

Brisbane City Plan 2014

More Homes, Sooner - Low-medium density residential design

1 Guide to this document

- (a) In this document, proposed amendments to *Brisbane City Plan 2014* are detailed as follows:
 - (i) in the Schedule of text amendments:
 - (A) text identified in strikethrough and red highlight (e.g. ~~example~~) represents text to be omitted
 - (B) text identified in underlining and green highlight (e.g. example) represents text to be inserted
- (b) Text that is preceded by the heading 'Reason for change' does not form part of the proposed amendment and is included as explanatory information about the reason for the proposed amendment only.

SCHEDULE OF TEXT AMENDMENTS

Part 1 About the planning scheme

Table 1.2.1—Zones and precincts

Reason for change: To facilitate housing diversity and supply in the Low-medium density residential zone, including clarification of different zone precinct outcomes.

Low–medium density residential	2 storey mix zone precinct
	2 3 or 34 storey mix zone precinct
	Up to 3 storeys zone precinct

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

Reason for change: To facilitate housing diversity and supply in the Low-medium density residential zone.

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	PO1 and AO1.2

			Plan Code	
			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	PO1 and AO1
				PO6, AO6.1

			neighbourhood plan code	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
				<u>PO25 and AO25.1</u>
				<u>PO32, AO32.1, AO32.2 and AO32.3</u>
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
				<u>PO30 and AO30</u>
			Spring Hill Neighbourhood Plan Code	PO4 and AO4.1
10	Sections 32(c) and 33 BA	Alternative provisions to performance criteria 1 under QDC parts MP1.1 and MP1.2 of the QDC boundary clearance and site cover provisions for particular buildings	Traditional building character (design) overlay code	PO1 and AO1.2
				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
				<u>PO22, AO22.1 and AO22.2</u>

				<u>PO30 and AO30</u>
			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
				<u>PO23 and AO23</u>
				<u>PO24 and AO24</u>
				<u>PO25, AO25.1 and AO25.2</u>
				<u>PO26, AO26.1, AO26.2, AO26.3 and AO26.4</u>
			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	PO3, AO3.4 and AO3.5

			plan	
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
				<u>PO19 and AO19</u>
				<u>PO20 and AO20</u>

Part 3 Strategic framework \ 3.4 Theme 2: Brisbane's outstanding lifestyle

Table 3.4.3.1—Specific outcomes and land use strategies

Reason for change: To facilitate housing diversity and supply in the Low-medium density residential zone.

SO2 Brisbane's housing is diverse in type and form, offering choice to different household types and income levels and individuals with specific housing needs.	L2.1 Residential development contributes to housing diversity <u>suited to different sized households and different incomes</u>, particularly including supporting ageing in place and assisted living and housing suited to households on different incomes, within each neighbourhood and across the city, as outlined in the applicable zone or neighbourhood plan. L2.2 Small-scale complementary uses (care co-located uses defined activity group) that are suited to integration and co-location with retirement facilities and residential care facilities are facilitated to support the provision of specialised services and retail for residents and visitors.
---	--

Part 3 Strategic framework \ 3.7 Theme 5: Brisbane's CityShape

3.7.1 Strategic outcomes

Reason for change: To facilitate housing diversity and supply in the Low-medium density residential zone.

- f. Brisbane's Special Centres are centres or clusters characterised by a dominant purpose, use or activity that is not residential which:
 - i. require specific consideration apart from general centre types in order to enhance the benefit these centres can bring to the city;
 - ii. generate infrastructure requirements and impacts generally like other centres, however the nature of the dominant purpose, use or activity can alter this.
- g. Brisbane's Suburban Living Areas represent the majority of established residential suburbs in Brisbane, where growth occurs in response to local needs and impacts on local amenity and values are carefully considered. Brisbane's Suburban Living Areas comprise the following:
 - i. low density residential areas where the majority of development is housing in the form of detached dwellings ranging from small cottages to large family homes on lots typically in the range of 400–800m²;
 - ii. areas of low-medium density housing such as dual occupancy, row housing or low rise multiple dwellings that encourage intergenerational housing options including ageing in place, as indicated in neighbourhood plans and the zoning pattern;
 - iii. centres, community facilities, medium and high density residential and industrial uses,

- as indicated in neighbourhood plans and the zoning pattern.
- iv. localities identified in overlays, neighbourhood plans and the zoning patterns as having a particular character or value that is desired to be ~~retained~~ maintained with very little visible change over the life of the planning scheme;
 - v. areas of character housing substantially constructed in 1946 or earlier and commercial character buildings;
 - vi. ~~areas of small-scale low-medium density housing such as dual occupancy or row housing that encourage intergenerational housing options to facilitate ageing in place;~~
 - vii. a range of non-residential land uses that generally support the needs of the surrounding residential area;
 - viii. Emerging community zoned land where low density residential development is generally anticipated depending on location, infrastructure, services and facilities, planning need, development constraints, environmental values, character and amenity and the established pattern of development.
- h. Brisbane's Greenspace and Rural Neighbourhoods which are located outside and on edges of the urban footprint in the SEQ Regional Plan and the Priority infrastructure area at the periphery of the city, including the Moreton Bay islands:
- i. are very low-density areas that generally comprise single houses on large lots;
 - ii. are not provided with the same level of service as urban locations with regard to the delivery of physical infrastructure, particularly connection to the sewer network, public transport, roads and refuse collection;
 - iii. are developed for rural industries including horticulture, intensive animal industry, livestock grazing and cropping in Rural Neighbourhoods;
 - iv. maintain Brisbane's ecological assets and provide some of its park and recreation needs.
- i. Brisbane's Greenspace (refer to Brisbane greenspace system strategic framework map) offers a well-connected system of places with environmental, recreational and rural values in a variety of land use settings which:
- i. comprises the majority of the city's land outside the urban footprint in the SEQ Regional Plan and land within the urban footprint located in a series of district and metropolitan parks, waterway networks, sport and recreation areas and lands supporting citywide biodiversity areas or scenic amenity values;
 - ii. frames and weaves through the city, including the green hills of Brisbane Forest Park and Mt Coot-tha, the leafy suburbs and waterways, along the Brisbane River to Moreton Bay and the Moreton Bay islands;
 - iii. maintains Brisbane's ecological assets and provides for many of its park and recreation needs;
 - iv. serves many functions which are described in the clean and green leading environmental performance theme.
- j. Brisbane's Future Suburban Living Areas comprise the remaining large-scale greenfield development areas on the outskirts of the urban part of the city which are to be developed for new communities that:
- i. ensure appropriate yield and land use interrelationships are achieved even if less than the greenfield dwelling targets for the city in the SEQ Regional Plan;
 - ii. are healthy, vibrant, inclusive, accessible, support walking and cycling and foster a strong sense of community;
 - iii. exhibit a strong sense of place and demonstrate leading-practice urban design outcomes, including building upon the landscape features of the locality and providing a high degree of legibility and permeability;

- iv. demonstrate leadership in sustainable outcomes, protect and enhance environmental assets, incorporate water sensitive urban design and exhibit leading-practice integrated water management;
- v. reflect the specific land use, environmental, infrastructure, social and economic contexts of each location and any relevant neighbourhood plan.
- k. Brisbane's Growth Nodes on Selected Transport Corridors provide for growth in dwellings and jobs to be concentrated in identified nodes along Selected Transport Corridors to ensure access to employment, services and infrastructure whilst maintaining the leafy suburban character of Brisbane's Suburban Living Areas. The future Growth Nodes are to be preserved as future opportunities for achieving the infill requirements of the SEQ Regional Plan and employment growth until the following are satisfied:
 - i. a neighbourhood plan has been prepared by the Council which is to:
 - A. determine the extent of land included in each node and the preferred mix of land uses, densities, character and elements that comprise each node;
 - B. provide for a range of higher density housing forms and clusters of activity around hospitals, universities and other Special Centres that have easy access to public transport along Brisbane's transport corridors;
 - C. articulate that the centres closest to the City Centre and Major Centres generally support the highest densities and most diverse range of land uses whilst the centres along the Selected Transport Corridors in outer locations are hubs for their surrounding suburbs and provide a range of shops, employment opportunities and community facilities; or
 - ii. a comprehensive planning process is completed which involves a local area and precinct approach, community consultation and consideration of the planning matters consistent with the scope of a neighbourhood plan prepared by the Council.
- l. Brisbane's development is strongly aligned with the provision of infrastructure to service that development to enable the best value and efficiency to be gained from the land use and the infrastructure planned for in the Local government infrastructure plan and Long term infrastructure plans.

