAT	lowest astronomical tide
LATM	local area traffic management
LATMD	local area traffic management devices
LIDAR	light detection and ranging or laser imaging detection and ranging
LSF	load safety factor
MUTCD	manual of uniform traffic control devices
NALL	Natural Asset Local Law
NFC	no-fines concrete
NPL	Network Public Lighting
N/A	not applicable
OAA	open arcade asphalt
OGA	open graded asphalt
PAFC	polished aggregate fiction value
PMT	pad mounted transformer
PSD	permissible site discharge
PT	pole transformers
PVC	polyvinyl chloride
PWD	people with disabilities
QUDM	Queensland urban drainage manual
QMUTCD	Queensland manual of uniform traffic control devices
RAFTS	a run-off routing hydrological model for catchment hydrology

RCP	reinforced concrete pipe
RF	reliability factor
RORB	is a general run-off and stream-flow routing program used for catchment hydrology
RPDM	road planning and design manual
RSS	reinforced soil system
SAR	standard axle repetition
SBSMP	site based stormwater management plan
SMA	stone mastic asphalt
TGSI	tactile ground surface indicators
TLD	traffic load distribution
UPVC	unplasticised polyvinyl chloride
UVR	ultraviolet radiation
VPO	Vegetation Protection Order
WC	water closet
WSUD	water sensitive urban design

1.1.4 Standard drawings and reference specifications

1.1.4.1 Standard drawings

1. Brisbane Standard Drawings identified in Table 1.1.4A form part of this planning scheme policy.
2. Some Brisbane Standard Drawings are referenced in the planning scheme.
3. Infrastructure design is to consider all relevant standard drawings, including those for related and interfacing infrastructure components.

Table 1.1.4.A—Standard drawings

Drawing Number	Title	Amendment	Revision Date
0000 Series — Preface			
BSD-0001	Index of standard drawings — Sheet 1		March 2017
BSD-0002	Index of standard drawings — Sheet 2		March 2017
BSD-0019	Supplementary Notes		July 2019
1000 Series — General			
BSD-1001	Line styles and Lettering for Engineering Drawings	E	December 2023
BSD-1002	Drawing symbols - General - Sheet 1 of 2	C	June 2023
	Drawing symbols - Public utilities Electrical and Lighting - Sheet 2 of 2	C	June 2023
BSD-1003	Line styles and lettering for Civil Engineering Drawings	A	May 2014
BSD-1004	Line styles and lettering for Structural Drawings	Proposed	
BSD-1005	Line styles and lettering for Landscaping Drawings	Proposed	
BSD-1006	Line styles and lettering for Building Services Drawings	Proposed	
BSD-1007	Line styles and lettering for Water Management Drawings	Proposed	
BSD-1008	Line styles and lettering for Intelligent Transport Systems Drawings	Proposed	
BSD-1011	Rectangular pit types	E	September 2024

BSD-1012	Cable pit — Rectangular type lids	C	March 2021
BSD-1013	Public utility corridors and alignments (4.25m wide verge)	G	September 2024
BSD-1014	Public utility conduit sections (4.25m wide verge)	F	September 2024
BSD-1015	Public utility corridors and alignments (3.75m wide verge)	F	September 2024
BSD-1016	Public utility conduit sections (3.75m wide verge)	F	September 2024
BSD-1021	Minor road & primary freight access corridors - 2 traffic lanes — Sheet 1 of 2	C	July 2019
	Minor road & primary freight access corridors - 2 Traffic lanes — Sheet 2 of 2	B	July 2019
BSD-1022	Major road corridors - 2 Traffic lanes - Sheet 1 of 5	B	September 2015
	Major road corridors - 4 Traffic lanes - Sheet 2 of 5	A	September 2015
	Major road corridors - 6 Traffic lanes - Sheet 3 of 5	A	September 2015
	Major road corridors - 4 Traffic lanes - Constrained corridor - Sheet 4 of 5	A	September 2015
	Major road corridors - 6 Traffic lanes - Constrained corridor - Sheet 5 of 5	A	September 2015
2000 Series — Road Corridor			
BSD-2001	Kerb profiles	E	September 2024
BSD-2002	Precast kerb blocks	B	March 2021
BSD-2003	Double kerb — Asphalt footpath only	D	September 2024
BSD-2021	Vehicle crossing (driveway) - Other than single dwelling and rear allotment access - Details - Sheet 1 of 2	F	June 2023
	Vehicle crossing (driveway) - Other than single dwelling and rear allotment access - Notes & sections - Sheet 2 of 2	G	June 2023
BSD-2022	Vehicle crossing (driveway) — Single dwelling	E	November 2019
BSD-2023	Vehicle crossing (driveway) — Grid crossing and invert modification	F	September 2024
BSD-2024	Vehicle crossing (driveway) — Grades (3.75m verge)	C	December 2017
BSD-2025	Vehicle crossing (driveway) — Grades (4.25m verge)	C	December 2017
BSD-2026	Rural property access culvert crossing table drains	C	March 2021
BSD-2027	Vehicle crossing (driveway) — Prohibited locations	Proposed	
BSD-2028	Vehicle crossing (driveway) - Single dwelling - Grass verge swale	F	June 2023
BSD-2041	Pavement drains	C	July 2019
BSD-2042	Trench restoration — Road crossing — Flexible pavements	C	September 2024
BSD-2043	Trench restoration — Verges and paths	C	September 2024
BSD-2061	Precast traffic island — Codes and details — Sheet 1 of 2	C	September

			2024
	Precast traffic island — Codes and details — Sheet 2 of 2	C	September 2024
BSD-2101	Indented bus bay options standard crossfall	B	September 2015
BSD-2102	Indented bus bay options adverse crossfall	B	January 2016
BSD-2103	Premium bus stop	F	March 2021
BSD-2104	Intermediate bus stop — Sheet 1 of 3	E	March 2021
	Intermediate bus stop — In centres — Sheet 2 of 3	E	March 2021
	Intermediate bus stop — Constrained site — Sheet 3 of 3	E	March 2021
BSD-2105	Regular bus stop — Without seat — Sheet 1 of 3	C	November 2019
	Regular bus stop — With seat — Sheet 2 of 3	B	November 2019
	Regular bus stop — In centres — Sheet 3 of 3	C	November 2019
BSD-2107	oOh!media Mini Boulevard bus shelter	E	March 2021
BSD-2108	oOh!media 'Boulevard' bus shelter	E	March 2021
BSD-2109	Standard Translink suburban shelter without advertising panel typical layout	E	March 2021
BSD-2221	Retaining wall - Stonepitched	D	December 2023
BSD-2222	Retaining wall - Concrete block - Type 1 footing	C	June 2023
BSD-2223	Retaining wall - Concrete block - Type 2 footing	C	June 2023
3000 Series — Traffic Management			
BSD-3001	Typical manoeuvring areas - Residential streets - Sheet 1 of 2	C	July 2019
	Typical manoeuvring areas - Residential streets - Sheet 2 of 2	C	July 2019
BSD-3002	Turning provisions for industrial access	A	May 2014
BSD-3003	Minor road to major road intersection — Minor road connection detail — Sheet 1 of 3	B	November 2019
	Minor road to major road intersection — Typical passing lane treatments — Without right-turn lanes — Sheet 2 of 3	B	November 2019
	Minor road to major road intersection — Typical passing lane treatments — With right-turn lanes — Sheet 3 of 3	B	November 2019
BSD-3004	Turning template Acco 2350 side loading refuse vehicle	C	February 2016
BSD-3005	Turning template Scania L94UB CR22L bus	A	May 2014
BSD-3006	Turning template Volvo 10B bus	A	May 2014
BSD-3007	Turning template Volvo B12 BLE 14.5m bus	A	May 2014
BSD-3008	Turning template Acco 2350 rear loading PUP refuse vehicle - Sheet 1 of 2	C	July 2019
	Turning template Acco 2350 rear loading RORO refuse vehicle - Sheet 2 of 2	C	July 2019
BSD-3009	Turning template Acco 2350 front loading refuse vehicle	B	February 2016
BSD-3101	Brisbane City Council kerbside allocation sign codes — Sheet 1 of 2	E	June 2023
	Brisbane City Council kerbside allocation sign codes — Sheet 2 of 2	E	June 2023
BSD-3102	Street name plate setout (sign code G5-2)	C	March 2021
BSD-3103	Brisbane City Council special sign code ‘A’	C	September 2024

BSD-3104	Bus stop marker 'J' Pole post - Details - Sheet 1 of 2	D	July 2019
	Bus stop marker 'J' Pole post - Installation and orientation - Sheet 2 of 2	A	July 2019
BSD-3105	Parking regulation signs — Sign codes 91BtD/1L & 91StD/1R	D	September 2024
BSD-3106	Parking regulation signs — Sign codes 91Q+D/1D & 91Q+tD/20EL/1R	D	September 2024
BSD-3107	Parking regulation signs — Sign codes 41FD/61AL.1SR & 91Q+D/61EL.1R	D	September 2024
BSD-3108	Parking regulation signs — Sign codes 20L.1QR & 21L.1R	D	September 2024
BSD-3109	Parking regulation signs — Sign codes 6L.1R & 62L.1R	D	September 2024
BSD-3110	Parking regulation signs — Sign codes 52EZ1L.1R & 62NL.1R	D	September 2024
BSD-3111	Parking regulation signs — Sign codes 41Z1R/52Z2L & 1ER/62NL	D	September 2024
BSD-3112	Parking regulation signs — Sign codes 43 & 45 and bottom panels	D	September 2024
BSD-3113	Parking regulation signs — Sign codes 41Z1L.1Z2R, 43DyD & 1GD/21WR	D	September 2024
BSD-3114	Enhanced loading zone signs — Commercial and passenger & commercial loading zones — Sheet 1 of 2	B	September 2024
	Enhanced loading zone signs — Passenger and school loading zones — Sheet 2 of 2	B	September 2024
BSD-3115	Brisbane City Council bus stop - District stop - Flag sign and marker pole	B	September 2024
BSD-3121	Tactile pole mounted wayfinding signage guideline - Sheet 1 of 2	A	December 2023
	Tactile pole mounted wayfinding signage guideline - Sheet 2 of 2	A	December 2023
BSD-3151	Pavement marking - longitudinal lines	E	September 2024
BSD-3152	Pavement marking - transverse lines	D	September 2024
BSD-3153	Pavement marking - typical minor road non-signalised intersection	C	September 2024
BSD-3154	Raised pavement markers - standard installation for traffic lanes	C	September 2024
BSD-3155	Raised pavement markers - standard installation for painted tails	C	September 2024
BSD-3156	Raised pavement markers - standard installation for painted islands and medians	D	September 2024
BSD-3157	Pavement markings - pavement arrows and give way symbol	D	September 2024
BSD-3158	Pavement markings, merge arrows	A	May 2014
BSD-3161	Pavement marking - Typical - Parallel parking, bus stop and loading/taxi zone	C	January 2016
BSD-3162	Passenger loading zone - Sheet 1 of 2	B	May 2016
	Passenger and commercial loading - Sheet 2 of 2	A	May 2016
BSD-3163	Pavement marking - centrelines on dual to single carriageways	B	September

			2024
BSD-3164	Typical pavement markings - Signalised pedestrian crossing	C	September 2024
BSD-3165	Typical pavement markings — Signalised intersection crossing	D	September 2024
BSD-3166	Coloured pavement threshold treatment general design and specifications	D	September 2024
BSD-3167	School zone enhancement treatment - Pavement marking	D	September 2024
BSD-3201	Local traffic area - Brisbane City - General design criteria	C	November 2018
BSD-3211	Local traffic area - Roundabout - Central island with concrete apron	C	July 2019
BSD-3212	Local traffic area - Roundabout - Fully mountable asphalt plateau	C	July 2019
BSD-3213	Local traffic area - Intersection priority change - General design criteria	C	July 2019
BSD-3214	Local traffic area - Modified T junction - General design criteria	C	July 2019
BSD-3216	Local traffic area - Speed platform — Mid block - General design criteria	C	July 2019
BSD-3217	Local traffic area - Speed platform — Intersection - General design criteria	C	July 2019
BSD-3218	Local traffic area - Diamond slow way - General design criteria	D	July 2019
BSD-3219	Local traffic area - Angled slow way 1 lane 2 way - Retrofit sites - General design criteria	D	July 2019
BSD-3220	Local traffic area - Angled slow way 2 lane — 2 way - General design criteria	D	July 2019
BSD-3221	Local traffic area - Perimeter gateway - General design criteria	D	September 2024
4000 Series — Traffic Signals and Intelligent Transport Systems			
BSD-4001	Electrical cable clearances	B	March 2017
BSD-4002	Mains connection to Energex equipment	C	June 2023
BSD-4003	Traffic signal/lighting pole electricity supply warning labels	B	March 2021
BSD-4011	General arrangement for access to cable joining pit (saw cut entry)	C	June 2023
BSD-4012	Vehicle detector loop installation details	C	September 2024
BSD-4013	Vehicle detector loop installation details general use & red-light cameras	B	January 2016
BSD-4014	Vehicle detector loops installation details counting and bicycle loops	C	September 2024
BSD-4015	Traffic signal ducts installation detail low voltage (240V) conduits	C	March 2017
BSD-4016	Traffic signal ducts installation detail extra low voltage conduits	B	March 2017
BSD-4031	Circular cable jointing pit 600 diameter - Pit	Proposed	
BSD-4032	Circular cable jointing pit 600 diameter - Collar	B	May 2016
BSD-4033	Circular cable jointing pit 600 diameter - Cover	B	May 2016
	Circular cable jointing pit 600 diameter — Cover fabrication — Sheet 2 of 2	Proposed	
BSD-4034	Replacement pit lid existing round to square pit types	C	July 2019
BSD-4035	Controller base installation details	C	June 2023
BSD-4101	Traffic signal post top assembly & lower mounting bracket - Sheet 1 of 2	C	June 2023
	Traffic signal post top assembly - Sheet 2 of 2	C	June 2023
BSD-4102	Traffic signal junction box and earthing detail joint use pole - Sheet 1 of 2	B	May 2016
	Traffic signal junction box - 36 core - Sheet 2 of 2	A	May 2016

BSD-4103	Adjustable 'Z' bracket for 200mm lanterns	A	May 2014
BSD-4104	Tee-bar strap for dual lanterns	A	May 2014
BSD-4105	Mounting bracket for audio tactile housing on mast arms and Type 6 posts	A	May 2014
BSD-4106	Lock washers	A	May 2014
BSD-4107	Assembly detail of lock washers	A	May 2014
BSD-4108	Cover plate assembly on mast arm	A	May 2014
BSD-4109	LED Lantern Cable - Lantern end - Sheet 1 of 2	B	January 2016
	LED Lantern Cable - Terminal block end - Sheet 2 of 2	B	January 2016
BSD-4121	Traffic signal post & pole installation	C	June 2023
BSD-4122	Post details	D	September 2024
BSD-4123	Joint use column details (BCC type)	A	May 2014
BSD-4124	Mast arm details 2.5 & 5.0m outreach (BCC type)	A	May 2014
BSD-4125	Joint use traffic signal and road lighting pole (BCC type)	E	June 2023
BSD-4126	Joint use traffic signal mast arm 2.5 & 5.0m outreach (Rate 2)	D	June 2023
BSD-4127	8.5m outreach joint use mast arms baseplate mounted	A	May 2014
BSD-4128	11.0m outreach joint use mast arms baseplate mounted	A	May 2014
BSD-4129	Universal 1.5m camera outreach fabrication details	B	November 2018
BSD-4130	Traffic camera mount options — Fab. details 3m pedestal extension	B	June 2023
BSD-4131	Arm and bracket for cameras on VMS gantry Notes - Sheet 1 of 2	B	January 2016
	Arm and bracket for cameras on VMS gantry - Fabrication details - Sheet 2 of 2	B	January 2016
BSD-4151	Standard 4.1m signal pedestal footing details	F	September 2024
BSD-4152	Ragbolt assemblies pedestal	B	December 2017
BSD-4153	Spread footing details 4.1m traffic signal and 1.7m push button posts	B	March 2017
BSD-4154	Ragbolt assemblies mast arm 2.5m & 5m outreach	A	May 2014
BSD-4155	2.5m & 5.0m joint use mast arms footing details and notes	Proposed	
BSD-4156	8.5m & 11.0m joint use mast arms footing details and notes	B	November 2018
BSD-4157	Ragbolt Assemblies for Joint Use Poles	Proposed	
BSD-4158	Joint Use Poles Footing Details & Notes	Proposed	
BSD-4201	Typical positioning of traffic signal components at intersections	D	September 2024
BSD-4202	Typical positioning of traffic signal components at mid-block locations	D	September 2024
BSD-4203	Standard drawing sheet for 19 core cable	B	March 2017
BSD-4204	Standard drawing sheet for 29 core cable	B	March 2017
BSD-4206	Standard drawing sheet for 51 core cable	C	November 2018
BSD-4207	Standard traffic signals installation drawing details sheet	E	June 2023
BSD-4208	Controller terminal layout	A	May 2014
BSD-4209	Dual rack controller top hat with equipment assembly	B	July 2019

BSD-4210	Controller Door Details	A	September 2015
BSD-4211	Controller Top Hat Door Details	A	September 2015
BSD-4301	Bus post for variable message sign (20 character sign)	A	May 2014
BSD-4311	VMS support structure Type BCCVC - Notes — Sheet 1 of 5	C	January 2016
	VMS support structure Type BCCVC - Notes — Sheet 2 of 5	C	January 2016
	VMS support structure Type BCCVC - Frame arrangement — Sheet 3 of 5	C	January 2016
	VMS support structure Type BCCVC - Frame details — Sheet 4 of 5	C	January 2016
	VMS support structure Type BCCVC - Footing details — Sheet 5 of 5	C	January 2016
BSD-4312	VMS support structure Type BCCVA - Notes — Sheet 1 of 5	C	January 2016
	VMS support structure Type BCCVA - Notes — Sheet 2 of 5	C	January 2016
	VMS support structure Type BCCVA - Frame arrangement — Sheet 3 of 5	C	January 2016
	VMS support structure Type BCCVA - Frame details — Sheet 4 of 5	C	January 2016
	VMS support structure Type BCCVA - Footing details — Sheet 5 of 5	C	January 2016
BSD-4313	VMS support structure Type BCCVB - Notes — Sheet 1 of 5	C	January 2016
	VMS support structure Type BCCVB - Notes — Sheet 2 of 5	C	January 2016
	VMS support structure Type BCCVB - Frame arrangement — Sheet 3 of 5	C	January 2016
	VMS support structure Type BCCVB - Frame details — Sheet 4 of 5	C	January 2016
	VMS support structure Type BCCVB - Footing details — Sheet 5 of 5	C	January 2016
5000 Series — Pedestrian and Cyclist Facilities			
BSD-5002	Shared path - Basic entrance - Sheet 1 of 3	E	September 2024
	Shared path - Standard entrance - Sheet 2 of 3	E	September 2024
	Shared/segregated path - Featured entrance - Sheet 3 of 3	E	September 2024
BSD-5003	Bikepath furniture details	D	September 2024
BSD-5004	Bikepath slowdown control (reverse curve)	D	September 2024
BSD-5005	Bikepath slowdown control (offset chicane)	B	September 2024
BSD-5006	Shared path - Construction and maintenance site management	B	September 2024
BSD-5007	Standard bikepath typical high and low use network connections	C	June 2023
BSD-5051	Single bike rack — Sheet 1 of 2	B	September 2024
	Single bike rack — Installation — Sheet 2 of 2	B	September 2024
BSD-5052	Multi bike rack — Sheet 1 of 3	C	September 2024
	Multi bike rack — Details — Sheet 2 of 3	C	September 2024
	Multi bike rack — Installation — Sheet 3 of 3	C	September 2024