Table 3.7.6.1—Specific outcomes and land use strategies

Reason for change: To facilitate housing diversity and supply in the Low-medium density residential zone.

SO1 Suburban Living Areas experience growth in response to local context and needs including centres, community facilities, low-medium , medium and high density residential and industrial uses.	L1 The zoning pattern shows the development intent that is consistent with local values, constraints and opportunities in the Suburban Living Areas.
SO2 Suburban Living Areas experience limited growth, providing predominantly detached housing for residents.	L2.1 Development for housing is restricted to detached housing and any on-site secondary dwelling in the majority of Suburban Living Areas.
	L2.2

	Development is restricted in terms of the lot sizes, configurations and circumstances suitable for subdivision and small-scale housing infill development. <u>Zone, neighbourhood plan and development codes indicate suitable subdivision and infill development outcomes.</u>
SO3 Suburban Living Areas allow for adaptable small-scale multiple dwellings, retirement facilities and residential care facilities on well-located sites to provide for intergenerational housing options catering to young people, families and supporting ageing in place and ageing in neighbourhood.	L3.1 Development for small-scale multiple dwellings is restricted to well-located sites in Suburban Living Areas. Zone, neighbourhood plan and development codes, and mapping indicate various criteria for determining well-located sites in those localities and circumstances. Development for retirement facilities and residential care facilities occurs on well-located sites in Suburban Living Areas. The scale and built form of retirement facilities and residential care facilities is commensurate with the size of the site and sensitive to the surrounding character and amenity of Suburban Living Areas. <u>L3.2</u> <u>Development for retirement facilities and residential care facilities occurs on well-located sites in Suburban Living Areas. The scale and built form of retirement facilities and residential care facilities is commensurate with the size of the site and sensitive to the surrounding character and amenity of Suburban Living Areas.</u> <u>L3.2.3</u> Development for multiple dwellings in the Emerging community zone: a. is restricted to locations provided for in a neighbourhood plan; or b. is within 400m walking distance from a dedicated public pedestrian access point of a public transport stop or station with a service frequency of 4 or more services per hour in the peak periods of 7am to 9am and 4pm to 6pm and the edge: i. of a centre zone other than the Neighbourhood centre zone; or

	ii. of a zone that provides for the Special Centres identified in Section 3.7.5.1 L1.1 in Theme 5 of the Strategic Framework.
--	---

Part 5 Tables of assessment \ 5.3 Categories of development and assessment

Table 5.3.4.1—Prescribed accepted development

Reason for change: To facilitate housing diversity and supply in the Low-medium density residential zone.

Building work if in the Dwelling house character overlay and on a small lot where: a. within the building envelope contained in the acceptable outcomes <u>in section A or section B</u> of the Dwelling house (small lot) code; or b. within the building envelope contained in a development approval to the extent it differs from (a) above.	If for a dwelling house involving only renovations and extensions to an existing building where: a. the total building footprint of the dwelling house including extensions does not exceed <u>55% of the site area on a lot less than 180m², or</u> 50% of the site area <u>on any other lot</u>; b. any roof deck or viewing platform that forms part of the renovation or extension is set back at least 1.5m from the side boundary and is no more than 7m above ground level or the height of an upper storey roof, whichever is the lesser; c. any balconies, terraces, decks or roof decks that form part of the renovation or extension that result in a direct view into windows of habitable rooms, balconies, terraces and decks in an adjacent dwelling house, ensure that view is screened from floor level to a height of 1.5m above floor level; d. any renovation or extension within 2m at ground level or 9m above ground level of a neighbouring dwelling house (refer to Figure g in the Dwelling house (small lot) code) only incorporates windows where they: i. are offset from the window of a habitable room in the adjacent dwelling house to limit direct outlook as shown in Figure h in the Dwelling house (small lot) code; or ii. have sill heights of 1.5m above floor level; or iii. are covered by fixed obscure glazing in any part of the window below 1.5m above floor level; or iv. have fixed external screens; or v. in the case of screening for a ground floor level, fencing to a height of 1.5m above ground floor level; e. any screening devices required by (c) or (d) above, are: i. solid translucent screens, perforated or slatted panels or fixed louvres that have a maximum of 25% openings, with a maximum opening dimension of 50mm, that are permanently fixed and durable (refer to Figure i and Figure j in the Dwelling house (small lot) code); ii. offset a minimum of 0.3m from the face of any window; iii. may be hinged to facilitate emergency egress only.
Building work if in the	If for a dwelling house involving only raising a building where:

Dwelling house character overlay and on a small lot where: a. outside the building envelope contained in the acceptable outcomes <u>in section A or section B</u> of the Dwelling house (small lot) code; or b. outside the building envelope contained in a development approval to the extent it differs from (a) above.	a. the side boundary setbacks comply with the setbacks under the <i>Building Regulation 2021</i>; b. the maximum height does not exceed 9.5m above ground level; <u>or</u> c. <u>the maximum height does not exceed 11.5m above ground level where within the 3 or 4 storey mix zone precinct of the Low-medium density residential zone</u>; d. any windows that are within 2m at ground level or 9m above ground level of a neighbouring dwelling house (refer to Figure g in the Dwelling house (small lot) code): i. are offset from the window of a habitable room in the adjacent dwelling house to limit direct outlook as shown in Figure h in the Dwelling house (small lot) code; or ii. have sill heights of 1.5m above floor level; or iii. are covered by fixed obscure glazing in any part of the window below 1.5m above floor level; or iv. have fixed external screens; or v. in the case of screening for a ground floor level, fencing to a height of 1.5m above ground floor level; e. any screening devices required above, are: i. solid translucent screens, perforated or slatted panels or fixed louvres that have a maximum of 25% openings, with a maximum opening dimension of 50mm, that are permanently fixed and durable (refer to Figure j and Figure i in the Dwelling house (small lot) code); ii. offset a minimum of 0.3m from the face of any window; iii. may be hinged to facilitate emergency egress only. Note—For the purpose of this provision the setbacks of the <i>Building Regulation 2021</i> are to be read as taken to the wall, not the outermost projection. Note—Unless specified, the above building works are still subject to the siting provisions of the <i>Building Regulation 2021</i>.
Building work if in the Dwelling house character overlay and on a small lot: a. outside the building envelope contained in the acceptable outcomes <u>in section A or section B</u> of the Dwelling house (small lot) code; or b. outside the building envelope	If for a dwelling house involving one or more of the following: a. aerials or sewer vents on the roof; b. enclosing under an existing house (except where located in an overlay that makes such development assessable e.g. Flood overlay and Heritage overlay); c. 1 unenclosed patio or gazebo (maximum roofed area 16m² and maximum height 3m); d. a swimming pool and/or spa (of any size) and unenclosed ancillary shade structures. Any shade structures are to have a maximum roofed area 10m² and maximum height 3m; e. unenclosed roofed ground-level walkway (maximum 1.3m wide and maximum height of 2.5m above finished ground level to the underside of the ceiling) between the building

contained in a development approval to the extent it differs from (a) above.	components; f. 1 shed (maximum roofed area 10m² and maximum height 3m); g. roof structures over existing decks, balconies (maximum height 9.5m above ground level); h. gatehouse (maximum roofed area 3m² and maximum height 3m); i. 1 single carport where: i. maximum depth 6m, excluding eaves; ii. maximum width 3m, excluding eaves; j. 1 double carport <u>on a lot 180m² or greater only</u>, where: i. maximum depth 6m, excluding eaves; ii. maximum width 6m, excluding eaves; iii. minimum side boundary setback 1.5m; iv. minimum front boundary setback 2m; v. maximum crossover width 4.5m; vi. where on a lot with a street frontage width of 15m or greater, and the total building footprint of the dwelling and carport does not exceed 50%. Note—Unless specified, the above building works are still subject to the siting provisions of the <i>Building Regulation 2021</i>. Note—For the purpose of this provision, the setbacks of the <i>Building Regulation 2021</i> are to be read as taken to the wall, not the outermost projection.
---	---

Part 5 Tables of assessment \ 5.5 Categories of development and assessment – Material change of use \ Low-medium density residential zone TOA

Table 5.5.2—Low-medium density residential zone

Reason for change: To facilitate housing diversity and supply in the Low-medium density residential zone.