BSD-5101	Bike lane pavement markings (on road bike lanes)	C	September 2024
BSD-5102	Bike lane widths on-carriageway (retrofit)	E	September 2024
BSD-5103	Bike lane - markings at bus stops	B	May 2016
BSD-5104	Bike lanes at signalised intersection, left turn slip lane	C	July 2019
BSD-5105	Bike lanes commencement and termination details	D	September 2024
BSD-5106	Bike lanes - roundabouts, bike lanes on all approaches	B	September 2024
BSD-5201	Concrete footpath - Details - Sheet 1 of 2	C	September 2024
	Concrete footpath - Notes and cross sections - Sheet 2 of 2	C	September 2024
BSD-5202	Concrete footpath full width	C	March 2021
BSD-5204	Concrete paths articulated concrete joint detail	F	September 2024
BSD-5205	Elevated walkway with and without handrail	A	May 2014
BSD-5206	Concrete pavement joint details and service pit lids	B	September 2024
BSD-5207	Concrete footpath decorative sawcut — Sheet 1 of 4	D	March 2021
	Concrete footpath decorative sawcut — Sheet 2 of 4	D	March 2021
	Concrete footpath decorative sawcut — Sheet 3 of 4	D	March 2021
	Concrete footpath decorative sawcut — Sheet 4 of 4	D	March 2021
BSD-5208	Bikepath pavement joints	B	March 2021
BSD-5209	Root protection adjacent to concrete bike paths	B	September 2024
BSD-5210	Pavers — General details	C	March 2021
BSD-5211	Paver banding and concrete banding	B	September 2024
BSD-5212	Path — Concrete and exposed aggregate	E	September 2024
BSD-5213	Path — Deco	B	September 2024
BSD-5214	Path — Asphalt	C	September 2024
BSD-5215	Path — Coloured aggregate spray seal	B	March 2021
BSD-5216	Walking track	A	May 2014
BSD-5217	Directional TGSI/wayfinding trails - Permanent clearances - Sheet 1 of 2	C	September 2024
	Directional TGSI/wayfinding trails - Temporary diversions - Sheet 2 of 2	C	September 2024
BSD-5218	Tactile ground surface indicator detail	C	December 2023
BSD-5231	Kerb ramp - Plan views and notes - Sheet 1 of 2	F	December 2023
	Kerb ramp - Sections and layouts - Sheet 2 of 2	F	December 2023

BSD-5232	Island pedestrian access	D	September 2024
BSD-5233	Typical kerb ramp and traffic signal pedestal location	C	March 2021
BSD-5234	Pedestrian facilities at traffic islands ramps and slots	C	September 2024
BSD-5235	Bicycle kerb ramp	A	June 2025
BSD-5236	Bicycle kerb ramp direction arrow	A	June 2025
BSD-5251	School crossing post, flag and bracket	C	June 2023
BSD-5252	School crossing supervised	C	September 2024
BSD-5253	Children's crossing supervised — with integrated or non-integrated kerb build-outs	C	November 2019
BSD-5254	Children's crossing with pedestrian crossing (zebra) supervised	C	June 2023
BSD-5255	Children's crossing with pedestrian crossing (zebra) — supervised — with integrated or non-integrated kerb buildouts	D	June 2023
BSD-5256	Children's crossing with pedestrian refuge supervised	D	June 2023
BSD-5257	Pedestrian refuge with kerb buildouts	C	June 2023
BSD-5258	Pedestrian refuge provision at zebra crossing	C	June 2023
BSD-5259	Road Network guidelines pedestrian refuge supplementary details — Sheet 1 of 2	C	March 2021
	Road Network guidelines pedestrian refuge supplementary details — Sheet 2 of 2	C	March 2021
BSD-5260	Pedestrian refuge general design criteria	G	June 2023
BSD-5281	Stairway — reinforced concrete	B	March 2021
BSD-5282	Steps — concrete and timber	C	March 2021
BSD-5284	Steps — concrete	B	March 2021
7000 Series — Fences, Barriers and Public Furniture			
BSD-7001	Pedestrian fence/barrier - Galvanised tubular handrail - Sheet 1 of 2	D	June 2023
	Pedestrian fence/barrier - Galvanised tubular handrail - Sheet 2 of 2	D	June 2023
BSD-7002	Fence - Galvanised weldmesh fencing	A	May 2014
BSD-7003	Fence - 1.8m high chainwire	A	May 2014
BSD-7004	Fence - Pedestrian safety	C	November 2018
BSD-7005	Fence - Two rail, steel hollow section post and rail fence	C	July 2019
BSD-7006	Bicycle friendly fence - Galvanised tubular handrail - Sheet 1 of 2	D	December 2023
	Bicycle friendly fence - Galvanised tubular handrail - Sheet 2 of 2	D	December 2023
BSD-7007	Fence - Dog off leash area	A	May 2014
BSD-7008	Fence - Natural area - Three rail	A	September 2015
BSD-7009	Fence - Natural area - Chainwire fauna exclusion fence - Sheet 1 of 2	A	September 2015
	Fence - Natural area - Chainwire fauna exclusion fence - Sheet 2 of 2	A	September 2015
BSD-7010	Fence - Natural area - Chainwire fauna friendly fence	A	September 2015

BSD-7011	Fence - Natural area - Chainwire handrail	A	September 2015
BSD-7012	Fence — Log barrier (600mm high)	C	March 2021
BSD-7013	Fence — Parks — Dressed hardwood barrier	B	March 2021
BSD-7021	Noise barrier fence 2.0m high - Post and paling	B	February 2016
BSD-7022	Noise barrier fence 2.0m high - Post and board	B	February 2016
BSD-7032	Gates - Dog off leash area - General notes - Sheet 1 of 2	D	June 2023
	Gates - Dog off leash area - Sheet 2 of 2	D	June 2023
BSD-7033	Gate - Natural area - Pedestrian entry - Sheet 1 of 3 - General notes	A	September 2015
	Gate - Natural area - Pedestrian entry - Sheet 2 of 3 - Details	A	September 2015
	Gate - Natural area - Pedestrian entry - Sheet 3 of 3 - Details	A	September 2015
BSD-7034	Gate - Natural area - Pedestrian entry with shelter - Sheet 1 of 2	A	September 2015
	Gate — Natural area — Pedestrian entry with shelter — Sheet 2 of 2	A	September 2015
BSD-7051	Entrance barriers — General notes	D	March 2021
BSD-7052	Entrance barrier - Single swing gate	Proposed	
BSD-7053	Entrance barrier — Double swing gate	B	March 2021
BSD-7054	Entrance barrier — Lockrail with steel posts	B	November 2019
BSD-7055	Entrance barrier - Lockrail with timber posts	A	May 2014
BSD-7056	Vehicle access gate - Natural area - Light duty	B	July 2019
BSD-7057	Vehicle access gate - Natural area - Medium duty	B	July 2019
BSD-7058	Vehicle access gate - Natural area - Heavy duty	B	July 2019
BSD-7059	Gate - Natural area - Locking boxes - Sheet 1 of 2	C	July 2019
	Gate - Natural area - Locking boxes - Sheet 2 of 2 - Details	A	September 2015
BSD-7070	Entrance barrier - Natural area - Small horse stile	B	July 2019
BSD-7071	Entrance barrier -Natural area - Large horse stile - Sheet 1 of 2	B	July 2019
	Entrance barrier - Natural area - Large horse stile - Sheet 2 of 2	A	September 2015
BSD-7091	Energy absorbing bollard hazard protection - Low speed roads	E	September 2024
BSD-7092	Park bollards and boundary markers - General notes	A	May 2014
BSD-7093	Bollard - Parks - Heritage, angle and dome-topped	C	June 2023
BSD-7094	Bollard - Parks and natural areas - Removable	A	May 2014
BSD-7095	Streetscape fixed bollard - Sheet 1 of 2	B	February 2016
	Streetscape fixed bollard - Assembly - Sheet 2 of 2	B	February 2016
BSD-7096	Streetscape removable bollard - Sheet 1 of 6	B	February 2016
	Streetscape removable bollard - Assembly - Sheet 2 of 6	B	February 2016
	Streetscape removable bollard - Base - Sheet 3 of 6 -	B	February 2016
	Streetscape removable bollard - Cover - Sheet 4 of 6	B	February 2016

	Streetscape removable bollard - Spring - Sheet 5 of 6 -	B	February 2016
	Streetscape removable bollard - Installation - Sheet 6 of 6	B	February 2016
BSD-7097	Streetscape - Fixed and removable bollard - Bollard logo badge	B	December 2017
BSD-7121	Road edge guide posts	A	May 2014
BSD-7122	Traffic sign standards (posts)	E	June 2023
BSD-7141	Community notice board - Main assembly - Sheet 1 of 8	A	June 2025
	Community notice board - Main structure - Sheet 2 of 8	A	June 2025
	Community notice board - Window panel - Sheet 3 of 8	A	June 2025
	Community notice board - Windows - Sheet 4 of 8	A	June 2025
	Community notice board - Pin board panel - Sheet 5 of 8	A	June 2025
	Community notice board - Door stop block - Sheet 6 of 8	A	June 2025
	Community notice board - Installation - Sheet 7 of 8	A	June 2025
	Community notice board - Logo badge - Sheet 8 of 8	A	June 2025
BSD-7201	Standard seat - Assembly - Sheet 1 of 10	C	February 2016
	Standard seat - Frame assembly - Sheet 2 of 10	B	February 2016
	Standard seat - Outer spine (right) - Sheet 3 of 10	C	December 2017
	Standard seat - Inner spine - Sheet 4 of 10	C	December 2017
	Standard seat - Outer spine (left) - Sheet 5 of 10	C	December 2017
	Standard seat - Foot - Sheet 6 of 10	C	December 2017
	Standard seat - Rail - Sheet 7 of 10	C	December 2017
	Standard seat - Timber slats - Sheet 8 of 10	B	February 2016
	Standard seat - Logo badge - Sheet 9 of 10	C	December 2017
	Standard seat - Installation - Sheet 10 of 10	B	February 2016
BSD-7202	Public transport seat - Assembly - Sheet 1 of 10	C	February 2016
	Public transport seat - Frame assembly - Sheet 2 of 10	C	February 2016
	Public transport seat - Outer spine (right) - Sheet 3 of 10	C	December 2017
	Public transport seat - Inner spine - Sheet 4 of 10	C	December 2017
	Public transport seat - Outer spine (left) - Sheet 5 of 10	C	December 2017
	Public transport seat - Foot - Sheet 6 of 10	C	December 2017
	Public transport seat - Rail - Sheet 7 of 10	C	December 2017
	Public transport seat - Timber slats - Sheet 8 of 10	B	February 2016
	Public transport seat - Logo badge - Sheet 9 of 10	C	December 2017
	Public transport seat - Installation - Sheet 10 of 10	B	February 2016

BSD-7203	Bench - Assembly - Sheet 1 of 10	B	February 2016
	Bench - Frame assembly - Sheet 2 of 10	B	February 2016
	Bench - Outer spine (right) - Sheet 3 of 10	C	December 2017
	Bench - Inner spine - Sheet 4 of 10	C	December 2017
	Bench - Outer spine (left) - Sheet 5 of 10	C	December 2017
	Bench - Foot - Sheet 6 of 10	C	December 2017
	Bench - Rail - Sheet 7 of 10	C	December 2017
	Bench - Timber slats - Sheet 8 of 10	B	February 2016
	Bench - Logo badge - Sheet 9 of 10	C	December 2017
	Bench — Installation — Sheet 10 of 10	B	February 2016
BSD-7204	Urban stool — Sheet 1 of 5	E	March 2021
	Urban stool — Assembly — Sheet 2 of 5	E	March 2021
	Urban stool — Anchor — Sheet 3 of 5	E	March 2021
	Urban stool — Cap — Sheet 4 of 5	E	March 2021
	Urban stool — Installation — Sheet 5 of 5	E	March 2021
BSD-7205	Footing details for streetscape and public furniture items	B	June 2023
BSD-7302	Anodised - 240L — Alternate Aspect — Bin Unit Design - Sheet 1 of 2	C	February 2016
	Anodised - 240L — Alternate Aspect — Bin Unit Design - Sheet 2 of 2	D	December 2017
BSD-7305	Parks wheelie bin enclosure	A	May 2014
BSD-7307	Anodised - 340L - Alternate Aspect-Bin Unit Design - Sheet 1 of 2	Proposed	
	Anodised - 340L — Alternate Aspect-Bin Unit Design - Sheet 2 of 2	Proposed	
BSD-7331	Drinking fountain — Sheet 1 of 27	C	November 2018
	Drinking fountain — Assembly — Sheet 2 of 27	D	November 2018
	Drinking fountain — Plumbing — Sheet 3 of 27	D	November 2018
	Drinking fountain — Body — Sheet 4 of 27	D	November 2018
	Drinking fountain — Body details — Sheet 5 of 27	D	November 2018
	Drinking fountain — Body flat pattern — Sheet 6 of 27	D	November 2018
	Drinking fountain — Top plate — Sheet 7 of 27	D	November 2018
	Drinking fountain — Actuator arm — Sheet 8 of 27	D	November 2018
	Drinking fountain — Actuator — Sheet 9 of 27	D	November 2018
	Drinking fountain — Access panel — Sheet 10 of 27	D	November 2018

	Drinking fountain — Mouth piece — Sheet 11 of 27	D	November 2018
	Drinking fountain — Actuator arm bush — Sheet 12 of 27	D	November 2018
	Drinking fountain — Actuator bush — Sheet 13 of 27	D	November 2018
	Drinking fountain — Installation — Sheet 14 of 27	D	November 2018
	Drinking fountain — Body auxiliary views — Sheet 15 of 27	C	November 2018
	Drinking fountain — Bottle refill actuator — Sheet 16 of 27	C	November 2018
	Drinking fountain — Bottle refill outlet — Sheet 17 of 27	C	November 2018
	Drinking fountain — Vertical drain plate — Sheet 18 of 27	C	November 2018
	Drinking fountain — Vertical basin — Sheet 19 of 27	C	November 2018
	Drinking fountain — Valve mount — Sheet 20 of 27	C	November 2018
	Drinking fountain — Valve mount — Sheet 21 of 27	C	November 2018
	Drinking fountain — Logo badge — Sheet 22 of 27	D	November 2018
	Drinking fountain — Bill of materials — Sheet 23 of 27	C	November 2018
	Drinking fountain — Dog bowl actuator and nozzle — Sheet 24 of 27	A	November 2018
	Drinking fountain — Dog bowl — Sheet 25 of 27	A	November 2018
	Drinking fountain — Dog bowl recess/drain — Sheet 26 of 27	A	November 2018
	Drinking fountain — Dog bowl valve mount — Sheet 27 of 27	A	November 2018
BSD-7341	Attribution stand - Type 1 - Sheet 1 of 6	A	June 2025
	Attribution stand - Type 2 - Sheet 2 of 6	A	June 2025
	Attribution stand - Type 3 - Sheet 3 of 6	A	June 2025
	Attribution stand - Installation - Sheet 4 of 6	A	June 2025
	Attribution stand - Plaque template - Sheet 5 of 6	A	June 2025
	Attribution stand - Logo badge - Sheet 6 of 6	A	June 2025
8000 Series — Stormwater Drainage and Water Quality			
BSD-8001	Minimum pipe cover for construction loads — Steel reinforced concrete pipes	A	May 2014
BSD-8002	Minimum pipe cover for construction loads — Fibre reinforced concrete pipes	A	May 2014
BSD-8003	Construction loading typical detail requirements for long section drawings	C	March 2021
BSD-8011	Bedding methods for rigid and flexible drainage pipes	A	May 2014
BSD-8012	Deflection joint for concrete pipes	A	May 2014
BSD-8021	Stormwater maintenance hole details 1050 to 1500 diameter — To 3.0m deep	D	March 2021
BSD-8023	Maintenance hole roof slab 1350 to 1950 diameter	A	May 2014

BSD-8024	Maintenance hole roof slabs 1980 diameter extended 600 and 900	B	February 2016
BSD-8025	Reinforced concrete roof slabs for maintenance hole chambers	B	February 2016
BSD-8031	Maintenance hole frame (roadway and non-roadway) 1050 to 1500 diameter	B	February 2016
BSD-8032	Riser details (roadway)	A	May 2014
BSD-8033	Maintenance hole cover (roadway) 1050 to 1500 diameter	C	March 2021
BSD-8034	Maintenance hole cover (non-roadway) 1050 to 1500 diameter	C	March 2021
BSD-8035	Maintenance hole cover concrete infill (pedestrian traffic) 1050 to 1500 diameter	C	March 2021
BSD-8051	Type ‘A’ gully lip in line	E	September 2024
BSD-8052	Type ‘A’ gully kerb in line	E	September 2024
BSD-8053	Type ‘A’ gully grate	A	May 2014
BSD-8054	Type ‘A’ gully grate frame	A	May 2014
BSD-8055	Type 'A' gully (extended kerb inlet) precast concrete lintel (extended kerb inlet)	B	November 2018
BSD-8056	Type 'A' anti-ponding gully	C	March 2021
BSD-8057	Type 'C' (slimline type) gully kerb-in-line gully - Sheet 1 of 2	C	September 2024
	Type 'C' (slimline type) gully lip-in-line gully - Sheet 2 of 2	C	September 2024
BSD-8058	Type ‘E’ gully grates and frame (city type)	A	May 2014
BSD-8059	Surcharge gully	A	May 2014
BSD-8060	Steel gully basket — Size 1 (large) basket assembly — Sheet 1 of 10	C	September 2024
	Steel gully basket — Size 1 (large) basket layout details — Sheet 2 of 10	C	September 2024
	Steel gully basket — Size 2 (small) basket assembly — Sheet 3 of 10	C	September 2024
	Steel gully basket — Size 2 (small) basket layout details — Sheet 4 of 10	C	September 2024
	Steel gully basket — Size 3 (slimline large) basket assembly — Sheet 5 of 10	C	September 2024
	Steel gully basket — Size 3 (slimline large) basket layout details — Sheet 6 of 10	C	September 2024
	Steel Gully Basket - Size 4 (slimline small) basket assembly - Sheet 7 of 10	C	September 2024
	Steel Gully Basket - Size 4 (slimline small) basket layout details - Sheet 8 of 10	C	September 2024
	Steel gully basket — Basket support brackets and handle details — Sheet 9 of 10	C	September 2024
	Steel gully basket — Support rails (extensions) and installation details — Sheet 10 of 10	C	September 2024
BSD-8071	Hydraulic capture charts, lip in line gully on grade, type ‘D’ K&C, 2400mm lintel	B	February 2016
BSD-8072	Hydraulic capture charts, lip in line gully on grade, type ‘D’ K&C, 3600mm lintel	B	February 2016
BSD-8073	Hydraulic capture charts, lip in line gully on grade, type ‘D’ K&C, 4800mm lintel	B	February 2016
BSD-8074	Hydraulic capture charts, lip in line gully on grade, type ‘E’ K&C, 2400mm lintel	B	February 2016
BSD-8075	Hydraulic capture charts, lip in line gully on grade, type ‘E’ K&C, 3600mm lintel	B	February 2016

BSD-8076	Hydraulic capture charts, lip in line gully on grade, type 'E' K&C, 4800mm lintel	B	February 2016
BSD-8077	Hydraulic capture charts, lip in line gully, sag conditions, type 'D' K&C, all lintels	B	February 2016
BSD-8078	Hydraulic capture charts, lip in line gully, sag conditions, type 'E' K&C, all lintels	B	February 2016
BSD-8079	Hydraulic capture charts, kerb in line gully on grade, type 'D'/'E' K&C, 2400mm lintel	B	February 2016
BSD-8080	Hydraulic capture charts, kerb in line gully on grade, type 'D'/'E' K&C, 3600mm lintel	B	February 2016
BSD-8081	Hydraulic capture charts, kerb in line gully on grade, type 'D'/'E' K&C, 4800mm lintel	B	February 2016
BSD-8082	Hydraulic capture charts, kerb in line gully, sag conditions, type 'D'/'E' K&C, all lintels	B	February 2016
BSD-8091	Field inlets Type 1 and Type 2	C	March 2021
BSD-8092	Field inlet dome top cover	C	November 2018
BSD-8094	Drain — Inlet pit with grate	B	July 2019
BSD-8101	Inlets and outlets (concrete) stormwater drains	A	May 2014
BSD-8102	Inlets and outlets (stonepitched) stormwater drains	A	May 2014
BSD-8103	Expansion and contraction joints for concrete lined open channels	A	May 2014
BSD-8104	Quantities for inlets and outlets	A	May 2014
BSD-8111	Roofwater drainage for low density residential subdivisions	C	July 2019
BSD-8112	Roofwater inspection maintenance holes for low density residential subdivisions	A	May 2014
BSD-8113	Roof and surface water drainage for site developments	B	November 2018
BSD-8114	Roofwater drainage connection (kerb adaptor installation)	C	June 2023
BSD-8115	Kerb adaptor testing jig construction details	A	May 2014
BSD-8301	Roadside swale types and typical sections	B	September 2015
BSD-8302	Grass swale (verge type) — Typical layout	B	September 2015
BSD-8305	Grass swale — Underdrain details	B	September 2015
BSD-8306	Grass swale — Field inlet details	B	September 2015
BSD-8312	Swale — Turf, gravel and dry creek	A	May 2014
BSD-8331	Stormwater Treatment Asset (STA) Pod (Verge type) - Layout	E	June 2023
BSD-8332	Stormwater Treatment Asset (STA) Bioretention Pod (Verge type) - Typical details	D	June 2023
BSD-8333	Stormwater Treatment Asset (STA) Bioretention Pod (Kerb buildout type) - Layout	D	June 2023
BSD-8334	Stormwater Treatment Asset (STA) Bioretention Pod (Kerb buildout type) - Typical details	D	June 2023
BSD-8335	Stormwater Treatment Asset (STA) Bioretention swale underdrain details	C	June 2023
BSD-8336	Stormwater Treatment Asset (STA) Bioretention swale field inlet details	B	June 2023
BSD-8337	Stormwater Treatment Asset (STA) Bioretention swale (Median type) field inlet detail	C	June 2023
BSD-8338	Stormwater Treatment Asset (STA) Bioretention swale carpark	B	June 2023
BSD-8339	Stormwater Treatment Asset (STA) Tree within turf plan	A	June 2023
BSD-8340	Stormwater Treatment Asset (STA) Tree within turf section	A	June 2023
BSD-8341	Stormwater Treatment Asset (STA) Street tree - Passive irrigation well	A	June 2023
BSD-8342	Stormwater Treatment Asset (STA) Street tree - Passive irrigation retrofit kerb inlet details	A	June 2023

9000 Series — Streetscape and Landscape			
BSD-9001	Tree planting within turf areas to footpath	A	May 2014
BSD-9002	Tree planting in pavement areas to footpath	A	May 2014
BSD-9003	Tree with companion planting bed to footpath	A	May 2014
BSD-9004	Podium planter details — Trees on podium detail	A	May 2014
BSD-9005	Tree planting within turf areas to medians	A	May 2014
BSD-9006	Tree and garden planting to medians	A	May 2014
BSD-9008	Tree pit with grate	B	December 2017
BSD-9009	Tree with porous paving	B	December 2017
BSD-9010	Tree trench — Type 1 suspended slab	B	December 2017
BSD-9011	Tree trench — Type 2 suspended slab	B	December 2017
BSD-9012	Tree trench — Type 3 structural cells	B	December 2017
BSD-9036	WSUD precast kerb inlet	Proposed	
BSD-9051	Planting - General notes — Sheet 1 of 2	Proposed	
	Planting - General notes — Sheet 1 of 2	A	May 2014
BSD-9052	Planting — Planting media profiles (turf and garden)	A	May 2014
BSD-9053	Planting — Typical tree, shrub & tubestock	A	May 2014
BSD-9054	Planting — Typical tree, shrub & tubestock on embankment	A	May 2014
BSD-9055	Planting — Carparks	A	May 2014
BSD-9061	Edging - General notes - Sheet 1 of 3	B	February 2016
	Edging — Edging options — Sheet 2 of 3	B	February 2016
	Edging — Edging options — Sheet 3 of 3	B	February 2016
BSD-9062	Edging - Typical interfaces	Interim Release	May 2014
BSD-9071	Tree grate — Setout plan — Sheet 1 of 3	C	July 2019
	Tree grate — Details — Sheet 2 of 3	C	July 2019
	Tree grate — Sub-frame details — Sheet 3 of 3	D	July 2019
BSD-9072	Tree guard — Assembly — Sheet 1 of 8	B	February 2016
	Tree guard — No 1 upright — Sheet 2 of 8	C	December 2017
	Tree guard — No 2 upright — Sheet 3 of 8	C	December 2017
	Tree guard — No 3 upright — Sheet 4 of 8	C	December 2017
	Tree guard — No 4 upright — Sheet 5 of 8	C	December 2017
	Tree guard — Panel — Sheet 6 of 8	C	December 2017
	Tree guard — Logo panel — Sheet 7 of 8	B	February 2016
	Tree guard — Installation — Sheet 8 of 8	B	February 2016

BSD-9073	Tree grate - 20 tonne load limit - Fabrication details - Sheet 1 of 2	A	June 2025
	Tree grate - 20 tonne load limit - Installation details - Sheet 2 of 2	A	June 2025
BSD-9082	Root deflector installation adjacent to existing road and structures	A	May 2014
BSD-9083	Installation of service trench adjacent to a tree	B	June 2023
BSD-9084	Guidelines for gantry treatments at tree locations	A	May 2014
BSD-9085	Provision for tree roots under concrete paths, driveways and bikepaths	A	June 2023
BSD-9302	Retaining wall — sleeper	A	May 2014
BSD-9303	Retaining wall — boulder	A	May 2014
BSD-9307	Free-standing stone wall	A	May 2014
10000 Series — Park and Natural Area Facilities			
BSD-10001	Parks and Natural Areas — Standard drawings — General notes	Proposed	
BSD-10002	Notes on Park drawings and alternate series locations	Proposed	
BSD-10101	Picnic node - Siting plan	A	May 2014
BSD-10116	Bench seat — Natural area	A	September 2015
BSD-10117	Bench seat with backrest — Natural area	B	July 2019
BSD-10121	Picnic table — Sheet 1 of 2 — General notes	Proposed	
	Picnic table — Sheet 2 of 2	Proposed	
BSD-10122	Picnic table — Wheelchair accessible	Proposed	
BSD-10123	Picnic table — Natural area	A	September 2015
BSD-10124	Picnic table — Natural area — Setout detail	A	September 2015
BSD-10125	Platform table	Proposed	
BSD-10126	Platform table — Natural area	B	September 2015
BSD-10131	Hip roof shelters - Park - Structural notes (Page 1 of 2) - Sheet 1 of 7	C	February 2016
	Hip roof shelters - Park - Structural notes (Page 2 of 2) - Sheet 2 of 7	C	February 2016
	Hip roof shelters - Park - Square shelters - Plan and details - Sheet 3 of 7	C	February 2016
	Hip roof shelters - Park - Rectangular shelters - Plan and details - Sheet 4 of 7	C	February 2016
	Hip roof shelters - Park - Optional annex - Plan and details - Sheet 5 of 7	C	February 2016
	Hip roof shelters - Park - Details - Sheet 6 of 7	C	February 2016
	Hip roof shelters - Park - Details - Sheet 7 of 7	C	February 2016
BSD-10132	Skillion Roof Shelter - Park - Structural notes (Page 1 of 2) - Sheet 1 of 5	C	February 2016
	Skillion Roof Shelter - Park - Structural notes (Page 2 of 2)- Sheet 2 of 5	C	February 2016
	Skillion Roof Shelter - Park - Plan and details - Sheet 3 of 5	C	February 2016
	Skillion Roof Shelter - Park - Details - Sheet 4 of 5	C	February 2016
	Skillion Roof Shelter - Park - Details - Sheet 5 of 5	C	February 2016
BSD-10133	Roof Shelters - Park - Hybrid lightning protection system	B	February 2016
BSD-10141	Small Shelter - Natural area - Plan - Sheet 1 of 2	A	September 2015
	Small Shelter — Natural area - Elevation and section - Sheet 2 of 2	A	September

			2015
BSD-10142	Medium/large shelter - Natural area - Plan - Sheet 1 of 2	A	September 2015
	Medium/large shelter - Natural area - Elevation and section - Sheet 2 of 2	A	September 2015
BSD-10143	Large shelter - Natural area - Plan - Sheet 1 of 2	A	September 2015
	Large shelter - Natural area - Elevation and section - Sheet 2 of 2	A	September 2015
BSD-10144	Small information shelter - Natural area	B	February 2016
BSD-10145	Small/Medium/Large shelters - Natural area - General notes - Sheet 1 of 5	A	September 2015
	Small/Medium/Large shelters - Natural area - General notes - Sheet 2 of 5	A	September 2015
	Small/Medium/Large shelters - Natural area - Details - Sheet 3 of 5	A	September 2015
	Small/Medium/Large shelters - Natural area - Screen details - Sheet 4 of 5	A	September 2015
	Small/Medium/Large shelters - Natural area - Screen details - Sheet 5 of 5	A	September 2015
BSD-10146	Sign shelter - Natural area - General notes - Sheet 1 of 3	A	September 2015
	Sign shelter - Natural area - Plan - Sheet 2 of 3	A	September 2015
	Sign shelter - Natural area - Section and elevation - Sheet 3 of 3	A	September 2015
BSD-10147	Barbeque shelter - Natural area - General notes - Sheet 1 of 3	A	September 2015
	Barbeque shelter - Natural area - Plan - Sheet 2 of 3	A	September 2015
	Barbeque shelter - Natural area - Elevation and section - Sheet 3 of 3	A	September 2015
BSD-10211	Basketball halfcourt - General notes - Sheet 1 of 2	B	February 2016
	Basketball halfcourt - Plans and post details - Sheet 2 of 2	C	July 2019
BSD-10212	Cricket practice net — Plans and sections — Sheet 1 of 3	B	February 2016
	Cricket pitch — Plans and sections — Sheet 2 of 3	B	February 2016
	Cricket pitch and nets — Notes and specifications — Sheet 3 of 3	B	February 2016
BSD-10218	Tennis rebound wall - General notes - Sheet 1 of 3	B	February 2016
	Tennis rebound wall - Plan - Sheet 2 of 3	B	February 2016
	Tennis rebound wall — Section — Sheet 3 of 3	B	February 2016
BSD-10262	Fish cleaning table - Notes and elevation - Sheet 1 of 2	A	September 2015
	Fish cleaning table - Details - Sheet 2 of 2	C	July 2019
BSD-10281	Dog off leash areas — general arrangement & layout — Sheet 1 of 2	B	March 2021
	Dog off leash areas — general arrangement & siting notes — Sheet 2 of 2	B	March 2021
BSD-10305	Taps — general notes	Proposed	
BSD-10306	Taps — Water tap and bubbler with dog bowl	B	July 2019

BSD-10307	Taps — Maintenance	B	July 2019
BSD-10351	Bushfire water supply shelter type 1 - Natural area - Notes - Sheet 1 of 3	A	September 2015
	Bushfire water supply shelter type 1 - Natural area - Plan - Sheet 2 of 3	A	September 2015
	Bushfire water supply shelter type 1 - Natural area - Details - Sheet 3 of 3	A	September 2015
BSD-10352	Bushfire water supply shelter type 2 - Natural area - Notes - Sheet 1 of 3	A	September 2015
	Bushfire water supply shelter type 2 - Natural area - Plan - Sheet 2 of 3	A	September 2015
	Bushfire water supply shelter type 2 - Natural area - Details - Sheet 3 of 3	A	September 2015
BSD-10353	Bushfire water supply shelter - Natural area - Overhead filler	A	September 2015
BSD-10360	Horse trough - Natural area - Plan and notes	A	September 2015
BSD-10401	Local playgrounds — Siting plan	A	May 2014
BSD-10402	Playground design principals	A	May 2014
BSD-10420	Playground undersurfacing	A	May 2014
BSD-10421	Undersurfacing — Wet pour rubber	Proposed	
BSD-10422	Undersurfacing — Artificial turf	Proposed	
BSD-10423	Undersurfacing — Soft fall materials (sand, rubber, bark)	Proposed	
BSD-10501	Park Signage - General Structural Notes - Sheet 1 of 2	A	September 2015
	Park Signage - General Structural Notes - Sheet 2 of 2	A	September 2015
BSD-10502	Parks Signage - Typical Installation Details and Notes	A	September 2015
BSD-10503	Parks Signage - Graphic Notes	A	September 2015
BSD-10504	Parks Signage - Standard Sizes and Example Layouts	A	September 2015
BSD-10505	Park Podium Interpretive Signage	A	September 2015
BSD-10506	Park signage - Ordinance	A	September 2015
BSD-10507	Park signage pictogram suite - Sheet 1 of 2	A	September 2015
	Park signage pictogram suite - Sheet 2 of 2	A	September 2015
BSD-10508	Park Node Signage - General Notes - Sheet 1 of 4	A	September 2015
	Park Node Signage - Graphic Notes - Sheet 2 of 4	A	September 2015
	Park Node Signage - Example Layouts - Sheet 3 of 4	A	September 2015
	Park Node Signage - Dog Off Leash Sign Detail - Sheet 4 of 4	B	July 2019
BSD-10509	Park Directional Signage - Typical Installation Details - Sheet 1 of 4	A	September

			2015
	Park Directional Signage - Graphic Notes - Sheet 2 of 4	A	September 2015
	Park Directional Signage - Graphic Setout Details - Sheet 3 of 4	A	September 2015
	Park Directional Signage - Typical Layouts - Sheet 4 of 4	A	September 2015
BSD-10510	Park Name Signage — General Structural Notes — Sheet 1 of 6	A	September 2015
	Park Name Signage — General Structural Notes — Sheet 2 of 6	A	September 2015
	Park Name Signage — Graphic Notes — Sheet 3 of 6	A	September 2015
	Park Name Signage — Graphic Setout Details — Sheet 4 of 6	A	September 2015
	Park Name Signage — Horizontal - Standard — Sheet 5 of 6	A	September 2015
	Park Name Signage — Vertical - Alternative — Sheet 6 of 6	A	September 2015
BSD-10511	Descriptive sign - Natural area - Entry sign - Sheet 1 of 3	A	September 2015
	Descriptive sign - Natural area - Name sign - Sheet 2 of 3	A	September 2015
	Descriptive sign - Natural area — Sign Layout - Sheet 3 of 3	A	September 2015
BSD-10512	Advisory sign - Natural area - Wayfinding	A	September 2015
BSD-10514	Advisory sign - Natural area — Totem	A	September 2015
BSD-10515	Advisory sign - Natural area - Track commencement - Sheet 1 of 2 - A1	A	September 2015
	Advisory sign - Natural area - Track commencement - Sheet 2 of 2 - A2	A	September 2015
BSD-10516	Advisory sign - Natural area - Directional	A	September 2015
BSD-10521	Interpretive sign - Natural area - Trackside	A	September 2015
BSD-10701	Toilet block — Siting plan	A	May 2014
BSD-10740	Internal asphalt road/car park	A	May 2014
11000 Series — Electrical Facilities and Installations			
BSD-11001	Pedestrian lighting —Type 1 main switchboard and control panel arrangement and schematic — Sheet 1 of 2	C	September 2024
	Pedestrian lighting — Type 2 main switchboard and control panel arrangement and schematic — Sheet 2 of 2	C	September 2024
BSD-11002	Pedestrian lighting control panel arrangement and schematic	C	December 2023
BSD-11003	Pedestrian lighting M6 earthing stud detail and light site component schedule	B	November 2019
BSD-11004	3m Pedestrian light-pole — Main assembly — Sheet 1 of 8	C	March 2021
	3m Pedestrian light-pole — Main body — Sheet 2 of 8	C	March 2021

	3m Pedestrian light-pole — Main body details — Sheet 3 of 8	C	March 2021
	3m Pedestrian light-pole — Access hatch — Sheet 4 of 8	C	March 2021
	3m Pedestrian light-pole — Curved logo badge — Sheet 5 of 8	C	March 2021
	3m Pedestrian light-pole — Side entry spigot — Sheet 6 of 8	C	March 2021
	3m Pedestrian light-pole — Installation on new footing — Sheet 7 of 8	C	March 2021
	3m Pedestrian light-pole — Installation on existing footing — Sheet 8 of 8	C	March 2021
BSD-11005	5m Pedestrian light-pole — Main assembly — Sheet 1 of 7	A	March 2021
	5m Pedestrian light-pole — Main body — Sheet 2 of 7	A	March 2021
	5m Pedestrian light-pole — Main body details — Sheet 3 of 7	A	March 2021
	5m Pedestrian light-pole — Access hatch — Sheet 4 of 7	A	March 2021
	5m Pedestrian light-pole — Curved logo badge — Sheet 5 of 7	A	March 2021
	5m Pedestrian light-pole — Side entry spigot — Sheet 6 of 7	A	March 2021
	5m Pedestrian light-pole — Installation on new footing — Sheet 7 of 7	A	March 2021
BSD-11006	Brisbane City Council Public lighting poles numbering and identification - Metal poles - Details - Sheet 1 of 2	A	June 2023
	Brisbane City Council Public lighting poles numbering and identification - Timber poles - Details - Sheet 2 of 2	A	June 2023
BSD-11031	Typical requirements for lighting of off-road shared & bicycle paths	D	March 2021
BSD-11032	Typical requirements for solar LED markers: off-road shared/bicycle paths	A	May 2014
BSD-11101	Parks main switchboard — Underground supply — Details — Sheet 1 of 4	A	March 2021
	Parks main switchboard — Underground supply — Installation — Sheet 2 of 4	A	March 2021
	Parks main switchboard — Overhead supply — Details — Sheet 3 of 4	A	March 2021
	Parks main switchboard — Overhead supply — Installation — Sheet 4 of 4	A	March 2021
BSD-11121	BBQs — General	Proposed	
BSD-11122	Gas BBQ	Proposed	
BSD-11123	Brisbane City Council Standard Electric Single BBQ — Sheet 1 of 2	D	September 2024
	Brisbane City Council Standard Electric Double BBQ — Sheet 2 of 2	D	September 2024

1.1.4.2 Reference specifications

1. Reference specifications identified in Table 1.1.4.B form part of this planning scheme policy.
2. Reference specifications are referenced in the planning scheme.
3. Infrastructure design is to consider all relevant reference specifications, including those for related and interfacing infrastructure components.

Table 1.1.4.B—Reference specifications

Specification Number	Specification Title	Revision Number	Revision Date
S110	General Requirements	2.0	March 2021
S120	Quality	4.0	March 2021
S140	Earthworks	5.0	March 2021
S145	Installation and Maintenance of Utility Services	3.0	March 2021
S150	Roadworks	7.0	March 2021
S154	Traffic Signs and Associated	4.0	March 2021

	Roadside Furniture		
S155	Road Pavement Markings	5.0	March 2021
S156	Solar Road and Bikeway Markers	3.0	March 2021
S160	Drainage	8.0	March 2021
S170	Stonework	3.0	March 2021
S180	Unit Paving	3.0	March 2021
S190	Landscaping	3.0	March 2021
S200	Concrete Work	5.0	March 2021
S205	Centres Honed Concrete Paths	5.0	March 2021
S210	Masonry	3.0	March 2021
S220	Woodwork	3.0	March 2021
S230	Structural Steel	3.0	March 2021
S240	Coatings	3.0	March 2021
S300	Quarry Products	4.0	March 2021
S310	Supply of Dense Graded Asphalt	5.0	March 2021
S320	Laying of Asphalt	5.0	March 2021
S330	Sprayed Bituminous Surfacing	5.0	March 2021
S335	Polymer Modified Emulsion Surface Treatment	3.0	March 2021
S336	Polymer Modified Emulsion Micro-Surfacing Treatment	3.0	March 2021
S605	Traffic Signal Hardware — Pits & Lids	3.0	March 2021
S606	Traffic Signal Hardware — Poles, Mast Arms & Columns	3.0	March 2021
S607	Traffic Signal Hardware — Rag Bolts	3.0	March 2021
S710	Solid State Lighting (SSL) Luminaire Installation	1.0	March 2021

1.2 Application of Chapter 1

1. This chapter of the planning scheme policy states the following for all types of infrastructure:
    a. advice about satisfying assessment benchmarks in the planning scheme;
    b. the information that the Council may request to be supplied for a development application.
2. Users are referred to this chapter as a starting point in order to determine the necessary inputs and information to support, document and endorse infrastructure design elements.