<u>Dual occupancy</u>	<u>Accepted development, subject to compliance with identified requirements</u>	<u>Not applicable</u>
	<u>If the entirety of all frontages of the subject site are outside of a key location and complying with all acceptable outcomes in the Dual occupancy code and no greater than:</u> a. <u>2 storeys and 9.5m in building height in the 2 storey mix zone precinct; or</u> b. <u>3 storeys and 11.5m in building height in the 3 or 4 storey mix zone precinct</u> <u>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.</u>	
	Assessable development—Code assessment	
	<u>If the entirety of all frontages of the subject site are outside of a key location and not complying with all acceptable outcomes in the Dual occupancy code and no greater than:</u> a. <u>2 storeys and 9.5m in building height in the 2 storey mix zone precinct; or</u> b. <u>3 storeys and 11.5m in building height in the 3 or 4 storey mix zone precinct</u> <u>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.</u>	<u>Dual occupancy code</u>
	<u>If a part of the frontage of the subject site is within a key location</u>	Dual occupancy code Low-medium density residential

	and no greater than: 32 storeys and 149.5m in building height in the Up to 3 storeys 2 storey mix zone precinct; or 3 storeys and 11.5m in building height in the 23 or 34 storey mix zone precinct, where the site has frontage to a road with a reserve width of 15.5m or more and any part of the site is within 400m walking distance of a dedicated public pedestrian access point of a railway or busway station; or 2 storeys and 9.5m in building height 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.	zone code Prescribed secondary code
Multiple dwelling	Assessable development—Code assessment If no greater than: 32 storeys and 149.5m in building height in the Up to 3 storeys 2 storey mix zone precinct; or 3 storeys and 11.5m in building height in the 23 or 4 storey mix zone precinct; or 4 storeys and 14m in building height in the 3 or 4 storey mix zone precinct, where the site has frontage to a road with a reserve width of 15.5m is 800m² or more greater and any part of the frontage of the subject site is within 400m walking distance of a dedicated public pedestrian access point of a railway or busway station; or 2 storeys and 9.5m in building height key location Editor's note—Section 1.7.7 applies where the	Multiple dwelling code Low-medium density residential zone code Prescribed secondary code

	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.	
Residential care facility	Accepted development, subject to compliance with identified requirements	
	If involving a residential care facility in an existing retirement facility premises, with no increase in gross floor area, where complying with all acceptable outcomes in section A of the Retirement and residential care facility code	Not applicable
	Assessable development—Code assessment	
	If involving a residential care facility in an existing retirement facility premises, with no increase in gross floor area, where not complying with all acceptable outcomes in section A of the Retirement and residential care facility code	Retirement and residential care facility code—purpose, overall outcomes and section A outcomes only
	If no greater than: a. 32 storeys and 119.5m in building height in the Up to 3 storeys2 storey mix zone precinct; or b. 3 storeys and 11.5m in building height in the 23 or 4 storey mix zone precinct; or c. 4 storeys and 14m in building height in the 3 or 4 storey mix zone precinct, where the site has frontage to a road with a reserve width of 15.5m or more and any part of the site is within 400m walking distance of a dedicated public pedestrian access point of a railway or busway station; or d. 2 storeys and 9.5m in building height 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.	Retirement and residential care facility code Low-medium density residential zone code Prescribed secondary code

Retirement facility	Accepted development, subject to compliance with identified requirements	
	If involving a retirement facility in an existing residential care facility premises, with no increase in gross floor area, where complying with all acceptable outcomes in section A of the Retirement and residential care facility code	Not applicable
	Assessable development—Code assessment	
	If involving a retirement facility in an existing residential care facility premises, with no increase in gross floor area, where not complying with all acceptable outcomes in section A of the Retirement and residential care facility code	Retirement and residential care facility code—purpose, overall outcomes and section A outcomes only
Rooming accommodation	If no greater than: a. 32 storeys and 119.5m in building height in the Up to 3 storeys <u>2 storey mix</u> zone precinct; or b. 3 storeys and 11.5m in building height in the 23 or 4 <u>storey mix zone precinct</u>; or c. 4 storeys and 14m in building height in the 3 or 4 <u>storey mix zone precinct</u>, where the site has frontage to a road with a reserve width of 15.5m or more and any part of the site is within 400m walking distance of a dedicated public pedestrian access point of a railway or busway station; or d. 2 storeys and 9.5m in building height 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.	Retirement and residential care facility code Low-medium density residential zone code Prescribed secondary code
	Accepted development, subject to compliance with identified requirements	

	If involving an existing premises with no increase in gross floor area, where: a. accommodating 5 persons or less; b. complying with all acceptable outcomes in section A of the Rooming accommodation code	Not applicable
	If involving a new premises or an existing premises with an increase in gross floor area, where: a. accommodating 5 persons or less; b. complying with all acceptable outcomes: i. in section A of the Rooming accommodation code; ii. AO2, AO3 and AO5 of the Dwelling house code, if not on a small lot; iii. <u>if on a small lot:</u> A. in <u>section A of the Dwelling house (small lot) code, if on a small lot 180m² or greater,</u> excluding AO1.1, AO1.2, AO12.1, AO15, AO16, AO17.1 and AO17.2; <u>or</u> B. <u>in section B of the Dwelling house (small lot) code, if on a small lot less than 180m², excluding AO30 and AO33</u>	Not applicable
	Assessable development—Code assessment	
	If involving an existing premises	Rooming accommodation code—

	with no increase in gross floor area, where: a. accommodating 5 persons or less; b. not complying with all acceptable outcomes in section A of the Rooming accommodation 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. accommodating 5 persons or less; b. not complying with all acceptable outcomes: i. in section A of the Rooming accommodation code; ii. AO2, AO3 and AO5 of the Dwelling house code, if not on a small lot; iii. <u>if on a small lot:</u> A. in <u>section A of the Dwelling house (small lot) code, if on a small lot 180m² or greater</u>, excluding AO1.1, AO1.2, AO12.1, AO15, AO16, AO17.1 and AO17.2; <u>or</u> B. <u>in section B of the Dwelling house (small lot) code, if on a small lot less than 180m², excluding AO30 and AO33</u>	Rooming accommodation code—purpose, overall outcomes and section A outcomes only; Dwelling house code if not on a small lot—purpose, overall outcomes and outcomes PO2/AO2, PO3/AO3 and PO5/AO5 only; or Dwelling house (small lot) code if on a small lot—purpose, overall outcomes and all outcomes excluding PO1/AO1.1-AO1.2, PO12/AO12.1, PO15/AO15, PO16/AO16 and PO17/AO17.1-AO17.2
	If involving an existing premises with no increase in gross floor area, where:	Rooming accommodation code—purpose, overall outcomes and section B outcomes only