1.3 Infrastructure design reports

1.3.1 General

1. This section provides guidance for applicants in the preparation of an infrastructure design report to support a development application and other related requirements.
2. A suitably qualified Registered Professional Engineer Queensland must certify all engineering-related aspects of the submission.

1.3.2 Infrastructure design report

1. All reports must include the following information in addition to other identified reporting requirements:
    a. the property address, site details and development name (if applicable);
    b. details of any previous or associated reports or approvals including development application reference numbers;
    c. objectives and purpose of the report;
    d. a description of the development proposal and background details;
    e. a description of the assessment methodology used, including justification and any limitations or assumptions and the accuracy

of the data;
f. discussion of any sensitivity analyses undertaken for the proposal, including identification and justification of the adopted parameters or results;
g. the author's name and qualifications and signed/certified by a suitably qualified Registered Professional Engineer Queensland or accredited specialist;
h. the date and version number of the report clearly presented on a document control page at the start of the report;
i. conclusions that summarise the analysis results and findings and any impacts created by the proposal, including a clear statement as to why the proposed development should be approved or refused;
j. a listing of all references used, and if the reference is obscure, relevant sections of the source material must be included;
k. a locality plan;
l. a site plan describing the site in its existing state;
m. a proposal plan describing the proposed works, including staging.

2. Site plans and proposal plans must show and clearly distinguish between existing and proposed ground levels and surface treatments, and the source of ground survey data is to be clearly identified.
3. The level of detail required to describe the proposed works varies depending on the type of development approval sought.
4. Reports submitted in support of applications for operational work or building work must refer to engineering drawings that define the proposed works.
5. Requirements for engineering drawings are stated in section 1.5.

1.3.3 Geotechnical assessment

The report covers stability and erodility issues, including, but not limited to:
a. Visual aspects of the site.
b. Conditions of the area.
c. Soil characterisation.
d. Probability of slip failure.
e. Factor of safety.
f. Impacts of development on surface water runoff.
g. Measures to mitigate soil movement.
h. Recommendations.

1.4 Hydrologic and hydraulic assessments and models

1.4.1 General

1. Hydrologic and hydraulic assessments are required to support a development application where the applicant is required to estimate catchment flows, flood levels and demonstrate that the development and any flood mitigation works would not adversely impact on flooding to upstream, downstream or adjacent premises.
2. The assessment must be supervised and certified by a Registered Professional Engineer Queensland with demonstrated expertise in hydrology, hydraulic modelling and stormwater engineering.
3. Copyright for designs, models, data and studies to be granted to Council.
4. The impact of staging works is to be incorporated to ensure adequate flood immunity is provided.
5. Basic report requirements:
   a. references;
   b. justified methodology and use of model, model type;
   c. sensitivity analysis and parameters;
   d. verification of results (alternate method/quick checks).

1.4.2 Hydrologic and hydraulic assessment report

1. The report must include (where applicable):
   a. a site survey plan showing the location of buildings and underground stormwater infrastructure (line and level);
   b. a catchment plan detailing internal and external drainage catchments and their respective areas;
   c. the location, final surface levels and details of drainage easements associated with underground drainage, open channel drainage and overland flow paths;
   d. a scaled drawing showing the model layout (cross sections) or digital elevation model (DEM) over a cadastral background, also noting details of relevant structures (hydraulic controls);
   e. scaled drawings showing a comparison of existing and proposed extents of flood inundation;
   f. flood afflux and Manning's roughness maps, when using 2D-modelling techniques;
   g. detailed plans for any proposed waterway structures;
   h. detailed earthworks plans for any channel works and flow-path modifications proposed by the development;
   i. the location of waterway corridors;
   j. cross-sections of existing and proposed embankments, spillways and any other inlet and outlet structures;
   k. location of public utilities;
   l. the impact of storm surge and climate change consistent with Australian Rainfall and Runoff and Queensland Urban Drainage

Manual Guidelines;

m. maps showing:
    i. depth x velocity
    ii. depth of inundation.

1.4.3 Choice of models

1. Mathematical modelling software packages that are considered 'industry standard' in Australia is acceptable.
2. The choice of model must be appropriate for the type of analysis and the complexity of the site or drainage network being modelled.

1.4.4 2D flood modelling techniques

1. Hydraulic conveyance is a measure of the flow carrying capacity of a watercourse and is a function of the geometry and surface impedance of that watercourse. The loss of conveyance from obstruction or filling is usually characterised by increases in flood levels upstream.
2. Mathematical models are used to assess the impacts on flood flow conveyance when adverse impacts are being assessed such as the HEC-RAS steady/unsteady state hydraulic model or MIKE-11 hydrodynamic model.
3. As floodwaters flowing in a watercourse rise during a flood event and overtop banks, a portion of floodwaters is transferred into storage areas of the floodplain where the flow velocities are small in comparison with the main channel. The loss of critical flood storage from obstruction or filling is usually characterised by increases in flow velocities and flood levels downstream. Mathematical models that are appropriate to assess the impacts of flood and flood storage are to be fully dynamic 1D/2D hydraulic models such as MIKEFLOOD, Mike-21, SOBEK and TUFLOW.
4. A 2D-modelling technique is used where flow paths cannot be adequately represented using 1D-modelling techniques which is often the case with overland flow flooding or where demonstrating the impacts of proposals that impact on flood storage or where compensatory earthworks are required.
5. The use of LIDAR survey will be acceptable for such analysis, particularly for areas outside of the subject site where it can be demonstrated to be of adequate accuracy. However, critical hydraulic controls must be surveyed. Where sections of the floodplain contain channels that could be represented by 1D-modelling techniques it is desirable to use an integrated 1D/2D-modelling technique where survey cross-sections can be integrated into the 2D grid.
6. Where the survey is converted into a DEM for use in a 2D hydraulic model, the grid size of 2D models must be selected to meet the objectives of the study which may include suitable simulation times, appropriate hydraulic resolution of key areas and flow conditions. The adopted grid size must be justified.
7. At a minimum, all 2D flood analysis of existing and developed conditions must provide for:
    a. a map of DEM showing any obstructions/blockages;
    b. a Manning's roughness map;
    c. flood depth maps with velocity vectors to visually indicate the conveyance versus storage areas of the floodplain;
    d. flood afflux maps to show flood level impacts;
    e. depth x velocity maps and depth of inundation maps to show areas of low and high hazard;
    f. overland flows with all openings clear of debris and overland flows when openings less than 3m x 5m are 100% blocked.

1.4.5 Hydrological model parameters and assumptions

1. The report must justify the basis of the values adopted for the hydrologic modelling parameters used in the analysis.
2. Parameters to be considered include, but are not limited to:
    a. rainfall loss values;
    b. sub-catchment fraction imperviousness (development assumptions);
    c. flow velocity and time of concentration estimates;
    d. Manning's 'n' roughness values in relation to land use;
    e. structure capacity and hydraulic head loss assumptions (HGL analysis);
    f. capacity of culverts considering inlet/outlet control
    g. contraction and expansion losses;
    h. eddy—viscosity values
    i. routing parameters.

1.5 Design plans, drawings and figures

1.5.1 General

This section provides guidance in the preparation of engineering, architectural and landscape drawings and plans as part of any submission to support a development application, including operational work.

1.5.2 Standards

Drafting must be of a standard that is acceptable for construction in civil engineering and architectural practice, in accordance with the requirements of AS 1100.101-1992 Technical drawing - General principles.

1.5.3 Content of drawings

1. All engineering drawings must be uniquely referenced and require the full signature of a Registered Professional Engineer Queensland, number, and date, in the title block.
2. The leading drawing of the set of drawings must contain the following information:
    a. Council file reference number;
    b. site address (consistent with the application);
    c. locality plan, clearly showing the stage boundary and adjacent stages if applicable;
    d. drawing index, including drawings for other stages if applicable;
    e. list of all Council standard drawings used;
    f. list of all consultant's standard drawings used (copies to be attached);
    g. full legend;
    h. asset register.

1.5.4 Scales

1. The chosen scale for a drawing must permit easy and clear interpretation of the information depicted.
3. If full-size drawings are reduced, appropriate block/graduated or prefix scales must be provided to enable the interpretation of dimensions specified in the reduction copies.
3. The preferred scales for use must conform to the recommendations of AS 1100.101-1992 Technical drawing - General principles.
4. The recommended scales are 1:1, 1:2, 1:5 and multiplying the aforementioned scales by integral powers of 10.
5. Multiples and submultiples of 10 for scales 1:25 and 1:125 are not preferred.
6. Unless specified elsewhere in this planning scheme policy, the following scales are suggested for particular uses but these may be varied as appropriate to the works concerned:
    a. Plans — 1:1000 or 1:500 (roof-water reticulation layout plans should be drawn in the 1:500 scale);
    b. longitudinal sections —
        i. horizontal 1:1000 and vertical 1:100; or
        ii. horizontal 1:500 and vertical 1:50.
    c. intersection details — 1:200, 1:100 or 1:250;
    d. cross-sections — 1:100;
    e. engineering details — 1:20 or 1:10.
7. A north point and legend is to be shown on all drawings.

1.5.5 Survey datum

1. Level information must be referenced to the Australian Height Datum.
2. Position coordinates must be tied to the GDA94 datum based on the Mapping Grid of Australia coordinate system.
3. Generally, only certified survey information from a registered surveyor is accepted.

1.5.6 Dimensions

1. All dimensions are to be expressed in metric units.
2. Linear dimensions on all roadworks drawings must be in metres (m), with the exception of some detailed drawings of small structures (such as maintenance holes, access chambers) and some standard drawings (such as kerb and channel), which may be in millimetres (mm).
3. Reduced levels of benchmarks and reference pegs including permanent survey marks must be expressed to 3 decimal places (such as 0.001m).
4. Reduced levels of roadworks and stormwater drainage must be expressed rounded to 3 decimal places (such as 0.001m).
5. Chainages on drawings must be expressed to 3 decimal places (such as 0.001m).
6. Road cross-sections must be provided at 20m intervals, with further subdivision of 10m to 5m intervals where necessary at horizontal or vertical curvatures.
7. Road and pipe grades must be shown to 3 significant figures (such as 2.365%).

1.6 Detailed landscape plans

1.6.1 General

1. Detailed landscape plans must be prepared by a suitably qualified and experienced landscape architect or designer.
2. The purpose of these plans is to detail streetscape works or parks embellishments.

1.6.2 Street planting

Detailed landscape plans for landscaping of the verge must show the following information at a minimum:

a. road layout with property boundaries and lot numbers;
b. road names;
c. the extent of proposed streetscape works;

d. proposed paving material, patterns and colours;
e. proposed position and number of street furniture and pedestrian lights;
f. all finished surface levels;
g. all proposed and existing services in the footpath;
h. proposed artwork, balustrades, and any other structures;
i. proposed garden bed and street tree planting schedule of species and layout;
j. a full specification and details of the proposed treatment;
k. if required, a full specification of the footpath construction, landscaping and tree planting within a road reserve including roundabouts, speed control devices, and traffic islands;
l. existing trees (including diameter at breast height — DBH, canopy spread and species name) on site that will be retained;
m. the exact location of water meters and taps, if required;
n. the position of a temporary irrigation system for the duration of the maintenance period;
o. general detail of planting holes including mulch type and depth, location of weed mat, depth and type of soil mix, root barrier, detail of drainage layers;
p. the area (m^2) of landscaping must be shown on the asset register;
q. any landscaping associated with structural features such as acoustic fencing, entrance features and street furniture.

1.6.3 Park embellishment

1. Detailed landscape plans pertaining to park embellishment are required to show existing and proposed details including but not limited to:
    a. plans and sections;
    b. contours and levels;
    c. existing vegetation and vegetation protection and management provisions
    d. existing natural features to be retained and protected (such as wetlands, waterways and rock formations);
    e. details of proposed hard and soft landscape construction works (such as details of a planting plan, plant species schedule, surface treatments and structures);
    f. details of manufacturer and type of park equipment (such as play equipment and furniture) to be used;
    g. the location of any stormwater quality management infrastructure to be constructed in the park including maintenance access to the infrastructure.
2. Details of other works proposed in the park, which do not form part of the detailed landscape plan, must be referred to on the plan (such as vegetation management, rehabilitation and environmental management plans).
3. The design and management of the park must be incorporated into the erosion and sediment control plan (where relevant to conditions of a development approval).

1.7 Arborist reports and vegetation plans

1.7.1 General

1. All arborist reports and vegetation plans must be prepared by a suitably qualified and experienced person with minimum AQF Level 5/Diploma in Arboriculture and at least 5 years post graduate experience in arboriculture principles and practices including tree hazard assessment and reporting.
2. The person commissioned to carry out the report must also have adequate professional indemnity insurance (to $10,000,000) and provide a current certificate to that effect.

Note—Consideration may need to be given to vegetation protected by other mechanisms such as local laws.

1.7.2 Arborist report

The following information is required in an arborist report:
a. name, address telephone number, a qualification and experience of the arborist carrying out the inspection and reporting;
b. address of the site containing the trees in question;
c. who the report was prepared for, and the report brief;
d. the date of the inspection;
e. abstract or summary of the report;
f. methods and techniques used in the inspection;
g. plans to scale that accurately show:
    i. property boundaries (preferably based on cadastral boundaries);
    ii. north point and major landmarks for orientation;
    iii. location of the trees on the subject site and any adjoining trees which may be affected by the proposed activities, referenced by number in the written report;
h. development application plans to show the proposed development including services, driveways, and any alteration to existing site levels and drainage;
i. plans to show tree protection zones and correspond to a description of tree protection in the report;
j. the scientific and common name, age class, height, crown spread (from north to south if possible), DBH, health and condition of each tree;
k. tree protection measures as required, including a post-construction tree maintenance program;
l. discussion and hazard analysis of the data collected — this may include detailed information regarding wounds, cavities, cracks,

splits, forking, root zone, pests and diseases;
m. conclusion;
n. recommendations, including discussion of all options and the rationale for selection of a preferred option;
o. supporting evidence such as photographs, test results and statements where appropriate;
p. sources of information referred to in the report;
q. any caveats and limitations of service.

1.7.3 Vegetation survey

1. A vegetation survey is to comprise the following:
   a. a scaled plan (A3 size and minimum scale of 1:500 preferred);
   b. a referenced table providing information on the vegetation;
   c. an on-site vegetation referencing system.
2. A vegetation survey documents the following:
   a. all individual trees greater than 150mm DBH that are located on the development site, including an accurate and scaled representation of the canopy spread of a tree;
   b. if there are large areas of vegetation, specify the extent and structure of each vegetation community, including areas of vegetation communities that do not reach the 150mm threshold (e.g. regrowth communities or wetlands);
   c. all vegetation, including shrubbery, which enhances the landscape character of the site outside of the proposed development footprint;
   d. all vegetation growing on adjacent properties, including the road reserve, that impacts on or is directly impacted on by works on the site;
   e. the vegetation to be retained, pruned or removed.
3. The vegetation table must reference the following:
   a. botanical and common names;
   b. height, spread of canopy, and DBH;
   c. condition;
   d. habitat features.

1.7.4 Vegetation retention plan

1. A vegetation retention plan includes vegetation identified in the vegetation survey overlayed with the proposed development layout (including earthworks, services and other infrastructure) on a scaled plan.
2. A vegetation retention plan identifies how vegetation is to be removed and retained and demonstrates how the design will minimise vegetation loss and mitigate construction impacts thereby maximising vegetation retention.
3. A vegetation retention plan is a minimum A3 size, shows detail at a scale of 1:500 or better, includes inset diagrams where necessary, and has an easily distinguishable legend.
4. A vegetation retention plan shows:
   a. an indicative cut-and-fill plan to demonstrate that any trees nominated for retention can be retained;
   b. locations and depths for all existing and proposed services, including sewer, water, stormwater treatment devices, electricity and communication;
   c. detailed design of all civil works;
   d. maximum vegetation retention.
5. The vegetation survey and vegetation retention plan can be combined on a single document if legibility is not affected.

1.7.5 Vegetation management plan

An arboriculture impact report and vegetation management plan that documents the impacts of development on vegetation to be retained is prepared by a suitably qualified arborist in accordance with AS 4970-2009 Protection of trees on development sites.

1.7.6 Vegetation rehabilitation plan

This section is left intentionally blank.

1.8 Earthworks drawings

Earthworks drawings show the following information:

a. contaminated soil areas;
b. existing surface contours and levels;
c. finished surface contours and levels;
d. areas of cut;
e. areas of fill including any requirement for imported fill;
f. slopes of cut batters and fill embankments;
g. location and height of any earth-retaining structures, such as boulder walls, concrete retaining walls and crib walls;
h. access to properties where crossfall of lots is severe;
i. if lots are to be filled to provide flood immunity, details of minimum habitable floor levels;
j. locations of soil stockpiles;

k. methods for dust control;
l. areas subject to a vegetation protection order under a local law;
m. if cut-and-fill operations are near a boundary with an adjoining private property or a public space, cross-sections showing the finished levels and positions in relation to the property boundaries including the surface levels and any structures in the adjoining land;
n. details of a proposed ground anchoring system;
o. erosion and sediment and control measures required until earthworks are rehabilitated.

1.9 Roads drawings and reports

1.9.1 Layout

Road layout drawings show the following information:

a. legend;
b. road reserve boundaries including any widening, and road identification;
c. lot boundaries with proposed lot number;
d. road centre-line, chainages, and bearings including chainages and centre-line of intersecting streets;
e. dimensioned road reserve, verge, carriageway and footpath widths;
f. location of existing services;
g. proposed contours;
h. proposed easements;
i. stage boundaries;
j. horizontal curve data;
k. traffic islands;
l. concrete footpaths;
m. on-road bicycle lanes and off-road bicycle paths;
n. cut-off drains;
o. water quality treatment devices
p. street trees and gardens
q. vehicular crossings;
r. areas of paver/stencil concrete treatment;
s. side drains;
t. location of guardrails and fences;
u. pavement tapers.

1.9.2 Longitudinal sections

Road longitudinal section drawings show the following information:

a. chainages;
b. existing surface levels;
c. design road centre-line;
d. design kerb lip levels;
e. cut and fill depths and volumes;
f. grades;
g. chainages and levels of grade intersection points;
h. chainages and levels of tangent points of vertical curves;
i. chainages and levels of crest and sag points;
j. lengths and radii of vertical curves;
k. super-elevated curves;
l. minimum pavement thicknesses including base, sub-base and asphalt thicknesses and types;
m. scales;
n. road names;
o. datum.

1.9.3 Cross-sections

Drawings for typical road cross-sections show the following information:

a. road reserve width;
b. carriageway widths;
c. verge widths;
d. crossfall of pavement and verge;
e. pavement under kerb and channel, shoulder and traffic islands;
f. existing services and proposed services;
g. type of kerb and channel;
h. subsoil drainage;
i. road names;
j. chainages;

k. datum;
l. natural surface and finished levels;
m. position and size of a concrete footpath or bicycle path;
n. traffic islands.

1.9.4 Intersections and road widening

1. Drawings show the following information for an intersection or road widening:
   a. road names;
   b. stormwater drainage;
   c. lip levels;
   d. curve radius;
   e. adjacent lot numbers, point chainage and offset;
   f. tangent;
   g. road reserve;
   h. pavement contours at sufficient intervals;
   i. channelisation works;
   j. surface treatments;
   k. concrete footpath or bikeway crossings;
   l. water quality treatment devices;
   m. street trees and gardens.
2. Drawings show the following information for a speed control device:
   a. the information for an intersection or road widening;
   b. island geometry and levels;
   c. product code of devices;
   d. radii, chainage and offsets;
   e. island kerb;
   f. landscape area.
3. Drawings show the following information for pavers:
   a. restraints;
   b. pavements;
   c. drainage;
   d. type of paver (e.g. colour, size, material, product code, manufacturer).

1.9.5 Public utility plant

Drawings show the following information for public utility plant:

a. utilities;
b. long section;
c. cross section;
d. connections to residential properties.

1.9.6 Pavement design report

1. A pavement design report presents all analyses, data, policies, calculations and other considerations used to design the structural aspects of a pavement.
2. The freight and heavy vehicle traffic generated by the development is to be identified in a traffic impact assessment report and shall form an input into the pavement design report.
3. A pavement design report must be prepared by or under the supervision of and signed by a suitably qualified Registered Professional Engineer Queensland.
4. A pavement design report includes the design input values and output including but not limited to:
   a. determination of design traffic — all assumptions used to determine design traffic and any adjustments to the traffic data;
   b. traffic data including details of traffic count volumes and composition;
   c. traffic modelling including heavy vehicles generated by the development;
   d. design period;
   e. subgrade properties;
   f. summary of laboratory tests conducted on any materials extracted from the existing pavement or future subgrade;
   g. subgrade soil conditions and subgrade Californian Bearing Ratio;
   h. results of any Falling Weight Deflectometer (FWD) testing to characterise the existing structural condition (including the MODULUS back-calculation summary);
   i. drainage considerations and any proposed subsoil drainage systems are to be shown on typical sections;
   j. summary of assumptions used to develop pavement design;
   k. any mechanistic design including material properties and CIRCLY (software) calculations;
   l. proposed pavement design showing pavement materials and layer thickness;
   m. any other matter that may adversely affect the design and life of the pavement;
5. A pavement design report concludes with a recommended pavement design based on the data, analyses, and procedures included in

the report.

6. The calculation of design traffic is to be included with the design submission.
7. In deep cuttings, fills or other instances where testing of subgrade is not possible until completion of bulk earthworks, pavement design or re-evaluation of a design will be required upon examination and testing at subgrade level.
8. If the pavement design is varied following re-evaluation of the subgrade properties, a final pavement design report is to be submitted prior to subgrade inspection.
9. The drawings in the pavement design report must clearly indicate the structure, material types and layer thicknesses of the proposed pavement and surfacing.
10. Records of actual pavement construction, together with any subgrade replacement or modification, must be collated as a final report to accompany the 'as constructed' drawings.

1.9.7 Functional traffic layout

1. Functional layout plans are submitted to Council, with the approved subdivision layout plans (1 set), for approval prior to approval of detailed engineering designs.
2. Functional layout plans are approved in advance of detailed design to avoid reworking of designs.
3. Approved functional layout plans shall incorporate traffic signs, pavement markings, water quality devices and landscaping do not obviate the requirement of an approval of traffic signs and pavement marking, water quality devices and landscaping drawings.
4. Functional layouts show or are accompanied by the following information:
    a. background information that includes:
        i. design philosophy or concept description;
        ii. design speed for each road type;
        iii. reasons for the access arrangement;
    b. a plan, drawn to scale, showing all relevant existing details, that includes:
        i. land use of adjacent sites and sites opposite the development;
        ii. existing intersections and vehicular entrances in the vicinity;
        iii. existing road layout;
        iv. existing services which have an impact on the layout;
        v. existing pavement marking;
        vi. existing trees;
    c. proposed roadworks and channelisation layout, drawn to scale, that includes:
        i. critical dimensions such as kerb alignments, radii and kerb and channel types;
        ii. proposed pavement marking, including lane marking with lane widths;
        iii. relationship of work with other stages;
        iv. limit of Council responsibility where other authorities are involved (such as Queensland Department of Transport and Main Roads);
        v. all lot and property boundaries;
        vi. proposed trees, gardens and water quality devices;
        vii. any other information considered necessary by Council to adequately assess the performance of the facility.
5. A 1:250 scale is recommended for intersection drawings, and 1:500 scale is recommended for more extensive roadworks.
6. A North Point is provided on all drawings.
7. If the development is at or near an intersection, a plan of the entire intersection showing all existing legs is required.

1.9.8 Traffic signs and pavement marking

1. Traffic sign and pavement marking plans are submitted to Council (2 sets in hard copy), with the approved road layout plans (1 set) and the approved street naming and numbering plans (1 set) for approval.
2. A scale of 1:250 or 1:500 is recommended.
3. Plans are drawn using Council's standard templates including title blocks and symbols, and include the consultant's logo (the applicant can elect to use Council or an external engineering consultant), and Council's designated traffic area identification number.
4. Plans show existing and proposed details, including but not limited to:
    a. real property boundaries and kerb lines;
    b. driveways;
    c. existing and proposed pavement markings;
    d. signs such as parking signs and street name signs;
    e. power poles and service pits;
    f. traffic signals;
    g. the preferred future road layout where the proposed streets may be in the future a loop road or cul-de-sac;
        i. stormwater quality treatment devices;
        ii. street trees and gardens.
    h. locality plan (for jobs proposing new roads).
5. All existing markings that will be retained must be fully dimensioned, as well as proposed markings.

6. A thin dashed line is used for existing markings that will be removed.
7. Traffic signs are shown using the standard sign code (such as ERECT R2-14(L)) and not shown as pictorial signs.

1.10 Stormwater drainage drawings

1.10.1 Layout

Stormwater drainage layout plans show the following information:

a. road reserve boundaries and road identification;
b. allotment boundaries with proposed lot number;
c. location of stormwater features such as stormwater and roof-water lines (including size), maintenance holes, gullies, outlets, inlets and roof-water inspection pits, water quality management devices, water quantity devices;
d. location of existing services;
e. existing and proposed contours;
f. proposed easements;
g. stage boundaries;
h. concrete footpaths;
i. concrete bikeways;
j. cut-off drains;
k. vehicular crossings;
l. maintenance access paths;
m. side drains;
n. location of waterway corridors;
o. position of a waterway (e.g. centre-line and top of bank);
p. extents of an overland flow path including cross-sectional details;
q. roof-water kerb adaptors in the kerb and channel;

1.10.2 Longitudinal section

Stormwater drainage longitudinal section drawings show the following information:

a. chainages;
b. existing surface levels;
c. design finished surface levels;
d. pipe invert levels;
e. maintenance hole chainages;
f. distance between maintenance holes;
g. grade of pipes;
h. flow velocity and/or partial flow velocity;
i. pipe capacity;
j. pipe size;
k. diameter of pipes;
l. pipe class (e.g. Class 2) and pipe material/type (i.e. RCP, SRP, FRC, HDPE, PE);
m. pipe installation type of support (i.e. bedding method) — (refer BSD-8003);
n. method of trench compaction;
o. hydraulic grade line including the corresponding water levels at junctions;
p. design storm frequency;
q. maintenance hole diameter;
r. invert levels of inlets or outlets, extending to the free outlet or creek bed;
s. gully numbers;
t. depth to invert at maintenance holes;
u. type of gully and size of lintel;
v. service crossing.

1.10.3 Details

1. Drawings show the following information for a maintenance hole:
    a. connecting pipes;
    b. maintenance hole/chamber size;
    c. identification number;
    d. location chainage;
    e. invert levels for each pipe;
    f. benching details.
2. Drawings show the following information for an inlet or outlet:
    a. identification number;
    b. thickness of walls and floor;
    c. reinforcing;
    d. type of treatment to prevent scour (such as energy dissipator);

e. water quality management devices (such as a gross pollutant trap or a sedimentation basin);
f. type of grate — galvanised;
g. surrounding levels (such as waterway bed and banks);
h. position in relation to site and stormwater drainage features (such as waterway, property boundary, flow direction or flow velocity);
i. invert levels;
j. surcharge structures.

3. Drawings show the following information for a catchment:
   a. tabulation of catchment information (such as catchment areas, slopes, run-off coefficient or design discharges);
   b. sub-catchment boundaries;
   c. full external catchment with contours extending beyond the limits of the site;
   d. existing and proposed contours.
4. Drawings include a stormwater drainage calculation sheet for stormwater drainage.
5. Drawings show the following information for an open channel:
   a. top and toe of batters;
   b. cross-sections;
   c. design levels;
   d. existing surface levels, either by contours or spot levels, on the subject site and on the adjoining properties or road reserves;
   e. proposed spot levels and contours;
   f. proposed development and habitable floor levels;
   g. maintenance and/or safety berms;
   h. longitudinal section;
   i. landscaping details.
6. Drawings show the following information for a detention or retention facility:
   a. location and extent of each storage area;
   b. locations and details of each outlet and/or discharge control device;
   c. locations and details of any inlets;
   d. catchment area draining to each storage area;
   e. maximum water surface levels in each storage area and corresponding AEP%;
   f. overflow structures and surcharge paths;
   g. levels and location of the discharge points for each storage area;
   h. internal drainage system;
   i. existing contours and final design levels;
   j. final site layout;
   k. location and extent of any floodway or flow paths;
   l. cross-sections through the storages;
   m. plans and long sections of maintenance access driveways
   n. the information shown for an open channel;
   o. side batters;
   p. spillway detailed plan and sections;
   q. low flow pipes;
   r. scour protection at inlets and outlets;
   s. floor subsoil drainage;
   t. details of embankments including cross sections;
   u. flood bypass facility.
7. Drawings show the following information for a culvert:
   a. full structural details including base slab design and support;
   b. handrails;
   c. scour protection.
   d. culvert size, types and invert levels;
   e. sealing of joints.
8. Drawings show the following information for an overland flow path:
   a. existing surface levels, either by contours or spot levels, on the subject site and on the adjoining properties or road reserves or waterways;
   b. finished surface levels on the subject sites;
   c. proposed habitable floor and development levels;
   d. overland flow path widths and levels, and cross-sections along the flow path for the design flows;
   e. existing drainage structures, pipe sizes and levels, including at the proposed discharge point;
   f. plan extent of overland flow.
9. Drawings show the following information for a water quality devices:
   a. ancillary pipes, culverts, drains, retaining walls, pits, grates, basins, and surfaces designed to temporarily or permanently retain stormwater for water quality treatment.
   b. design contours and set-out;

c. catchment area drainage to the device;
d. location and detail of each inlet and outlet;
e. detail of low flow diversion systems;
f. normal operating level of device or 1% AEP water levels;
g. levels of details of overflow structures and surcharge paths;
h. levels and location of outlet points for each storage area;
i. cross-sections through the device;
j. vegetation types and planting density;
k. underdrain details;
l. gross pollutant and sediment forebay;
m. maintenance access;
n. maintenance plan;
o. area of treatment, landscaping, screening;
p. fencing and gates
q. specification of filter media (bioretention systems only);
r. plan, levels and specifications of subsoil drainage system (bioretention system only);
s. plans and long sections of maintenance access driveways.

1.11 Standard and non-standard infrastructure

1. Generally, standard infrastructure as indicated in this planning scheme policy should be the type and nature of infrastructure provided.
2. Non-standard infrastructure will only be considered where:
   a. there is a clear demonstration that:
      i. standard infrastructure is not able to meet the need of the particular circumstance;
      ii. non-standard infrastructure provides the same or better performance than standard infrastructure in terms of design, establishment, construction and maintenance; or
   b. Council has identified a preference for non-standard infrastructure in that particular circumstance.
3. Where non-standard infrastructure is provided on the basis of Council accepting either of the above circumstances in (2), the non-standard infrastructure must be designed, assessed, delivered, established, constructed and maintained according to the following:
   a. Council's satisfaction at all stages until the infrastructure is no longer the responsibility of another party;
   b. complete information about the design, assessment, establishment, construction and maintenance is provided to Council;
   c. the design, establishment, construction and maintenance costs are completely accounted for and provided to Council;
   d. full life-cycle costs of the non-standard infrastructure are provided to Council.

5.3.6.1 Fortitude Valley

5.3.6.1.1 Location and extent



Figure 5.3.6.1.1a—Fortitude Valley locality streetscape extent

~~View the high resolution of Figure 5.3.6.1.1a—Fortitude Valley locality streetscape extent~~

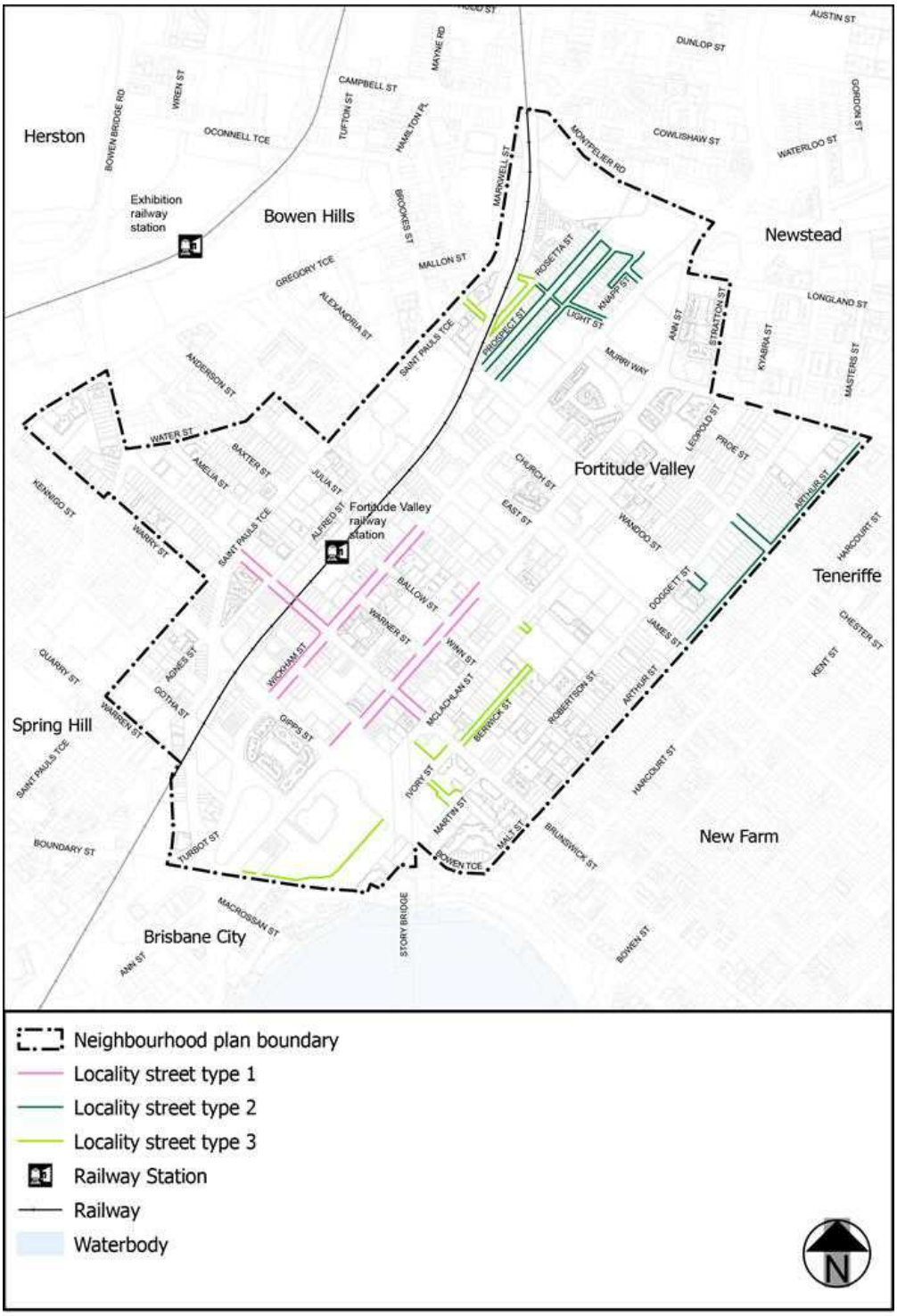


Figure 5.3.6.1.1a - Fortitude Valley locality streetscape extent

View the high resolution of Figure 5.3.6.1.1a—Fortitude Valley locality streetscape extent

1. The Locality Streets in the Fortitude Valley Neighbourhood Plan area are indicated on the Streetscape hierarchy overlay map and on Figure 5.3.6.1.1a.
2. All streetscape works occurring within the Locality Streets indicated in Figure 5.3.6.1.1a, must comply with the character specified in this document.
3. Streetscapes outside these areas may be developed in keeping with this character, at the discretion of the developer and subject to Council approval.

5.3.6.1.2 Standard footway elements and materials

1. These streetscape specifications for Fortitude Valley are to be read in conjunction with Chapter 3 — Road Corridor Design of the Infrastructure design planning scheme policy.
2. Footway upgrades are to include new surfacing, new or reinstated kerb and channel, driveways, pedestrian kerb crossings, tactile markers, roof water drainage line connections, service pit lids, street trees, garden beds, furniture and pedestrian lighting applicable to the streetscape type.
3. The scope, layout and detail of the footway upgrades are to be agreed on a site by site basis through the development assessment process.

5.3.6.1.3 Streetscape hierarchy

5.3.6.1.3.1 Streetscape types overview

1. The Locality Streets in the Fortitude Valley Neighbourhood Plan area are divided into different streetscape types that are exceptions to the standard streetscape hierarchy.
2. The streetscape types for Fortitude Valley allow for different street characteristics and aims, matching the scale and function of the street, its role in improving and connecting the public domain and enhancing its variety and legibility.
3. The streetscape type, layout and paving materials for each streetscape type in the Fortitude Valley Neighbourhood Plan area are outlined in Table 5.3.6.1.3.2A and shown on Figure 5.3.6.1.1a.