	a. accommodating 6 persons or more; b. not adjoining a dwelling house	Low-medium density residential zone code Prescribed secondary code
	If involving a new premises or an existing premises with an increase in gross floor area, where: a. accommodating 6 persons or more; b. not adjoining a dwelling house; c. no greater than: i. 32 storeys and 11.5 9.5m in building height in the Up to 3 storeys <u>2 storey mix</u> zone precinct; or ii. 3 storeys and 11.5m in building height in the 23 or 34 storey mix zone precinct, where the site has frontage to a road with a reserve width of 15.5m or more and any part of the site is within 400m walking distance of a dedicated public pedestrian access point of a railway or busway station; or iii. 2 storeys and 9.5m in building height 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.	Multiple dwelling code Rooming accommodation code—purpose, overall outcomes and section B outcomes only Low-medium density residential zone code Prescribed secondary code
Short-term accommodation	Assessable development—Code assessment	
	If in the Up to 3 storeys zone precinct or the 2 or 34 storey mix zone precinct and fronting an arterial or suburban road, where no greater than: a. 3 storeys and 11.5m in building height in the Up to 3	Multiple dwelling code Short-term accommodation code Low-medium density residential zone code Prescribed secondary code

	b. storeys zone precinct; or 3 storeys and 11.5m in building height in the 2 or 3 storey mix zone precinct and any part of the site is within 400m walking distance of a dedicated public pedestrian access point of a railway or busway station; or c. 2 storeys and 9.5m in building height 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.	
Tourist park	Assessable development—Code assessment	
	If on the site of an existing relocatable home park or Tourist park in the Up to 3 storeys zone precinct or 2 or 3 storey mix zone precinct	Tourist park and relocatable home park code Low-medium density residential zone code Prescribed secondary code

Part 5 Tables of assessment \ 5.6 Categories of development and assessment— Reconfiguring a lot

Table 5.6.1—Reconfiguring a lot

Reason for change: To facilitate housing diversity and supply in the Low-medium density residential zone.

Low density residential zone	Assessable development—Impact assessment	
	If <u>a reconfigured lot is:</u> a. <u>less than 300m², where any partthe entirety of all frontages of the lot frontagesubject site</u> is within <u>200m300m</u> walking distance of <u>any part of the lot frontagenearest point</u> of a site or sites in a zone in the centre zones category with a combined site area of more than 2,000m²; <u>or</u> , a reconfigured lot is: a. less than <u>400m²</u>, <u>where any part of the lot frontage is greater than 200m walking distance of any part of the lot frontage of a site or sites in a zone in the centre zones category with a combined site area of more than 2,000m300m²</u>; or b. less than 600m², where a rear lot	The planning scheme including: Subdivision code Low density residential zone code Prescribed secondary code
	<u>If a part of the frontage of the subject site is greater than 300m walking distance of the nearest point of a site or sites in a zone in the centre zones category with a combined site area of more than 2,000m², a reconfigured lot is:</u> a. <u>less than 400m²; or</u> b. <u>less than 600m², where a rear lot</u>	<u>The planning scheme including:</u> <u>Subdivision code</u> <u>Low density residential zone code</u> <u>Prescribed secondary code</u>

	If ROL is a volumetric subdivision, where not associated with an existing or approved building	The planning scheme including: Subdivision code Low density residential zone code Prescribed secondary code
Low-medium density residential zone	Assessable development—Impact assessment	
	If a reconfigured lot is: - less than 260m² with no associated assessable MCU, where in the 2 storey mix zone precinct or 2 or 3 storey mix zone precinct; or - less than 180m² with no associated assessable MCU, where in the Up to 3 storeys zone precinct; or - less than 350m² with no associated assessable MCU, where a rear lot in the 2 storey mix zone precinct, 2 or 3 storey mix zone precinct or Up to 3 storeys zone precinct	The planning scheme including: Subdivision code Low-medium density residential zone code Prescribed secondary code
	If ROL is a volumetric subdivision, where not associated with an existing or approved building	The planning scheme including: Subdivision code Low-medium density residential zone code Prescribed secondary code
Low-medium density residential zone	Assessable development—Impact assessment	
	If a reconfigured lot is in the 2 storey mix zone precinct and is: - less than 260m² with no associated assessable MCU; or - less than 350m² with no associated assessable MCU, where a rear lot	The planning scheme including: Subdivision code Low-medium density residential zone code Prescribed secondary code
	If a reconfigured lot is less than 600m ² with no associated assessable MCU, where in the 3 or 4 storey mix zone precinct, and part of the lot frontage of the subject site is within a key location	The planning scheme including: Subdivision code Low-medium density residential zone code Prescribed secondary code
	If the entirety of all lot frontages of the subject site is outside of a key	The planning scheme including: Subdivision code

	location in the 3 or 4 storey mix zone precinct, and a reconfigured lot is: a. less than 120m² with no associated assessable MCU; or b. between 120m² and 180m² with no associated assessable MCU and: i. is accessed from a major road; or ii. the lot frontage is less than 6m; or c. less than 350m² where a rear lot, with no associated assessable MCU Note—These thresholds apply whether or not the application is made together with an associated assessable MCU. Note—For a lot to be considered outside of a key location, the entire lot frontage must be outside of the key location. If a lot has part of its lot frontage within a key location it is considered to be within a key location.	Low-medium density residential zone code Prescribed secondary code
	If ROL is a volumetric subdivision, where not associated with an existing or approved building	The planning scheme including: Subdivision code Low-medium density residential zone code Prescribed secondary code

Part 5 Tables of assessment \ Neighbourhood Plans \ Bracken Ridge and district neighbourhood plan**Table 5.9.9.A—Bracken Ridge and district neighbourhood plan: material change of use**

Reason for change: To reflect a proposed change to the zone precincts in the Low-medium density residential zone.

If in the Relocatable home parks precinct (NPP-004), where in the 23 or 34 storey mix zone precinct of the Low-medium density residential zone

Part 5 Tables of assessment \ Neighbourhood Plans \ Coorparoo and districts neighbourhood plan**Table 5.9.82.A—Coorparoo and districts neighbourhood plan: material change of use**

Reason for change: To reflect a proposed change to the zone precincts in the Low-medium density residential zone.

If in the Low-medium density residential zone (2(3 or 34 storey mix zone precinct), Low-medium density residential zone (Up to 3 storeys zone precinct) or Medium density residential zone

Part 5 Tables of assessment \ Neighbourhood Plans \ Sherwood—Graceville district neighbourhood plan**Table 5.9.62.A—Sherwood—Graceville district neighbourhood plan: material change of use**

Reason for change: To reflect a proposed change to the zone precincts in the Low-medium density residential zone.

If in the Westside character precinct (NPP-001), where in the Character residential zone or the 23 or 34 storey mix zone precinct of the Low-medium density residential zone

Part 5 Tables of assessment \ Neighbourhood Plans \ Toowong—Indooroopilly district neighbourhood plan

Table 5.9.66.A—Toowong—Indooroopilly district neighbourhood plan: material change of use

Reason for change: To reflect a proposed change to the zone precincts in the Low-medium density residential zone.

If in the Dean Street shops precinct (NPP-002), where in the 2 storey mix <u>zone</u> precinct of the Low-medium density residential zone
--

Part 6 Zones \ 6.2 Zone codes \ 6.2.1.2 Low-medium density residential zone code

6.2.1.2 Low-medium density residential zone code

Reason for change: To facilitate housing diversity and supply in the Low-medium density residential zone.

Note—Land in the Low-medium density residential zone is contained in either the ~~Up to 3 storeys zone precinct, the 2~~ or ~~34~~ storey mix zone precinct or the 2 storey mix zone precinct.

Note—As neighbourhood planning is undertaken by the Council, if it is considered that greater housing diversity would assist in meeting resident housing needs, and where it is not intended for the Traditional building character overlay to apply:

- the ~~2 or 3~~ storey mix zone precinct or the ~~23 or 4~~ storey mix zone precinct may be applied to land suited to a house-sensitive scaled multiple dwelling and other residential accommodation options;
- the ~~Up to 3 storeys or 4 storey mix~~ zone precinct may be applied to land suited to a low-medium rise, ~~medium density~~ multiple dwelling.