5.3.6.1.3.2 Fortitude Valley streetscape type exceptions

1. The following areas are not covered in this section (for further advice contact the relevant development assessment landscape architect).
    a. Brunswick Street mall:
        i. the locality guidelines for Fortitude Valley do not cover the existing special paving materials, structures or elements within the Brunswick Street Mall;
        ii. applicants should refer to City Malls Management prior to any infill works being undertaken in these areas;
        iii. future refurbishment will be undertaken in a new palette, including honed coloured concrete paving with sawcut pattern.
    b. Duncan Street (Chinatown) mall:
        i. Special granite pavers, furniture and trees are confined to the Chinatown Mall and the extension of the granite pavers into the footways at each end of the Chinatown Mall — Ann Street and Wickham Street;
        ii. these finishes are not permitted outside these areas.
2. ~~If sections of footway in Barry Parade and Alfred Street are nominated as footpath build-out streets, the location and design of the kerb~~Kerb build-outs ~~in these streets will~~may be ~~agreed with~~supported by Council on a site-by-site basis~~.~~, as part of the development assessment process.
3. ~~Basement incursions:~~
    a. ~~in some instances within Fortitude Valley, basement levels are allowed to extend beneath the footway for specified distances (refer to Table 5.3.6.1.3.2A).~~
    b. ~~If this occurs, the basement and footway design must be agreed upon by Council on a site-by-site basis, as part of the development assessment process.~~

Table 5.3.6.1.3.2A — Streetscape type and specifications

Type	Verge Width	Pavement width	Un-obstructed Pavement Width	Paving materials	Tactile Paving (consistent with BSD-5218)	Driveways	Street Trees (refer to section 5.3.6.1.4.2)	Garden Beds (refer to section 5.3.6.1.4.1)	~~Max. Basement Incursion~~
Type ~~1~~01	As existing (Refer to Table 5.3.6.1.3.2B)	Full width	As per Table 5.3.6.1.3.2B	Type: Exposed Aggregate Concrete: Colour: Standard Portland Grey Aggregate: 'Honey Red' Supplier: Hanson, Boral or approved equivalent	Supplier: Chelmstone, Urbanstone or approved equivalent Size: 300 x 300mm Colour: CCS 'Voodoo'	Exposed aggregate to match footway	Street trees are required where identified in Table 5.3.6.1.3.2B. Distance: All tree centrelines are 750mm from the nominal face of the kerb and a minimum of 600mm from the edges of the pavement. Layout: a. a mix of species, in a	Garden beds are required where identified in Table 5.3.6.1.3.2B. Garden beds minimum widths: Refer to Table 5.3.6.1.3.2B	~~0m~~

							single row at the rear of kerb; b. to be planted as singles and in pairs or clusters.		
Type ~~7~~2	As existing (Refer to Table Table 5.3.6.1.3.2B)	Full Width	As per Table 5.3.6.1.3.2B.	Asphalt	Supplier: Chelmstone, Urbanstone or approved equivalent Size: 300 x 300mm Colour: CCS 'Pewter'	Broom Finished Concrete	Street trees are required where identified in Table 5.3.6.1.3.2B. Distance: All tree centrelines are 750mm from the nominal face of the kerb and a minimum of 600mm from the edges of the pavement. Layout: a. a mix of species, in a single row at the rear of kerb; b. to be planted as singles and in pairs or clusters.	Garden beds are required where identified in Table 5.3.6.1.3.2B. Garden beds minimum widths: Refer to Table 5.3.6.1.3.2B.	~~0m~~
Type ~~9~~3	As existing (Refer to Table 5.3.6.1.3.2B)	Full Width	As per Table 5.3.6.1.3.2B.	Type: Exposed Aggregate Concrete: Colour: Standard Portland Grey Aggregate: 90% 'Blue Heeler' 10% 'Winter Brown' Hanson 'Victoria Falls' (code IE251AF61), Boralor approved equivalent	Supplier: Chelmstone, Urbanstone or approved equivalent Size: 300 x 300mm Colour: CCS 'Voodoo'	Exposed aggregate to match footway	Street trees are required where identified in Table 5.3.6.1.3.2B. Distance: All tree centrelines are 750mm from the nominal face of the kerb and a minimum of 600mm from the edges of the pavement. Layout: a. a mix of species, in a single row at the rear of kerb; b. to be planted as singles and in pairs or clusters.	Garden beds are required where identified in Table 5.3.6.1.3.2B. Garden beds minimum widths: Refer to Table 5.3.6.1.3.2B.	~~0m~~
~~**Type 1**~~	~~6m~~	~~Full Width~~	~~3.05m~~	~~Type: Exposed Aggregate Concrete Colour: Standard Portland Grey Aggregate: 90% 'Blue Heeler' 10% 'Winter Brown' Supplier: Hanson 'Victoria Falls' (code IE251AF61), Boral or approved equivalent~~	~~Supplier: Chelmstone, Urbanstone or approved equivalent Size: 300 x 300mm Colour: CCS 'Voodoo'~~	~~Exposed aggregate to match footway~~	~~Distance: All trees are a minimum of 950mm from the nominal face of kerb and edges of pavement. Tree grates: 1.6m x 1.6m tree grates are used where adjacent to the kerb. Second row of trees in tree grate at minimum 6m centres: 1.2m x 1.6m tree~~	~~Garden beds — minimum widths: 1.6m wide~~	~~0m~~

							grate. Layout: Mix of species, laid out in an informal manner with clusters of trees, closely spaced in some locations and with a second row where verge width permits.		
Type 2	4.75m	Full Width	3.25m	Asphalt	Supplier: Chelmstone, Urbanstone or approved equivalent Size: 300 x 300mm Colour: CCS 'Pewter'	Broom Finished Concrete	Distance: All tree centrelines are 950mm from the nominal face of the kerb and a minimum of 600mm from the edges of the pavement. Tree grates: 1.6m x 1.6m Layout: a. a mix of species, in a single row at the rear of kerb; b. to be planted as singles and in pairs or clusters.	Garden beds — minimum widths: 1.6m	0.75m
Type 3	4.75m	Full Width	3.25m	Type: Exposed Aggregate Concrete Colour: Standard Portland Grey Aggregate: 90% 'Blue Heeler' 10% 'Winter Brown' Supplier: Hanson 'Victoria Falls' (code IE251AF61), Boral or approved equivalent	Supplier: Chelmstone, Urbanstone or approved equivalent Size: 300 x 300mm Colour: CCS 'Voodoo'	Exposed aggregate to match footway	Distance: All tree centrelines are 950mm from the nominal face of the kerb and a minimum of 600mm from the edges of the pavement. Tree grates: 1.6m x 1.6m Layout: a. a mix of species, in a single row at the rear of kerb; b. to be planted as singles and in pairs or clusters.	Garden beds — minimum widths: 1.6m	0.75m
Type 4	3.75m	1.5m	2.4m	Standard Portland Grey Broom Finished Concrete	Supplier: Chelmstone, Urbanstone or approved equivalent Size: 300 x 300mm Colour: CCS 'Voodoo'	Broom Finished Concrete	Distance: All tree centrelines are 750mm from the nominal face of the kerb and a minimum of 600mm from the edges of the pavement. Tree grates: 1.6m x 1.2m Layout: a. a mix of species, in a single row at	Garden beds — minimum widths: 1.2m	0.5m

							the rear of kerb; b. to be planted as singles and in pairs or clusters.		
Type 5	3.75m	Full Width	2.4m	Asphalt	Supplier: Chelmstone, Urbanstone or approved equivalent Size: 300 x 300mm Colour: CCS 'Pewter'	Broom Finished Concrete	Distance: All tree centrelines are 750mm from the nominal face of the kerb and a minimum of 600mm from the edges of the pavement. Tree grates: 1.6m x 1.2m Layout: a. a mix of species, in a single row at the rear of kerb; b. to be planted as singles and in pairs or clusters.	Garden beds — minimum widths: 1.2m	0.5m
Type 6	3.75m	Full Width	2.4m	Type: Exposed Aggregate Concrete: Colour: Standard Portland Grey Aggregate: 90% 'Blue Heeler' 10% 'Winter Brown' Supplier: Hanson 'Victoria Falls' (code IE251AF61), Boral or approved equivalent	Supplier: Chelmstone, Urbanstone or approved equivalent Size: 300 x 300mm Colour: CCS 'Voodoo'	Exposed aggregate to match footway	Distance: All tree centrelines are 750mm from the nominal face of the kerb and a minimum of 600mm from the edges of the pavement. Tree grates: 1.6m x 1.2m Layout: a. a mix of species, in a single row at the rear of kerb; b. to be planted as singles and in pairs or clusters.	Garden beds — minimum widths: 1.2m	0.5m
Type 8	As existing (Refer to Table 5.3.6.1.3.2B)	1.5m	As per Table 5.3.6.1.3.2I	Standard Portland Grey Broom Finished Concrete	Supplier: Chelmstone, Urbanstone or approved equivalent Size: 300 x 300mm Colour: CCS 'Voodoo'	Broom Finished Concrete	Street trees are required where identified in Table 5.3.6.1.3.2B. Distance: All tree centrelines are 750mm from the nominal face of the kerb and a minimum of 600mm from the edges of the pavement. Layout: a. a mix of species, in a single row at the rear of kerb;	Garden beds are required where identified in Table 5.3.6.1.3.2B. Garden beds minimum widths: Refer to Table 5.3.6.1.3.2B.	0m

							b. ~~to be planted as singles and in pairs or clusters.~~		

Table 5.3.6.1.3.2B — Footway width exceptions

Verge widths (from nominal face of kerb)	Garden bed width	Street trees	Unobstructed pavement width
Less than 2.1m	No garden beds	No	Full width
2.1m — 2.49m	750mm — 1.15m	No	1.2m
2.50m — 3.14m	1.15m	Yes	1.2m — 1.8m
3.15m — 3.74m	1.2m	Yes	1.8m — 2.4m
3.75m	1.2m	Yes	2.4m

5.3.6.1.4 Furniture

1. Refer to 3.7.6 Design standards for street furniture for standard furniture elements and specifications.
2. All furniture is to be located outside of the unobstructed pavement area.
3. Furniture elements and layout requirements are to be agreed on a site by site basis through the development assessment process.

5.3.6.1.5 Planting

5.3.6.1.5.1 Garden beds

1. Garden beds are permitted as identified in Table 5.3.6.1.3.2A.
2. Shrub and groundcover species are to be selected ~~from Table 5.3.6.1.5A~~in accordance with Section 3.7.5 Design standards for street tree planting in the road corridor design standards of the Infrastructure design planning scheme policy.
3. Garden beds are located adjacent to the kerb and include:
   a. 1.5m minimum spacing between garden beds;
   b. maximum length of 10m;
   c. layout and length to accommodate car parking and other kerbside allocation.

5.3.6.1.5.2 Street trees

1. Street trees are permitted as identified in Table 5.3.6.1.3.2A.
2. Street ~~trees~~tree species are to be~~:~~
   a. ~~a mix~~selected in accordance with Section 3.7.5 Design standards for street tree planting in the road corridor design standards of ~~tree species laid out in an informal manner with clusters of trees;~~
   b. ~~medium and small crown trees to be planted at minimum 2m spacing, if within garden beds, or minimum 6m spacing outside of garden beds;~~
   c. ~~large crown feature trees to be planted at minimum 10m centres~~the Infrastructure design planning scheme policy.
3. Trees are to be planted in garden beds or tree grates.
4. ~~Table 5.3.6.1.5B sets out the approved street tree species for use on the various streets within the Fortitude Valley area.~~
5. Each street has a minimum of two approved street tree species to encourage variety and diversity within the precinct.
6. Where two or more street trees are required on the same development frontage, a mixture of the appropriate species ~~as listed in Table 5.3.6.1.5B~~ is required.

~~**Table 5.3.6.1.5A—Shrub and groundcover species**~~

~~Shrub and groundcover species~~	~~Common name~~
~~*Liriope* 'Evergreen Giant'~~	~~Liriope~~
~~*Liriope* 'Stripey White'~~	~~Variegated Liriope~~
~~*Trachelospermum jasminoides* 'Tricolour'~~	~~Variegated Star Jasmine~~

~~**Table 5.3.6.1.5B—Street trees**~~

~~Street~~	~~Street Trees~~
~~Agnes Street~~	~~*Flindersia australis*~~ ~~*Schotia brachypetala*~~

Alfred Street	*Flindersia schottiana* *Tabebuia argentea*
Amelia Street	*Buckinghamia celsissima* *Peltophorum pterocarpum*
Ann Street	*Ficus microcarpa var. Hillii*[1] *Harpullia pendula* *Livistona decipiens* *Waterhousia floribunda*
Arthur Street	*Flindersia australis* *Tabebuia palmeri*
Ballow Street	*Peltophorum pterocarpum* *Xanthostemon chrysanthus*
Barry Parade	*Flindersia australis* *Tabebuia palmeri*
Baxter Street	*Buckinghamia celsissima* *Peltophorum pterocarpum*
Berwick Street	*Harpullia pendula* *Tabebuia argentea*
Breakfast Creek Road	*Agathis robusta* *Jacaranda mimosifolia* (Valley Gateway entrance)
Bridge Street	*Flindersia schottiana* *Tabebuia argentea* *Waterhousea floribunda*
Bridge Street	*Tabebuia argentea* *Handroanthus impetiginosus*
Brookes Street - near corner of St Paul's Terrace	*Tabebuia argentea*
Brunswick Street East	*Peltophorum pterocarpum* *Colvillea racemosa*
Brunswick Street West	*Agathis robusta* *Harpullia pendula*
Brunswick Street (west of St Paul's Terrace)	*Flindersia australis* *Tabebuia palmeri*
Chester Street	*Tabebuia argentea* *Waterhousia floribunda*
Church Street	*Brachychiton acerifolius* *Tabebuia argentea*
Commercial Road	*Flindersia schottiana* *Harpullia pendula*
Connor Street	*Harpullia pendula* *Tabebuia argentea*
Constance Street	*Flindersia schottiana* *Tabebuia argentea* *Waterhousia floribunda*
Constance Street (west of St Paul's Terrace)	*Harpullia pendula* *Tabebuia palmeri*
Doggett Street	*Flindersia schottiana* *Melaleuca viridiflora*
East Street	*Ficus benjamina*
East Street (west of Wickham Street)	*Tabebuia argentea*

~~Ella Street~~	~~*Cassia siamea*~~ ~~*Cupaniopsis anacardioides*~~
~~Fortitude Street~~	~~*Cassia siamea*~~ ~~*Harpullia pendula*~~
~~Gipps Street~~	~~*Buckinghamia celsissima*~~ ~~*Melaleuca quinquenervia*~~
~~Gotha Street~~	~~*Flindersia australis*~~ ~~*Peltophorum pterocarpum*~~
~~Green Square~~	~~*Harpullia pendula*~~ ~~*Tabebuia argentea*~~
~~Hadlow Lane~~	~~*Buckinghamia celsissima*~~
~~Hynes Street — eastern side~~	~~*Xanthostemon chrysanthus*~~ ~~*Tabebuia argentea*~~
~~James Street~~	~~*Peltophorum pterocarpum*~~ ~~*Harpullia pendula*~~ ~~*Livistona decipiens*~~
~~Julia Street~~	~~*Flindersia schottiana*~~ ~~*Tabebuia argentea*~~
~~Knapp Street — northern side~~	~~*Buckinghamia celsissima*~~
~~Light Street~~	~~*Harpullia pendula*~~ ~~*Tabebuia argentea*~~
~~Leopold Street~~	~~*Cassia siamea*~~ ~~*Cupaniopsis anacardioides*~~
~~Longland Street — southern side~~	~~*Waterhousia floribunda*~~
~~McLachlan Street~~	~~*Harpullia pendula*~~ ~~*Waterhousia floribunda*~~
~~Malt Street~~	~~*Flindersia australis*~~ ~~*Schotia brachypetala*~~
~~Marshall Street~~	~~*Harpullia pendula*~~
~~Misterton Street~~	~~*Buckinghamia celsissima*~~ ~~*Peltophorum pterocarpum*~~
~~Montpelier Road~~	~~*Delonix regia*~~ ~~*Melaleuca quinquenervia*~~
~~Morgan Street~~	~~*Buckinghamia celsissima*~~ ~~*Tabebuia argentea*~~
~~Morse Street~~	~~*Cassia siamea*~~ ~~*Buckinghamia celsissima*~~
~~Murri Way~~	~~*Peltophorum pterocarpum*~~ ~~*Harpullia pendula*~~ ~~*Livistona decipiens*~~ ~~*Waterhousia floribunda*~~
~~Proe Street~~	~~*Tabebuia argentea*~~ ~~*Waterhousia floribunda*~~
~~Robertson Street~~	~~*Harpullia pendula*~~ ~~*Pongamia pinnata*~~
~~Rosetta Street~~	~~*Harpullia pendula*~~ ~~*Tabebuia argentea*~~
~~Scanlan Street~~	~~*Harpullia pendula*~~ ~~*Tabebuia argentea*~~
~~School Street~~	~~*Tabebuia palmeri*~~

~~St Paul's Terrace~~	~~*Melaleuca quinquenervia*~~ ~~*Tabebuia palmeri*~~
~~Stratton Street — western side~~	~~*Xanthostemon chrysanthus*~~ ~~*Waterhousia floribunda*~~
~~Wandoo Street~~	~~*Buckinghamia celsissima*~~ ~~*Waterhousia floribunda*~~
~~Warner Street~~	~~*Harpullia pendula*~~
~~Warren Street~~	~~*Flindersia australis*~~ ~~*Tabebuia palmeri*~~
~~Water Street~~	~~*Buckinghamia celsissima*~~ ~~*Peltophorum pterocarpum*~~
~~Winn Street~~	~~*Cupaniopsis anacardioides*~~ ~~*Tabebuia argentea*~~
~~Wickham Street~~	~~*Ficus microcarpa* var. *Hillii*[1]~~ ~~*Harpullia pendula*~~ ~~*Livistona decipiens*~~ ~~*Waterhousia floribunda*~~

~~[1] Suitable in corner land dedication areas only.~~

5.3.19.2 Spring Hill

5.3.19.2.1 Location and extent

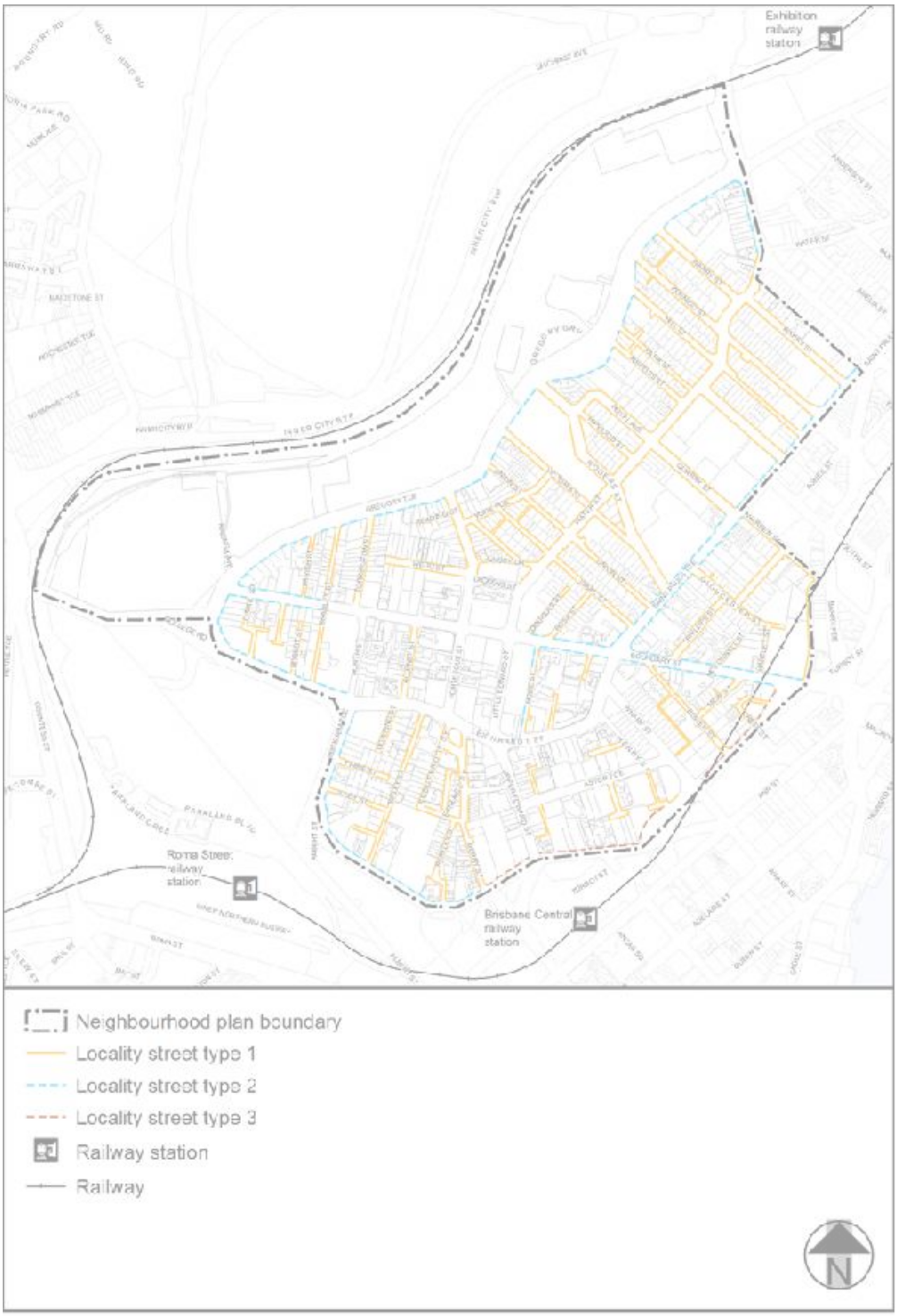


Figure 5.3.19.2.1a—Spring Hill locality streetscape extent

~~View the high resolution of Figure 5.3.19.2.1a—Spring Hill locality streetscape extent~~