Editor's note—Many sites in the ~~23~~ or ~~34~~ storey mix zone precinct of the Low-medium density residential zone are currently identified on the Traditional building character overlay map. It is intended that over time the Traditional building character overlay map be reviewed, and that these sites be included in either the Character residential zone or be removed from the Traditional building character overlay map. Until such time, these sites are afforded the same degree of protection and character design consideration as any other site within the Traditional building character overlay.

2. The purpose of the zone will be achieved through overall outcomes for:

- a. zone role;
- b. development location and uses;
- c. development form;
- d. the following zone precincts:
 - i. 2 storey mix zone precinct;
 - ii. ~~23~~ or ~~34~~ storey mix ~~zone precinct~~;
 - iii. ~~Up to 3 storeys~~ zone precinct.

4. Development location and uses overall outcomes are:

- a. Development comprises a mix of low and low-medium rise, low-medium density residential development.
- b. Development allows for urban consolidation and better use of physical and social infrastructure.
- c. Development supports the creation of a walkable neighbourhood with the potential for residents to live within walking distance of regular public transport, nearby centres, recreational opportunities and community facilities, and reduces vehicle-based trips to work, shops or centres.
- d. Development provides for co-existence of dwelling houses, dual occupancies or multiple dwellings.
- e. Development retains an existing dwelling house that is located on land within the Traditional building character overlay, Heritage overlay or Pre-1911 building overlay.
- f. Development for alternative housing types, such as rooming accommodation, a residential care facility or a retirement facility together with ancillary convenience activities and allied services (care co-located uses), which provide housing diversity and enable people to find suitable accommodation throughout their life cycle:
 - i. meets amenity expectations of residents;

- ii. meets the bulk and building height requirements of the Multiple dwelling code or any applicable neighbourhood plan, and is not adjoining a dwelling house if **for** rooming accommodation for 6 persons or more;
 - iii. meets the bulk and building height requirements of the Retirement and residential care facility code if a residential care facility or retirement facility.
 - g. Development for complementary residential accommodation options including short-term accommodation support, and meet the needs of visitors to, nearby destinations such as hospitals and is located in highly accessible locations fronting an arterial or suburban road that carries more than 6,000 vehicles per day in the **Up to 3 storeys zone precinct** or **the 2 or 34** storey mix zone precinct.
 - h. Development for a relocatable home park or tourist park may continue to operate and expand on existing sites in the **Up to 3 storeys zone precinct** or **2 or 34** storey mix zone precinct to provide housing diversity.
 - i. Development for a dwelling unit may occur as part of a non-residential use.
 - j. Development reflects and supports the level of comfort, quiet, privacy and safety (including impacts of glare, odour, light, noise, traffic, parking, servicing and hours of operation) reasonably expected within a low-medium density, but predominantly permanent residential environment.
 - k. Development for an active frontage use on land within the Active frontages in residential zones overlay is to comply with the Active frontages in residential zones overlay code.
 - l. Development for commercial character building activities on land within the Commercial character building overlay is to comply with the Commercial character building (activities) overlay code.
 - m. Development for a compatible and individual small-scale non-residential use which is a community care centre, community use, health care service, office, shop or veterinary service (together with any associated caretaker's accommodation or dwelling unit) where not on land within the Commercial character building overlay or the Active frontages in residential zones overlay, is to:
 - i. have a gross floor area of less than 250m²;
 - ii. serve local residents' day-to-day needs;
 - iii. not undermine the viability of a nearby centre.
 - n. Development which would result in the co-location of new non-residential uses may only occur along an active frontage identified on the Active frontages in residential zones overlay map or where located in two or more adjoining commercial character buildings.
 - o. Development for a home-based business may operate in a dwelling house, dual occupancy or multiple dwelling and is of a scale and nature that protects the amenity of adjoining residents.
 - p. Development for any other non-residential use serves a local community facility need only such as a childcare centre or a substation.
6. 2 storey mix zone precinct overall outcomes are:
- a. Development comprises a mix of dwelling types including dwelling houses, 2 storey low rise multiple dwellings (such as row houses) and dual occupancy at a house scale in the 2 storey mix zone precinct, to provide housing diversity, offering choice to different household types and individuals to suit residents through different life **cycle** **cycle** stages.

- b. Development of low-rise, low-medium density residential buildings:
 - i. are predominantly 1 or 2 storeys in height;
 - ii. are located on suitable sites, clustered around identified smaller centres, other destinations or facilities in suburban locations or along identified public transport corridors;
 - iii. provide a choice in housing form and size and housing adaptability that meet the needs of a diverse population;
 - iv. are in areas that are often surrounded by low density detached housing in the Low density residential zone.
 - c. Development for a dwelling house occurs on appropriately sized and configured lots, with a minimum lot size of:
 - i. 350m² where a rear lot;
 - ii. 260m² where not a rear lot.
 - d. Development for a residential use other than a dwelling house makes a deliberate contribution to diversifying the housing stock available to suit residents at all life cycle stages.
 - e. Development of a new residential use other than a dwelling house, such as a multiple dwelling or dual occupancy, has a built form and design that is:
 - i. consistent with the character of a low density detached house style residential environment of 1 or 2 storeys;
 - ii. suited to smaller lot sizes.
 - f. Development incorporates a height and setback that provide a sensitive transition at the edge of the site to adjoining dwelling houses, ensuring that development is compatible in scale with adjoining dwelling houses, both within or adjoining the 2 storey mix zone precinct, in order to maintain appropriate levels of amenity and privacy to adjoining dwellings.
7. 2 or 3 storey mix zone precinct overall outcomes are:
- a. Development comprises a mix of dwelling types including dwelling houses, 2 to 3 storey low rise multiple dwellings (such as apartments and row houses) and dual occupancy, to provide housing diversity and a sensitive transition both to adjoining sites that contain dwelling houses and between busier roads or centres and lower density residential areas.
 - b. Development of low-medium rise, low-medium density residential buildings:
 - i. are of predominantly 2 storeys, or of up to 3 storeys in height where located within easy walking distance of a public transport node;
 - ii. are located on suitable sites, in accessible locations, near to public transport and larger centres or key destinations.
 - c. Development for a residential use other than a dwelling house is of a scale and bulk that co-exists comfortably with an adjoining dwelling house, even though it might have a bulk and scale greater than a dwelling house.
 - d. Development design, height and setbacks provide a sensitive transition at the edge of the site to an adjoining dwelling house or land in a lower density zone or zone precinct.
 - e. Development for a residential use other than for a dwelling house incorporates setbacks and landscaping which contribute to a cohesive and compatible human-scale streetscape.
 - f. Development responds to local characteristics, such as protection of view corridors, reinforces a green landscape character and responds to the surrounding character and architecture.

8. Up to 3 storeys zone precinct overall outcomes are:
- a. Development comprises predominantly 3 storey low-medium rise multiple dwellings (such as apartments and row houses) in Growth Nodes on Selected Transport Corridors and in well-located parts of the city, to provide housing diversity and a sensitive transition between significant centres or higher density residential areas and lower density residential areas.
 - b. Development of low-medium rise, medium density residential buildings:
 - i. are predominantly (but no more than) 3 storeys in height;
 - ii. are located on suitable sites, in well-located parts of the city, in close proximity to or on the periphery of significant centres, or along growth corridors.
 - c. Development incorporates a height and setback that:
 - i. provides a sensitive transition at the edge of the zone or zone precinct to adjoining lower density zones or zone precincts;
 - ii. responds to the existing and intended uses and built form in each particular adjoining zone.
 - d. Dwellings are a mix of apartment and row-house style multiple dwellings which are of a scale and bulk that enable the building to co-exist comfortably with existing dwelling houses and dual occupancy uses.
 - e. Development for a multiple dwelling or dual occupancy incorporates setbacks and landscaping which contribute to a cohesive and compatible human-scale streetscape.
 - f. Development responds to local characteristics, such as protection of view corridors, reinforces a green landscape character and responds to the surrounding character and architecture by having a smaller building envelope than in the Medium density residential zone, acknowledging this zone precinct's role for providing a sensitive transition to low density residential areas and its location within Growth Nodes on Selected Transport Corridors.
7. 3 or 4 storey mix zone precinct overall outcomes are:
- a. Development comprises a mix of dwelling types including dwelling houses, dual occupancy and multiple dwellings (such as apartments and row houses) to provide housing diversity.
 - b. Development provides a sensitive transition between lower density residential areas and higher density residential areas or significant centres.
 - c. Development for residential buildings occurs on appropriately sized and configured lots and is of a height, bulk, scale and form which is tailored to its specific location and the characteristics of the site.
 - d. Development in a key location comprises low-medium density residential buildings of predominantly apartment style multiple dwellings, up to 3 or 4 storeys in height and does not result in significant fragmentation of land.
 - e. Development outside of key locations comprises low-medium density residential buildings of predominantly row house style multiple dwellings, dual occupancies and dwelling houses on small lots, up to 3 storeys in height.
 - f. Development for a dwelling house on a small lot supports a subtropical character and minimises negative impacts on the amenity and privacy of adjoining premises by ensuring it is of a size and scale which maintains access to natural light, sunlight and breezes for habitable and outdoor spaces.
 - g. Development incorporates setbacks and landscaping which contribute to a cohesive and compatible human-scale streetscape.

- h. Development for a residential use other than a dwelling house is of a scale and bulk that can co-exist comfortably with an adjoining dwelling house or adjoining lower density zone.
- i. Development responds to local characteristics, such as protection of view corridors, reinforces a green landscape character and responds to the surrounding character and architecture by having a smaller building envelope than in the Medium density residential zone.

Part 6 Zones \ 6.2 Zone codes \ 6.2.1.5 Character residential zone code

6.2.1.5 Character residential zone code

Reason for change: To reflect a proposed change to the zone precincts in the Low-medium density residential zone.

Note—As neighbourhood planning is undertaken by the Council, where it is intended that the Traditional building character overlay should apply to land clusters of well-located land containing housing built in 1946 or before and suited to house-sensitive scaled infill multiple dwellings – in the inner city, surrounding district and neighbourhood centres and along public transport routes – land may be included in the Infill housing zone precinct of the Character residential zone. In most instances this land will already have been included in the Traditional building character overlay and included in the **23** or **34** storey mix zone precinct of the Low-medium density residential zone.

Part 7 Neighbourhood plans \ 7.2 Neighbourhood plan codes \ Acacia Ridge—Archerfield

Table 7.2.1.1.3.B—Maximum building height

Reason for change: To facilitate housing diversity and supply in the Low-medium density residential zone.

If in the Beaudesert Road centre precinct (Acacia Ridge—Archerfield neighbourhood plan/NPP-007)		
Development of a site in the Beaudesert Road centre south—Elizabeth Street sub-precinct (Acacia Ridge—Archerfield neighbourhood plan/NPP-007a)	3	10.5

Part 7 Neighbourhood plans \ 7.2 Neighbourhood plan codes \ Bulimba district

Table 7.2.2.4.3.C—Oxford Street and Godwin Street precinct building setbacks

Reason for change: To reflect a proposed change to the zone precincts in the Low-medium density residential zone.

Ground storey	0m in the Oxford Street precinct. 3m in the Godwin Street precinct.	0m where adjoining the District zone precinct of the District centre zone, the Inner city zone precinct of the Mixed use zone, or a road frontage	3m
		3m where adjoining the Low density residential zone, the 23 or 34 storey mix zone precinct of the Low-medium density residential zone, or the Character zone precinct of the Character residential zone	
First storey	0m to the balcony and 3m to the building wall in the Oxford Street	0m where adjoining the District zone precinct of the District	3m to balcony and 6m to the building wall

	precinct. 3m to the balcony and 6m to the building wall in the Godwin Street precinct.	centre zone, the Inner city zone precinct of the Mixed use zone, or a road frontage	
		3m where adjoining the Low density residential zone, the 23 or 34 storey mix zone precinct of the Low-medium density residential zone, or the Character zone precinct of the Character residential zone	

Part 7 Neighbourhood plans \ 7.2 Neighbourhood plan codes \ Lower Oxley Creek south

Table 7.2.12.3.3—Performance outcomes and acceptable outcomes

Reason for change: To facilitate housing diversity and supply in the Low-medium density residential zone.

If in the Low-medium density residential zone where for lots less than 400m ²			
PO15 Development of house lots less than 400m ² :	a. are of a sufficient size to accommodate the intended housing form; b. are located on land physically suitable to accommodate the intended housing form; c. avoid a repetitive streetscape appearance; d. avoid the proliferation of closely spaced vehicle crossovers and maximise on-street parking opportunities; e. do not undermine the intended character of the zoning.	AO15.1 House lots have an area of at least 250m ² .	
		AO15.2 No more than five house lots with a minimum site of less than 400m ² fronting the same street adjoin each other.	
PO16PO15 Lot layout, siting and size, building footprints and filling and excavation:	a. are consistent with the landscape	AO16AO15.1 The lot size is not less than 1,500m ² .	
		AO16AO15.2 Each lot contains a development footprint	

character intent of the precinct; b. maximise the preservation of koala habitat values; c. facilitate safe koala movement; d. minimise edge effects; e. provide a koala habitat transition between urban and non-urban areas; f. are designed and sited to avoid or appropriately mitigate natural hazards in accordance with acceptable standards.	plan that is: a. a maximum of 600m²; b. set back from any public road by a minimum distance of 6m, except driveway; c. regular in shape with a minimum dimension of 15m; d. located outside a waterway corridor, as shown on the Waterway corridors overlay map; e. situated no less than 100m from the Moonie oil pipelines; f. situated no less than 100m from AGL gas pipeline. AO16AO15.3 A development footprint plan for each proposed lot, is nominated for: a. the potential dwelling including secondary dwellings; b. all ancillary buildings and structures, such as pools, tennis courts or other impervious recreation services and outbuildings such as garages; c. parking areas and accesses/driveways; d. excavation, filling and retaining walls; e. where applicable, a home-based business, satellite dish and outdoor lighting. AO16AO15.4 Development does not result in clearing koala habitat or clearing koala habitat is limited to the nominated development footprint plan. AO16AO15.5 Areas outside the nominated development footprint plan are rehabilitated in accordance with a restoration plan. The restoration plan includes recognised koala habitat trees. Note—Refer to the Biodiversity areas planning scheme policy for a list of recognised koala habitat trees. Note—A restoration plan is a plan to assist in the recovery of an ecosystem that has been degraded, damaged or destroyed. It is prepared and implemented consistent with the format and principles contained in the Biodiversity areas planning scheme policy. AO16AO15.6 Filling and excavation does not occur outside the nominated development footprint.
--	--

	AO16AO15.7 Filling and excavation does not occur within the drip line (root zone) of non-juvenile koala habitat trees.
PO17PO16 The centre provides local services within walking distance of residents. Building layout and design is of a scale and intensity that reflects the intended convenience function and character of the centre and does not result in overdevelopment of the site.	AO17AO16.1 The non-residential-only gross floor area does not exceed: a. 6,000m² for the Pallara neighbourhood centre located on the corner of Ritchie Road and Laxton Street; or b. 1,500m² for the Stapylton Road Wadeville Street neighbourhood centre located on the corner of Stapylton Road and Wadeville Street.
	AO17AO16.2 The gross floor area for a shop (supermarket) does not exceed: a. 1,500m² for the Pallara neighbourhood centre located on the corner of Ritchie Road and Laxton Street; b. 500m² for the Stapylton Road/Wadeville Street neighbourhood centre located on the corner of Stapylton Road and Wadeville Street.
PO18PO17 Development incorporates a multipurpose space in the Pallara neighbourhood centre for community use. The space is adaptable, accessible, integrated with the centre, includes an indoor and outdoor area, and is provided with a range of basic amenities to fulfill the functions of a community facility servicing the local community.	AO18AO17.1 An indoor space is provided having a minimum gross floor area of 250m² for community use.
	AO18AO17.2 Where located at ground level: a. the internal space is directly linked to an outdoor landscape and recreation area of 50m² and has a minimum dimension of 5m; b. the outdoor recreation space is developed in accordance with a landscape concept plan that includes seating and shade devices.
	AO18AO17.3 Where located above ground level, the internal space is directly linked to an outdoor area of 25m² and has a minimum dimension of 5m.