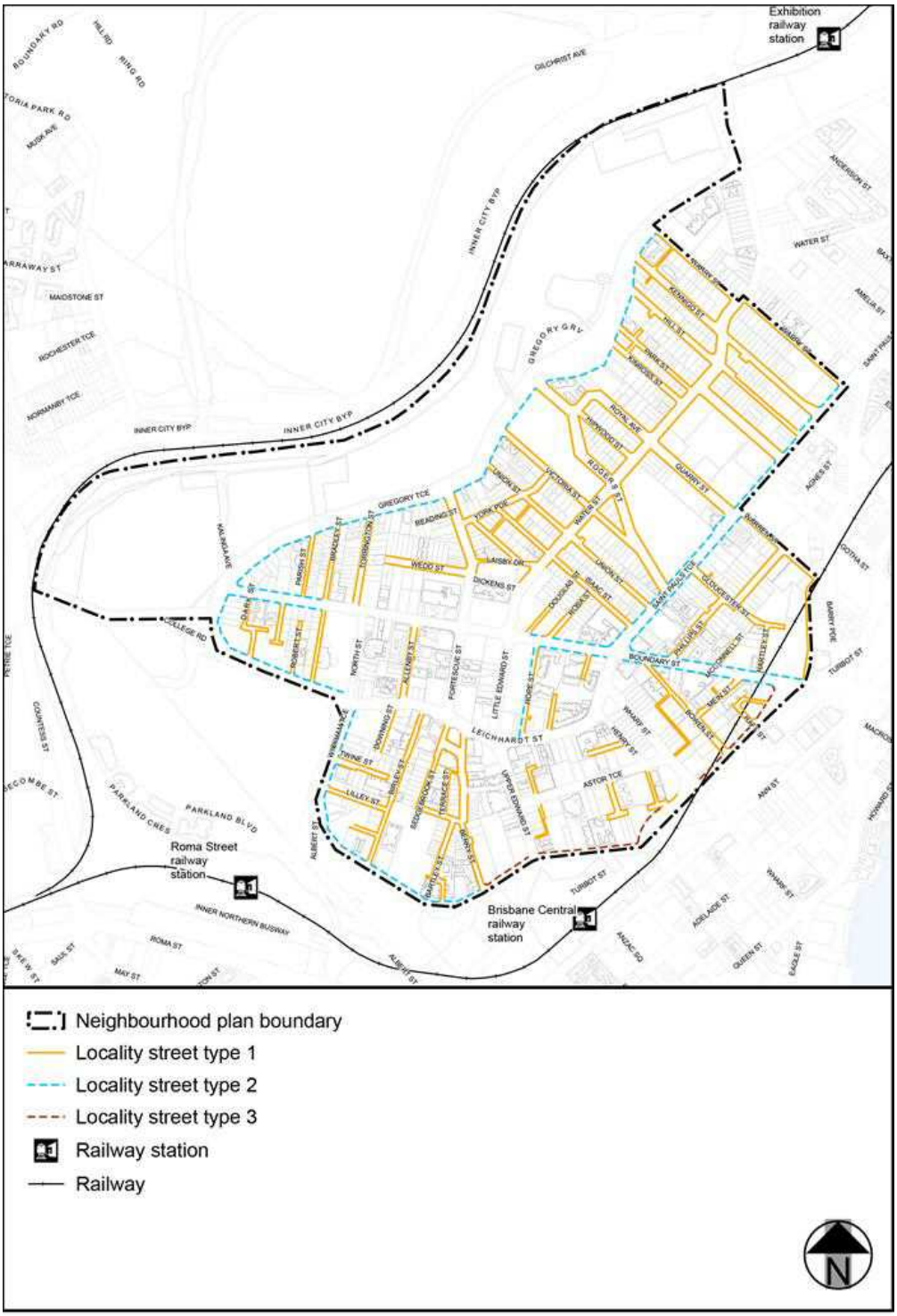


Figure 5.3.19.2.1a—Spring Hill locality streetscape extent

View the high resolution of Figure 5.3.19.2.1a—Spring Hill locality streetscape extent

1. The Locality Streets in the Spring Hill neighbourhood plan area are indicated on the Streetscape hierarchy overlay map and on Figure 5.3.19.2.1a.
2. All streetscape works occurring within the Locality streets indicated in Figure 5.3.19.2.1a, must comply with the character specified in this document.
3. Streetscapes outside these areas may be developed in keeping with this character, at the discretion of the developer and subject to Council approval.

5.3.19.2.2 Standard footway elements and materials

1. These locality guidelines are to be read in conjunction with Chapter 3 — Road corridor design of the Infrastructure design planning scheme policy.
2. Footway upgrades are to include new surfacing, new or reinstated kerb and channel, driveways, pedestrian kerb crossings, tactile markers, roof water drainage line connections, service pit lids, street trees, garden beds, furniture and pedestrian lighting applicable to the streetscape type.
3. The scope, layout and detail of the footway upgrades are to be agreed on a site by site basis through the development assessment process.

5.3.19.2.3 Streetscape hierarchy

5.3.19.2.3.1 Streetscape types overview

1. The locality streets within the Spring Hill neighbourhood plan area are exceptions to the standard streetscape hierarchy.
2. The streetscape type and specifications for locality streets in this area are outlined in Table 5.3.19.2.3.1A and shown in Figure 5.3.19.2.1a.

Table 5.3.19.2.3.1A - Streetscape type and specifications

Component	**Locality Streets Type 1 in the Spring Hill neighbourhood plan area**
Verge width	Retain existing width.
Description	Full width pavement.
Unobstructed pavement	Refer to Table 5.3.19.2.3.1B.
Paving materials	Full width asphalt: a. Type: BCC Type 1 asphalt; b. Width: 25mm thick.
Tactile markers (consistent with BSD-5218)	Type: Concrete tactile paver. Supplier: Chelmstone, Urbanstone or approved equivalent. Colour: CCS ‘Pewter’.
Driveways	Broom finished concrete.
Furniture	All furniture is to be located outside of the unobstructed pavement area. Furniture elements and layout requirements are to be agreed on a site by site basis through the development assessment process. Refer to 3.7.6 Design standards for street furniture for standard furniture elements and specifications.
Trees	Street trees planted in asphalt footpaths are to be planted in garden beds or tree grates and are permitted in accordance with the footway width requirements set out in Table 5.3.19.2.3.1B. Streets trees include: a. a mix of tree species laid out in an informal manner with clusters of trees; b. medium and small crown trees to be planted at minimum 2m spacing, if within garden beds, or minimum 6m spacing outside of garden beds; c. large crown feature trees to be planted at minimum 10m centres. Distance: a. all tree centrelines are 750mm from the nominal face of the kerb and a minimum of 600mm from the edges of the pavement. Layout: a. a mix of species, in a single row at the rear of kerb; b. to be planted as singles and in pairs or clusters.
Garden beds	Garden beds are permitted subject to the footway width requirements set out in Table 5.3.19.2.3.1B. A garden bed located adjacent to the kerb has a: a. 1.5m minimum spacing between garden beds; b. maximum length of 10m; c. layout and length to accommodate car parking and other kerbside allocation.
Component	**Locality Streets Type 2 in the Spring Hill neighbourhood plan area**
Verge width	3.75m.
Description	Full width pavement.
Unobstructed pavement	2.4m.

Paving materials	Full width asphalt: a. Type: BCC Type 1 asphalt; b. Width: 25mm thick.
Tactile markers (consistent with BSD-5218)	Type: Concrete tactile paver. Supplier: Chelmstone, Urbanstone or approved equivalent. Colour: CCS 'Pewter'.
Driveways	Broom finished concrete.
Furniture	All furniture is to be located outside of the unobstructed pavement area. Furniture elements and layout requirements are to be agreed on a site by site basis through the development assessment process. Refer to 3.7.6 Design standards for street furniture for standard furniture elements and specifications.
Trees	Street trees planted in asphalt footpaths are to be planted in garden beds or tree grates and are permitted in accordance with the footway width requirements set out in Table 5.3.19.2.3.1B. Streets trees include: a. a mix of tree species laid out in an informal manner with clusters of trees; b. medium and small crown trees to be planted at minimum 2m spacing, if within garden beds, or minimum 6m spacing outside of garden beds; c. large crown feature trees to be planted at minimum 10m centres. Distance: a. all tree centrelines are 750mm from the nominal face of the kerb and a minimum of 600mm from the edges of the pavement. Tree grates: a. 1.2m x 1.6m. Layout: a. a mix of species, in a single row at the rear of kerb; b. to be planted as singles and in pairs or clusters.
Garden beds	Garden beds — minimum widths: 1.2m. A garden bed located adjacent to the kerb has a: a. 1.5m minimum spacing between garden beds; b. maximum length of 10m; c. layout and length to accommodate car parking and other kerbside allocation.
Component	**Locality Streets Type 3 in the Spring Hill neighbourhood plan area**
Verge width	Retain existing width.
Description	Full width pavement.
Unobstructed pavement	2.4m.
Paving materials	Type: Honed coloured concrete with sawcut pattern: a. Supplier: Hanson (code IP321BM24), Boral or approved equivalent; b. Colour: CCS 'Liquorice' 90% 'Blue Heeler' + 10% 'Winter Brown'.
Tactile markers (consistent with BSD-5218)	Type: Concrete tactile paver 300 x 300mm. Supplier: Chelmstone, Urbanstone or approved equivalent. Colour: CCS 'Voodoo'.
Driveways	Honed coloured concrete to match footway.
Furniture	All furniture is to be located outside of the unobstructed pavement area. Furniture elements and layout requirements are to be agreed on a site by site basis through the development assessment process. Refer to 3.7.6 Design standards for street furniture for standard furniture elements and specifications.
Trees	Street trees are to be planted in tree grates and are permitted in accordance with the footway width requirements set out in Table 5.3.19.2.3.1B. Streets trees include: a. a mix of tree species laid out in an informal manner with clusters of trees; b. medium and small crown trees to be planted at minimum 2m spacing, if within garden beds, or minimum 6m spacing outside of garden beds; c. large crown feature trees to be planted at minimum 10m centres. Distance: a. all tree centrelines are 750mm from the nominal face of the kerb and a minimum of 600mm from the edges of the pavement. Tree grates:

	a. 1.6m x 1.6m where footway width permits; b. 1.2m x 1.6m elsewhere. Layout: a. a mix of species, in a single row at the rear of kerb; b. to be planted as singles and in pairs or clusters.
Garden beds	No garden beds.

Table 5.3.19.2.3.1B—Footway width exceptions

Verge widths (from nominal face of kerb)	Garden bed width	Street trees	Unobstructed pavement width
Less than 2.1m	No garden beds	No	Full width
2.1m - 2.49m	750mm - 1.15m	No	1.2m
2.50m - 3.14m	1.15m	Yes	1.2m - 1.8m
3.15m - 3.74m	1.2m	Yes	1.8m - 2.4m
3.75m	1.2m	Yes	2.4m

5.3.19.2.4 Planting

5.3.19.2.4.1 Street trees

1. Street trees are permitted as identified in Table 5.3.19.2.3.1A.
2. Table 5.3.19.2.4A and Chapter 3 of this planning scheme sets out the approved street tree species for use on the various streets within the Spring Hill area.
3. Each street has a minimum of 2 approved street tree species to encourage variety and diversity within the precinct.
4. Where 2 or more street trees are required on the same development frontage, a mixture of the appropriate species as listed in Table 5.3.19.2.4A and Chapter 3 of this planning scheme policy is required.

5.3.19.2.4.2 Garden beds

1. Garden beds are permitted as identified in Table 5.3.19.2.3.1A.
2. Shrub and groundcover species are to be selected from Chapter 3 of this planning scheme policy.

Table 5.3.19.2.4A—Street trees

Street	Preferred species—trees
Gregory Terrace	*Jacaranda mimosifolia* *Handroanthus impetiginosus* *Buckinghamia celsissima*
Rogers Street	*Flindersia australis* *Ficus benjamina* *Buckinghamia celsissima*

Appendix 1 Index and glossary of abbreviations and acronyms

Table AP1.1—Abbreviations and acronyms

Abbreviation/acronym	Description
ABS	Australian Bureau of Statistics
the Act	Planning Act 2016
AEP	annual exceedance probability
AHD	Australian height datum
ALARP	as low as reasonably practicable
ANEF	Australian Noise Exposure Forecast
ANVF	araucarian notophyll vine forest
ANZSIC	Australia New Zealand Standard Industrial Classification
ARI	average recurrence interval
AS AS/NZS	Australian Standard Australian/New Zealand Standard
ASGC	Australian Standard Geographical Classification
ATM	automatic teller machine
BCA	Building Code of Australia
BCC	Brisbane City Council
BSD	Brisbane standard drawing
BSTM	Brisbane Strategic Transport Model
BOD	biochemical oxygen demand
BPEM	best practice environmental management
CASA	Civil Aviation Safety Authority
CBD	central business district
CIMN	critical infrastructure movement network
CNVF	complex notophyll vine forest
CPTED	crime prevention through environmental design
CW	citywide significance
dB	decibel
DBH	diameter at breast height
DFE	defined flood event
DFL	defined flood level
DSS	desired standard of service
DV	depth X velocity product
E	endangered
EP	equivalent persons
ERA	environmentally relevant activity
ET	equivalent tenement
FPA	flood planning area
GFA	gross floor area
GVM	gross vehicle mass
HAT	highest astronomical tide
IARC	International Agency for Research on Cancer
KRA	key resource area
LGA	local government area
HICB	Hazardous Industries and Chemicals Branch
LGIP	Local government infrastructure plan

LGIP	Local government infrastructure plan
MAALPI	Statutory guideline 01/16 Making and amending local planning instruments
MERV	minimum efficiency reporting value
MCU	Material change of use as defined in the Act
MGR	Minister's Guidelines and Rules Under the Planning Act 2016
MHF	major hazard facilities
MRAC	Major Regional Activity Centre
MUTCD	Queensland Department of Transport and Main Roads Manual of Uniform Traffic Control Devices
MVF	microphyll vine forest
NIEIR	National Institute of Economic and Industry Research
NFPVF	notophyll feather palm vine forest
NPM	neighbourhood plan map
NPP	neighbourhood plan precinct
NVF	notophyll vine forest
OC	of concern
OLS	Obstacle Limitation Surface
PAH	polycyclic aromatic hydrocarbons
PANS	Procedures for Air Navigation Surfaces
PANS-OPS	Procedures for Air Navigation Services—Aircraft Operational Surfaces
PBC	Port of Brisbane Corporation
PCB	polychlorinated biphenyls
PEF	potency equivalency factors
PET	polyethylene terephthalate
PETE	polyethylene terephthalate
PFTI	plans for trunk infrastructure
PIA	priority infrastructure area
PM	particulate matter
PMF	probable maximum flood
PRAC	Principal Regional Activity Centre
PSP	Planning scheme policy
QDC	Queensland Development Code
QGSS	Queensland Government strategic sites
QUU	Queensland Urban Utilities
RBL	rating background level
RE	regional ecosystem
the Regulation	Planning Regulation 2017
RL	reduced level
ROL	Reconfiguring a lot as defined in the Act
RPEQ	Registered Professional Engineer Queensland
SARA	State Assessment and Referral Agency
SCA	special context areas

~~SEA~~ SEP	special entertainment ~~area~~precinct
SEQ	South East Queensland
SEQ Regional Plan	South East Queensland Regional Plan
SLA	statistical local area
the SP Act	Sustainable Planning Act 2009 (repealed)
the SP Regulation	Sustainable Planning Regulation 2009 (repealed)
SPP	State Planning Policy
SRA	strategic redevelopment area
STP	sewerage treatment plant
TCDD	tetrachlorodibenzodioxin
TEF	toxic equivalency factors
TOD	transit oriented development
TSP	total suspended particulates
USEPA	US Environmental Protection Agency
VMP	vegetation management plan
WSUD	water sensitive urban design

Appendix 2 Table of amendments

Table AP2.1—Table of amendments

Date of adoption and effective date	Planning scheme version number	Amendment type	Summary of amendments
9 September 2014 (adoption) and 12 September 2014 (effective)	v01.01/2014	Minor and Administrative	Corrections to planning scheme (2.3A.2(a) of *MAALPI*); Minor amendments to planning scheme (2.3A.3(a); 2.3A.3(d); 2.3A.3(g) of *MAALPI*). Refer to Amendment v01.1/2014 for further detail.
1 September 2015 (adoption) and 4 September 2015 (effective)	v01.02/2015	Minor and Administrative	Corrections to planning scheme (2.3A.2(a); 3.2.1 of *MAALPI*); Minor amendments to planning scheme (2.3A.3(a); 2.3A.3(d); 2.3A.3(g); of *MAALPI*). Refer to Amendment v01.2/2015 for further detail.
15 September 2015 (adoption) and 18 September 2015 (effective)	v01.03/2015	Minor	Minor amendments to planning scheme (2.3A.3(h); 2.3A.3(k) of *MAALPI*). Refer to Amendment v01.3/2015 for further detail.
2 February 2016 (adoption) and 19 February 2016 (effective)	v02.00/2016	Major and interim local government infrastructure plan amendment	Major amendment to planning scheme (2.3A.4 of *MAALPI*); Interim local government infrastructure plan amendment (2.3B.3 of *MAALPI*). Refer to Amendment v02.00/2016 for further detail.
3 May 2016 (adoption) and 13 May 2016 (effective)	v03.00/2016	Major and interim local government infrastructure plan amendment	Major amendment to planning scheme (2.3A.4 of *MAALPI*); Interim local government infrastructure plan amendment (2.3B.3 of *MAALPI*). Refer to Amendment v03.00/2016 for further detail.
30 August 2016 (adoption) and 9 September 2016 (effective)	v03.01/2016	Minor and Administrative	Corrections to planning scheme (2.3A.2(a); 3.2.1(a); 3.2.1(b); 3.2.1(d); 3.2.1(e); 3.2.1(g) of *MAALPI*); Minor amendments to planning scheme (2.3A.3(a); 2.3A.3(d); 2.3A.3(g); 2.3A.3(h); 2.3A.3(k); 3.2.2(b) of *MAALPI*). Refer to Amendment v03.01/2016 for further detail.
8 November 2016 (adoption) and 18 November 2016 (effective)	v04.00/2016	Major and interim local government infrastructure plan amendment	Major amendment to planning scheme (2.3A.4 of *MAALPI*); Interim local government infrastructure plan amendment (2.3B.3 of *MAALPI*); Major amendment to planning scheme policy (3.2.3 of *MAALPI*) Refer to Amendment v04.00/2016 for further detail.
14 February 2017 (adoption) and 24 March 2017 (effective)	v05.00/2017	Major	Major amendment to planning scheme (2.3A.4 of *MAALPI*) and Major amendment to planning scheme policy (3.2.3 of *MAALPI*) for the City Centre neighbourhood plan. Refer to Amendment v05.00/2017 for further detail.
28 February 2017 (adoption) and 24 March 2017 (effective)	v05.00/2017	Major and interim local government infrastructure plan amendment	Major amendment to planning scheme (2.3A.4 of *MAALPI*) and Interim local government infrastructure plan amendment (2.3B.3 of *MAALPI*) for the Hemmant—Lytton neighbourhood plan. Refer to Amendment v05.00/2017 for further detail.
21 March 2017 (adoption) and 24 March 2017 (effective)	v05.01/2017	Minor and administrative amendment	Corrections to planning scheme (2.3A.2(a) of *MAALPI*). Minor amendments to planning scheme (2.3A.3(a); 2.3A.3(d); 2.3A.3(k) of *MAALPI*). Corrections to planning scheme policy (3.2.1(a); 3.2.1(c); 3.2.1(d); 3.2.1(g) of *MAALPI*). Minor amendments to planning scheme policy