	AO18AO17.4 The space is provided with separate pedestrian access after normal business hours.
PO19PO18 Any development proposal must demonstrate that the entire precinct can be suitably remediated and rehabilitated, site-based constraints can be appropriately managed, cumulative impacts of flooding managed, ecological values protected and infrastructure provided to a Council standard.	AO19AO18 No acceptable outcome is prescribed.
PO20PO19 The lot layout, siting and size, development footprint plans and filling and excavation: - is consistent with the landscape character intent of the zoning; - protects significant vegetation; - facilitates safe koala movement; - minimises edge effects.	AO20AO19.1 Each lot contains a development footprint plan that is: - a minimum of 2,750m²; - set back from any public road a minimum distance of 10m except for a driveway; - a regular shape with a minimum dimension of 35m; - located outside a waterway corridor as shown on the Waterway corridors overlay map (excluding properties fronting Esky Road, Vied Road and Landel Road and located within a waterway corridor); - situated no less than 100m from the Moonie oil pipeline; - situated no less than 100m from the AGL gas pipeline. AO20AO19.2 A development footprint plan for each proposed lot, is nominated for: - the potential dwelling, including secondary dwellings; - all ancillary buildings and structures, such as pools, tennis courts or other impervious recreation services and outbuildings such as garages; - parking areas and accesses/driveways; - excavation, filling and retaining walls; - where required, sufficient area for an on-site waste water management system for effluent disposal;

	f. where applicable, a home business, satellite dish and outdoor lighting.
	AO20AO19.3 The lot layout and siting of the development footprint plan maximises the connectivity between areas of significant vegetation within and external to the site.
	AO20AO19.4 Development does not result in the clearing of significant vegetation.
	AO20AO19.5 Areas outside the nominated development footprint plan are rehabilitated in accordance with a restoration plan. The restoration plan includes recognised koala habitat trees. Note—A restoration plan is a plan to assist in the recovery of an ecosystem that has been degraded, damaged or destroyed. It is prepared and implemented consistent with the format and principles contained in the Biodiversity areas planning scheme policy.
	AO20AO19.6 Filling and excavation does not occur within the drip line (root zone) of significant vegetation.

Part 7 Neighbourhood plans \ 7.2 Neighbourhood plan codes \ River gateway

Table 7.2.18.3.3.B—Maximum building height

Reason for change: To facilitate housing diversity and supply in the Low-medium density residential zone.

Development in the Morningside precinct (River gateway neighbourhood plan/NPP-001), where in the Low-medium density residential sub-precinct (River gateway neighbourhood plan/NPP-001a)	Not specified	3 (9.5m)
Development in the Cannon Hill/Murarie precinct (River gateway neighbourhood plan/NPP-003), where in the	Not specified	3 (9.5m)

Low-medium density residential sub-precinct (River gateway neighbourhood plan/NPP-003a)		
Development in the Cannon Hill/Murarie precinct (River gateway neighbourhood plan/NPP-003), where in the Park Hill south sub-precinct (River gateway neighbourhood plan/NPP-003d)	Not specified	3 (9.5m)
	Where within 20m of Mitchell Boulevard, Rosewood Place and Calliope Circuit	2 (9.5m)

Part 9 Development codes \ 9.3 Use codes \ 9.3.6 Dual occupancy code

Reason for change: To facilitate housing diversity and supply in the Low-medium density residential zone.

9.3.6.1 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), building work (section 5.7) 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 dual occupancy or a use of a similar nature.

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;
- significant vegetation, guidance is provided in the Vegetation planning scheme policy;
- structure planning, guidance is provided in the Structure planning planning scheme policy;
- infrastructure design and construction works, guidance is provided in the Infrastructure design 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;
- provisions for transport, access, parking or servicing, guidance is provided in the Transport, access, parking and servicing planning scheme policy.

9.3.6.2 Purpose

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 the dual occupancy to deliver a comfortable living environment with minimal impacts on neighbours.
- b. Development in the Low density residential zone is located on larger sites and reflects the low density form and character of these locations.
- c. Development of a new building is of a bulk and scale that positively contributes to the intended form and character of the local area and street context.
- d. Development is of a height that is appropriate to the strategic and local context and is in keeping with community expectations consistent with the following:
 - i. 3 storeys in the Up to 3-storeys zone precinct of the Low-medium density residential zone;
 - ii. 2 or 3 storeys in the 2 or 34 storey mix zone precinct of the Low-medium density residential zone;
 - iii. 2 storeys in the 2 storey mix zone precinct of the Low-medium density residential zone;
 - iv. 2 storeys in the Infill housing zone precinct of the Character residential zone;
 - v. 2 storeys in the Low density residential zone.

- e. Development provides boundary setbacks and separation and articulation of buildings that ~~contribute~~contributes to the amenity of residents within and adjoining the site.
- f. Development in lower density residential areas reflects the amenity, form and character of these areas.
- g. Development in low to medium density residential areas provides housing diversity, a transition between higher and lower density residential areas and:
 - i. where located within a key location has a minimum lot size of 600m² to reduce the fragmentation of land;
 - ii. where located outside of a key location has a minimum lot size of 400m².
- h. Development ensures that the siting of a building and any built to boundary walls do not negatively impact on the privacy and amenity of adjoining residents.
- i. Development ensures that the proportion of buildings to on-site open space provides a high level of residential amenity for occupants and adjoining residents including access to natural light, sunlight and breeze to support outdoor subtropical living.
- j. Development provides functional private open space for each dwelling that enhances residential amenity and provides for outdoor living to capitalise on Brisbane's subtropical climate.
- k. Development provides on-site landscaping that accentuates Brisbane's subtropical landscape character, positively contributes to the immediate streetscape, interfaces with neighbouring premises, supports outdoor living and subtropical planting, assists in reducing urban heat island effects and is located to support the retention and establishment of large, subtropical shade trees.
- l. Development provides on-site parking ~~which does~~and manoeuvring areas that do not negatively impact on residents or the amenity of adjoining streetscapes.
- m. Development addresses, overlooks and positively contributes to the ~~immediate streetscape~~streetscape by ensuring that each dwelling achieves:
 - i. an identifiable pedestrian entry to each dwelling when viewed from the street;
 - ii. substantial visual engagement between the street and each dwelling through the use of windows, doors and balconies on the front building façade.
- n. Development protects and provides visual privacy for residents adjoining and within the site through appropriate separation of buildings and screening.
- o. Development ensures that impervious areas, building footprint and site cover are minimised to:
 - i. facilitate restoration and maintenance of soil moisture to support vegetation growth, while reducing urban heat island effects and stormwater run-off;
 - ii. ensure the protection and establishment of private open spaces and subtropical landscaping.
- p. Development ensures that the location and design of car parking and manoeuvring results in:
 - i. adequate space for the retention of existing street trees and the planting of new street trees;
 - ii. the provision of subtropical landscaping and open space;
 - iii. safety and amenity for residents on site;
 - iv. no adverse impacts on the safety and efficiency of the external road network;
 - v. retention of on-street car parking spaces;
 - vi. covered car parking that does not form a dominant proportion of the street frontage.
- q. 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.