			(3.2.2(b)). Refer to Amendment v05.01/2017 for further detail.
16 May 2017 (adoption) and 19 May (effective)	v06.00/2017	Major	Major amendment to planning scheme (2.3A.4 of *MAALPI*); Refer to Amendment v06.00/2017 for further detail.
30 May 2017 (adoption) and 3 July 2017 (effective)	v07.00/2017	Alignment Amendment and minor	Alignment amendment to planning scheme (Alignment Amendment Rules)(Schedule 1(a)(b)(c) and (d)). Minor amendment to planning scheme (2.3A.3(e) and 2.3A.3(f) of *MAALPI*) for the Yeerongpilly Transit Oriented Development neighbourhood plan . Refer to Amendment v07.00/2017 for further detail.
21 November 2017 (adoption) and 1 December 2017 (effective)	v08.00/2017	Minor and administrative	Minor amendments to planning scheme (Schedule 1, Section 2e), h) and i) of *MGR)*. Minor amendments to planning scheme policy (Schedule 1, Section 6a) and b) of *MGR)*. Administrative amendments to planning scheme (Schedule 1, Section 1a) of *MGR)*. Refer to Amendment v08.00/2017 for further detail.
21 November 2017 (adoption) and 1 December 2017 (effective)	v08.00/2017	Major	Major amendment to planning scheme (2.3A.4 of *MAALPI*). Refer to Amendment v08.00/2017 for further detail.
28 November 2017 (adoption) and 1 December 2017 (effective)	v08.00/2017	Major	Major amendment to planning scheme (2.3A.4 of *MAALPI*); Refer to Amendment v08.00/2017 for further detail.
5 December 2017 (adoption) and 16 February 2018 (effective)	v09.00/2018	Major	Major amendment to planning scheme (2.3A.4 of *MAALPI*). Refer to Amendment v09.00/2018 for further detail.
5 June 2018 (adoption) and 29 June 2018 (effective)	v010.00/2018	Major and Minor	Major amendment to planning scheme (2.3B.2 of *MAALPI*) for the Local government infrastructure plan. Major amendment to planning scheme policy (2.3A.4 of *MAALPI*). Minor amendment to planning scheme (2.3A.3 of *MAALPI*) to support the Local government infrastructure plan. Major amendment to planning scheme (2.3A.4 of *MAALPI*) for the Long term infrastructure plans. Administrative amendments to the Local government infrastructure plan (Schedule 1, Section 1a) of *MGR)*. Refer to Amendment v10.00/2018 for further detail.
31 July 2018 (adoption) and 14 September 2018 (effective)	v11.00/2018	Major	Major amendment to planning scheme (2.3A.4 of *MAALPI*). Refer to Amendment v11.00/2018 for further detail.
7 August 2018 (adoption) and 14 September 2018 (effective)	v11.00/2018	Major	Major amendment to planning scheme (2.3A.4 of *MAALPI*). Refer to Amendment v11.00/2018 for further detail.
14 August 2018 (adoption) and 14 September 2018 (effective)	v11.00/2018	Minor and Major	Minor amendment to planning scheme (Schedule 1, Section 2e) of *MGR)*. Refer to Amendment v11.00/2018 for further detail. Major amendment to planning scheme (2.3A.4 of *MAALPI*). Refer to Amendment v11.00/2018 for further detail.
28 August 2018 (adoption) and 21 September 2018 (effective)	V12.00/2018	Major	Major amendment to planning scheme (2.3A.4 of *MAALPI*). Refer to Amendment v12.00/2018 for further detail.
13 November 2018 (adoption) and 23 November 2018 (effective)	v13.00/2018	Minor and administrative	Administrative amendment to planning scheme (Schedule 1, Section 1a) of *MGR)*. Minor amendment to planning scheme (Schedule 1, Section 2e) of *MGR)*. Administrative amendment to planning scheme policy

			(Schedule 1, Section 5) of *MGR).* Minor amendment to planning scheme policy (Schedule 1, Section 6 a) and b) of *MGR).* Refer to Amendment v13.00/2018 for further detail.
5 February 2019 (adoption) and 15 February 2019 (effective)	v14.00/2019	Minor and administrative	Administrative amendment to planning scheme (Schedule 1, Section 1a)iii of *MGR)*. Minor amendment to planning scheme (Schedule 1, Section 2e) of *MGR)*. Minor amendment to planning scheme (Schedule 1, Section 2l) of *MGR)*. Refer to Amendment v14.00/2019 for further detail.
14 May 2019 (adoption) and 31 May 2019 (effective)	v15.00/2019	Major and minor	Major amendment to planning scheme (2.3A.4 of MAALPI). Minor amendment to planning scheme policy (Schedule 1, Section 6b) of *MGR).* Refer to Amendment v15.00/2019 for further detail.
28 May 2019 (adoption) and 26 July 2019 (effective)	v16.00/2019	Major and minor	Major amendment to planning scheme (2.3A.4 of *MAALPI*). Minor amendment to planning scheme policy (Schedule 1, Section 6b) of *MGR).* Refer to Amendment v16.00/2019 for further detail.
4 June 2019 (adoption) and 26 July 2019 (effective)	v16.00/2019	Minor and administrative	Administrative amendment to planning scheme (Schedule 1, Section 1a) and b) of *MGR)*. Minor amendment to planning scheme (Schedule 1, Section 2e), h) and l) of *MGR)*. Administrative amendment to planning scheme policy (Schedule 1, Section 5 b), c), e) and g) of *MGR)*. Minor amendment to planning scheme policy (Schedule 1, Section 6 b) of *MGR)*. Refer to Amendment v16.00/2019 for further detail.
22 October 2019 (adoption) and 29 November 2019 (effective)	v17.00/2019	Major	Major amendment to planning scheme (2.3A.4 of *MAALPI*); Major amendment to planning scheme policy (3.2.3 of *MAALPI*); Refer to Amendment v17.00/2019 for further detail.
29 October 2019 (adoption) and 29 November 2019 (effective)	v17.00/2019	Minor and administrative	Administrative amendment to planning scheme (Schedule 1, Section 1a) and b) of *MGR)*. Minor amendment to planning scheme (Schedule 1, Section 2e), h) and l) of *MGR)*. Administrative amendment to planning scheme policy (Schedule 1, Section 5) b), c), e) and g) of *MGR)*. Minor amendment to planning scheme policy (Schedule 1, Section 6 b) of *MGR)*. Refer to Amendment v17.00/2019 for further detail.
19 November 2019 (adoption) and 29 November 2019 (effective)	v17.00/2019	Major	Major amendment to planning scheme (Chapter 2, Part 4 of *MGR*) Refer to Amendment v17.00/2019 for further detail.
19 November 2019 (adoption) and 29 November 2019 (effective)	v17.00/2019	Amendment	Amendment to planning scheme policy (Schedule 1, Section 7 of *MGR*). Refer to Amendment v17.00/2019 for further detail.
19 November 2019 (adoption) and 28 February 2020 (effective)	v18.00/2020	Major and minor	Major amendment to planning scheme (2.3A.4 of *MAALPI*). Minor amendment to planning scheme policy (Schedule 1, Section 6 b) of *MGR).* Refer to Amendment v18.00/2020 for further detail.
19 November 2019 (adoption) and 1 May 2020 (effective)	v19.00/2020	Major	Major amendment to planning scheme (Chapter 2, Part 4 of *MGR)*. Refer to Amendment v19.00/2020 for further detail.
26 November 2019 (adoption) and 28	v18.00/2020	Major and minor	Major amendment to planning scheme (2.3A.4 of *MAALPI*).

February 2020 (effective)			Minor amendment to planning scheme policy (Schedule 1, Section 6 b) of *MGR)*. Refer to Amendment v18.00/2020 for further detail.
8 September 2020 (adoption) and 30 October 2020 (effective)	v20.00/2020	Major	Major amendment to planning scheme (2.3A.4 of *MAALPI*). Major amendment to planning scheme policy (3.2.3 of *MAALPI*). Refer to Amendment v20.00/2020 for further detail.
11 May 2021 (adoption) and 28 May 2021 (effective)	v21.00/2021	Major	Major amendment to planning scheme (Chapter 2, Part 4 of *MGR*). Refer to Amendment v21.00/2021 for further detail.
18 May 2021 (adoption) and 28 May 2021 (effective)	v21.00/2021	Minor and administrative	Administrative amendment to planning scheme (Schedule 1, Section 1a) and b) of *MGR)*. Minor amendment to planning scheme (Schedule 1, Section 2c), e), k) and l) of *MGR*). Administrative amendment to planning scheme policy (Schedule 1, Section 5 b), c), e) and g) of *MGR*). Minor amendment to planning scheme policy (Schedule 1, Section 6 a) and b) of *MGR*). Refer to Amendment v21.00/2021 for further detail.
3 August 2021 (adoption) and 3 September 2021 (effective)	v22.00/2021	Major	Major amendment to planning scheme (Chapter 2, Part 4 of *MGR*). Refer to Amendment v22.00/2021 for further detail.
23 November 2021 (adoption) and 10 December 2021 (effective)	v23.00/2021	Interim local government infrastructure plan amendment	Interim amendment to *Brisbane City Plan 2014*: Local government infrastructure plan (LGIP) (Section 17 of the *Planning Act 2016*). Refer to Amendment v23.00/2021 for further detail.
23 November 2021 (adoption) and 10 December 2021 (effective)	v23.00/2021	Tailored amendment	Tailored amendment to *Brisbane City Plan 2014*: Long term infrastructure plans (Section 18(3) of the *Planning Act 2016*) Refer to Amendment v23.00/2021 for further detail.
22 March 2022 (adoption) and 27 May 2022 (effective)	v24.00/2022	Major	Major amendment to planning scheme (Chapter 2, Part 4 of *MGR*). Amendment to planning scheme policy (Chapter 3, Part 1 of *MGR*). Refer to Amendment v24.00/2022 for further detail.
22 March 2022 (adoption) and 27 May 2022 (effective)	v24.00/2022	Minor and administrative	Administrative amendment to planning scheme (Schedule 1, Section 1a) of *MGR*). Minor amendment to planning scheme (Schedule 1, Section 2e), h) and l) of *MGR*). Administrative amendment to planning scheme policy (Schedule 1, Section 5d) of *MGR*). Refer to Amendment v24.00/2022 for further detail.
1 November 2022 (adoption) and 2 December 2022 (effective)	v25.00/2022	Major	Major amendment to planning scheme (Chapter 2, Part 4 of *MGR)*. Amendment to planning scheme policy (Chapter 3, Part 1 of *MGR)*. Refer to Amendment v25.00/2022 for further detail.
29 November 2022 (adoption) and 10 March 2023 (effective)	v26.00/2023	Major	Major amendment to planning scheme (Chapter 2, Part 4 of MGR). Amendment to planning scheme policy (Chapter 3, Part 1 of MGR). Refer to Amendment v26.00/2023 for further detail.
6 December 2022 (adoption) and 10 March 2023 (effective)	v26.00/2023	Minor and administrative	Administrative amendment to planning scheme (Schedule 1, Section 1a) and b) of *MGR*). Minor amendment to planning scheme (Schedule 1, Section 2c) and e) of *MGR*). Refer to Amendment v26.00/2023 for further detail.
14 February 2023	v26.00/2023	Minor and administrative	Administrative amendment to planning scheme

(adoption) and 10 March 2023 (effective)			(Schedule 1, Section 1a) of *MGR).* Minor amendment to planning scheme (Schedule 1, Section 2e) h) and i) of *MGR).* Refer to Amendment v26.00/2023 for further detail.
16 May 2023 (adoption) and 2 June 2023 (effective)	v27.00/2023	Minor and administrative	Administrative amendment to planning scheme (Schedule 1, Section 1a)ii), a)iv), a)vii) and b)i) of *MGR*). Minor amendment to planning scheme (Schedule 1, Section 2l) of *MGR*). Minor amendment to planning scheme policy (Schedule 1, Section 6b) of *MGR*). Administrative amendment to planning scheme policy (Schedule 1, Section 5b) and e) of *MGR*). Refer to Amendment v27.00/2023 for further detail.
13 June 2023 (adoption) and 1 September 2023 (effective)	v28.00/2023	Major	Major amendment to planning scheme (Chapter 2, Part 4 of *MGR*). Amendment to planning scheme policy (Chapter 3, Part 1 of *MGR).* Refer to Amendment v28.00/2023 for further detail.
1 August 2023 (adoption) and 1 September 2023 (effective)	v28.00/2023	Minor and administrative	Administrative amendment to planning scheme (Schedule 1, Section 1b)i) of *MGR*). Minor amendment to planning scheme (Schedule 1, Section 2k) of *MGR*). Refer to Amendment v28.00/2023 for further detail.
31 October 2023 (adoption) and 8 December 2023 (effective)	v29.00/2023	Minor and administrative	Administrative amendment to planning scheme (Schedule 1, Section 1a) of *MGR*). Minor amendment to planning scheme (Schedule 1, Section 2l) and m) of *MGR*). Administrative amendment to planning scheme policy (Schedule 1, Section 5(d) of *MGR*). Minor amendment to planning scheme policy (Schedule 1, Section 6b) of *MGR*) Refer to Amendment v29.00/2023 for further detail.
14 November 2023 (adoption) and 8 December 2023 (effective)	v29.00/2023	Planning scheme policy amendment	Amendment to planning scheme policy (Chapter 3, Part 1 of *MGR*). Refer to Amendment v29.00/2023 for further detail.
28 November 2023 (adoption) and 8 December 2023 (effective)	v29.00/2023	Minor	Minor amendment to planning scheme (Schedule 1, Section 2e) of *MGR*). Minor amendment to planning scheme policy (Schedule 1, Section 6b) of *MGR*). Refer to Amendment v29.00/2023 for further detail.
6 August 2024 (adoption) and 13 September 2024 (effective)	v30.00/2024	Minor	Minor amendment to planning scheme (Schedule 1, Section 2l) of *MGR*). Refer to Amendment v30.00/2024 for further detail.
6 August 2024 (adoption) and 13 September 2024 (effective)	v30.00/2024	Minor and administrative	Administrative amendment to planning scheme (Schedule 1, Section 1a)iii), a)iv) and a)vii) of *MGR*). Minor amendment to planning scheme (Schedule 1, Section 2e) and m) of *MGR*). Administrative amendment to planning scheme policy (Schedule 1, Section 5b) of *MGR*). Minor amendment to planning scheme policy (Schedule 1, Section 6b) of *MGR*). Refer to Amendment v30.00/2024 for further detail.
6 August 2024 (adoption) and 13 September 2024 (effective)	v30.00/2024	Planning scheme policy amendment and minor	Amendment to planning scheme policy (Chapter 3, Part 1 of *MGR*). Minor amendment to planning scheme (Schedule 1, Section 2f) of *MGR*). Refer to Amendment v30.00/2024 for further detail.
29 October 2024 (adoption) and 6	v31.00/2024	Minor and administrative	Administrative amendment to planning scheme (Schedule 1, Section 1a)ii), a)iii), a)v) and a)vii) of

December 2024 (effective)			*MGR*). Minor amendment to planning scheme (Schedule 1, Section 2c) and k) of *MGR*). Administrative amendment to planning scheme policy (Schedule 1, Section 5e) of *MGR*). Minor amendment to planning scheme policy (Schedule 1, Section 6b) of *MGR*) Refer to Amendment v31.00/2024 for further detail.
4 March 2025 (adoption) and 14 March 2025 (effective)	v32.00/2025	Tailored	Tailored amendment to planning scheme (Section 18(3) of the *Planning Act 2016*). Refer to Amendment v32.00/2025 for further detail.
20 May 2025 (adoption) and 27 June 2025 (effective)	v33.00/2025	Tailored amendment	Tailored amendment to *Brisbane City Plan 2014:* Long term infrastructure plans (Section 18(3) of the *Planning Act 2016*). Refer to Amendment v33.00/2025 for further detail.
20 May 2025 (adoption) and 27 June 2025 (effective)	v33.00/2025	Local government infrastructure plan amendment	Amendment to Brisbane City Plan 2014: Local government infrastructure plan (LGIP) (Section 17 of the *Planning Act 2016*). Refer to Amendment v33.00/2025 for further detail.
13 May 2025 (adoption) and 27 June 2025 (effective)	v33.00/2025	Major amendment	Major amendment to planning scheme (Chapter 2, Part 4 of *MGR*). Amendment to planning scheme policy (Chapter 3, Part 1 of *MGR*). Refer to Amendment v33.00/2025 for further detail.
20 May 2025 (adoption) and 27 June 2025 (effective)	v33.00/2025	Planning scheme policy amendment	Amendment to planning scheme policies (Chapter 3, Part 1 of *MGR*). Refer to Amendment v33.00/2025 for further detail.
27 May 2025 (adoption) and 27 June 2025 (effective)	v33.00/2025	Tailored, planning scheme policy amendment and administrative	Tailored amendment to planning scheme (Section 18(3) of the *Planning Act 2016*). Amendment to planning scheme policy (Chapter 3, Part 1 of *MGR*). Administrative amendment to planning scheme policy (Schedule 1, Section 5a), b) and d) of *MGR*). Refer to Amendment v33.00/2025 for further detail.
5 August 2025 (adoption) and 19 September 2025 (effective)	v34.00/2025	Qualified state interest	Qualified state interest amendment to planning scheme (Chapter 2, Part 3 of *MGR*). Refer to Amendment v34.00/2025 for further detail.
12 August 2025 (adoption) and 19 September 2025 (effective)	v34.00/2025	Minor	Minor amendment to planning scheme (Schedule 1, Section 2k) of *MGR*). Refer to Amendment v34.00/2025 for further detail.
12 August 2025 (adoption) and 19 September 2025 (effective)	v34.00/2025	Minor and administrative	Administrative amendment to planning scheme (Schedule 1, Section 1a)iii) of *MGR*). Minor amendment to planning scheme (Schedule 1, Section 2c), e), h) and l) of *MGR*). Administrative amendment to planning scheme policy (Schedule 1, Section 5e) of *MGR*). Minor amendment to planning scheme policy (Schedule 1, Section 6b) of *MGR*). Refer to Amendment v34.00/2025 for further detail.
11 November 2025 (adoption) and 5 December 2025 (effective)	v35.00/2025	Tailored	Tailored amendment to planning scheme (Chapter 1, Part 1 of *MGR*). Administrative amendment to planning scheme policy (Schedule 1, Section 5(g) of *MGR*). Refer to Amendment v35.00/2025 for further detail.
25 November 2025 (adoption) and 5 December 2025 (effective)	v35.00/2025	Minor	Minor amendment to planning scheme (Schedule 1, Section 2n) of *MGR*). Refer to Amendment v35.00/2025 for further detail.
12 May 2026 (adoption) and 12 June 2026	v36.00/2026	Tailored and planning scheme policy	Tailored amendment to planning scheme (Section 18(3) of the *Planning Act 2016*).

(effective)		amendment	Amendment to planning scheme policy (Chapter 3, Part 1 of *MGR*). Refer to Amendment v36.00/2026 for further detail.
9 June 2026 (adoption) and 12 June 2026 (effective)	v36.00/2026	Planning scheme policy amendment	Amendment to planning scheme (Chapter 3, Part 1 of *MGR)*. Refer to Amendment v36.00/2026 for further detail.
4 August 2026 (adoption) and 18 September 2026 (effective)	v37.00/2026	Major	Major amendment to planning scheme (Chapter 2, Part 4 of *MGR*). Refer to Amendment v37.00/2026 for further detail.
18 August 2026 (adoption) and 18 September 2026 (effective)	v37.00/2026	Tailored	Tailored amendment to planning scheme (Section 18(3) of the *Planning Act 2016*). Refer to Amendment v37.00/2026 for further detail.
18 August 2026 (adoption) and 18 September 2026 (effective)	v37.00/2026	Tailored and planning scheme policy amendment	Tailored amendment to planning scheme (Section 18(3) of the *Planning Act 2016*). Amendment to planning scheme policy (Chapter 3, Part 1 of *MGR*). Refer to Amendment v37.00/2026 for further detail.
18 August 2026 (adoption) and 18 September 2026 (effective)	v37.00/2026	Minor and administrative	Administrative amendment to planning scheme (Schedule 1, Section 1a)ii), a)iii), a)v), a)vi), and a)vii) of *MGR*). Minor amendment to planning scheme (Schedule 1, Section 2c)i), e) and l) of *MGR*). Administrative amendment to planning scheme policy (Schedule 1, Section 5b) and f) of *MGR*). Refer to Amendment v37.00/2026 for further detail.
xx xxxx 2027 (adoption) and xx xxxx 2027 (effective)	vxx.00/2027	Tailored and planning scheme policy amendment	Tailored amendment to planning scheme (Section 18(3) of the *Planning Act 2016*). Amendment to planning scheme policy (Chapter 3, Part 1 of *MGR*). Refer to Amendment vxx.00/2027 for further detail.