- r. Development ensures vehicle access that ensures the safety and efficiency of the external road network is maintained for all users.
- s. Development ensures refuse and recycling storage and collection areas are located and designed to minimise adverse visual or amenity impacts on residents, neighbouring properties and the public realm.
- t. Development that involves filling or excavation or retaining structures is designed and constructed to be fit for purpose, protect services and utilities and does not adversely:
 - i. affect the visual character and amenity of the site or the surrounding area and provides access for maintenance to any structure as a result of filling or excavation;
 - ii. impact significant vegetation, stormwater or drainage of upstream, downstream and adjoining land.
- u. Development provides for public utilities and services to the standards acceptable to the Council and the reasonable expectations of service providers.
- v. Development involving infrastructure which is intended to become a Council asset is safe, aesthetically pleasing, functional, fit for purpose, durable, minimises environmental impacts and has whole-of-life cost.
- w. Development maintains or enhances the efficiency and integrity of the stormwater infrastructure network and minimises stormwater run-off, including peak flows to:
 - i. protect public health and safety and protect against damage or nuisance caused by stormwater flows;
 - ii. ensure the values of the city's waterways are protected or enhanced.

Table 9.3.6.3.A—Performance outcomes and acceptable outcomes

PO3PO2 Development is of a bulk and scale that is consistent with the intended form and character of the local area having regard to: a. existing buildings that are to be retained; b. significant infrastructure or service constraints such as tunnels; c. existing and proposed building heights in the local area and street; d. the impact of slope on the building envelope; e. adjoining buildings and separation of buildings to maintain amenity and privacy.	AO3AO2 Development is contained within the building envelope for the site created by applying: a. the maximum building height; b. front, rear and side boundary setback requirements; c. acceptable outcomes for built to boundary walls. Refer to Figure a. Note—This acceptable outcome can be demonstrated by the preparation of a building envelope plan, elevations and sections.
PO4PO3 Development has a building height <u>which is consistent with the streetscape, local context and intent for the area having regard to that:</u> a. <u>proximity to high frequency public transport services achieves the</u>	AO4.1AO3 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

b. the predominant height of existing or approved buildings in the street is designed to avoid a significant and undue adverse amenity impact to adjoining development; c. providing appropriate separation and a sensitive transition between does not unduly overshadow adjoining dwelling houses and higher scale building forms their associated private open space in terms of access to sunlight and daylight; d. street conditions such as street width contributes to a cohesive streetscape and built form character; e. considers the topography of the area and site slope; f. maintains significant view points and corridors; g. solar access to adjoining residences.	neighbourhood plan, the requirements set out in Table 9.3.6.3.B. Editor's note—The site frontage is measured at the property line on the primary road boundary. AO4.2 Development in the 2 or 3 storey mix zone precinct of 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) has a building height within 10m of the common boundary that does not exceed 9.5m or 2 storeys.
PO11PO4 Development ensures that the proportion of buildings to open space and landscaping on a site: a. is in keeping consistent with the intended form, character and character intensity of the local area and immediate streetscape; b. provides for a high level of supports and protects residential amenity including for residents and adjoining properties; c. provides access to sunlight, natural light, sunlight ventilation and breeze breezes; d. supports provides for functional outdoor subtropical living private open space; e. retains and protects significant vegetation or allows for establishment of large subtropical plantings shade trees.	AO11AO4 Development has a building footprint or site cover that complies with the 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 maximum building footprint is 50%.
PO5 Development provides a front boundary setback that: a. defines the street edge;	AO5.1 Development provides a street frontage front boundary setback that complies with: a. a neighbourhood plan; or

b. creates a clear threshold and transition from public to private space; c. assists in achieving visual privacy to ground storey dwellings from the street; d. <u>relates</u> <u>facilitates subtropical landscaping</u> to <u>soften the built form from the street</u>; e. <u>maximises the opportunity to retain and protect significant vegetation</u>; f. <u>is consistent with</u> the existing streetscape and setback pattern; g. <u>ensures areas provided for car parking on the site that are covered and</u>: i. <u>integrated and not a dominant feature of the development</u>; ii. <u>located to have minimal impact on sightlines and casual surveillance of streets or other public spaces</u>; iii. <u>located to avoid additional driveway car parking encroaching into the verge</u>.	b. if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements set out in Table 9.3.6.3.C. AO5.2 <u>Development where located on a site less than 600m² provides a front boundary setback to covered car parking that:</u> a. <u>is a minimum of 5.5m; or</u> b. <u>complies with the requirements set out in Table 9.3.6.3.C, where the lot depth is less than 13m.</u>
PO7PO6 Development provides side boundary setbacks that: a. minimise the impact of development on the amenity and privacy of adjoining residents; b. contribute to the rhythm and pattern of the streetscape in keeping with the intended neighbourhood character; c. provide for natural light, sunlight and breezes; d. <u>ensure stormwater run-off from the site and upslope catchments do not have an adverse impact on the safety of, or cause nuisance to properties</u>; e. <u>ensure infrastructure, services and utilities can be accessed and maintained</u>. <u>Editor's note—Development in Brisbane's subtropical climate requires careful consideration of stormwater management. The Stormwater code and Infrastructure design planning scheme policy provide guidance for stormwater management. Development should ensure proper management of run-off from the site, neighbouring properties and any external catchments during minor and major storm events.</u>	AO7AO6 Development provides side boundary setbacks that comply 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 9.3.6.3.C. Refer to Figure b and Figure c.
PO6PO7	AO6AO7.1

Development provides a rear boundary setback that: - provides for functional private open space and subtropical landscaping; - supports the separation of buildings to provide visual and acoustic privacy without reliance on screening; maximises ensures access to natural light, sunlight and breezes for the opportunity to retain dwelling and protect adjoining premises; retains and protects significant vegetation or establish allows for the establishment of large subtropical shade trees. Note—Guidance on significant vegetation is provided in the Vegetation planning scheme policy.	Development provides a rear boundary setback that complies with: - a neighbourhood plan; or - if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements set out in Table 9.3.6.3.C. AO6AO7.2 Development in a newly developing or large-scale infill development area on a lot with an average depth of 25m or less, except where adjoining an existing dwelling house, provides a rear boundary setback that is: 3m, where the building is 1 storey and less than 4.5m in building height; or 4.5m, where the building is 2 storeys and less than 7.5m in building height.
PO10 Development that involves ensures built to boundary walls does do not impact on the amenity or privacy of residents of adjoining premises.	AO10.1 Development ensures that a built to boundary wall is: - for non-habitable rooms or spaces only where the adjoining lot is more than 300m²; - not located within 1.5m of a window of a habitable room in an adjoining dwelling house; - not located within the front or rear boundary setbacks; - where on the side boundaries of a corner lot, located towards the front of the lot and separated; - a maximum height of 3m from the ground level; - low maintenance and constructed of pre-finished materials. Refer to Figure d. Note—Built to boundary walls are considered to be less than 900mm from the boundary for the purposes of this code. AO10.2 Development ensures a built to boundary wall has a maximum length of: 15m, where located in the Low–medium density residential zone, Medium density residential zone or High density residential zone; or 9m, where permitted in the Low density residential zone or Infill housing zone

	precinct of the Character residential zone.
PO13PO11 Development provides <u>private</u> open space and landscaping that: comprises primarily private open space<u>maximises outdoor living opportunities to take advantage of Brisbane's subtropical climate</u>; - provides residents with useable<u>functional</u> private outdoor space; provides and outlook for dwellings; - provides deep planting <u>planting</u> areas to <u>protect and</u> retain significant vegetation to and protect or establish large subtropical shade trees; - reduces a site's impervious areas; provides natural shade<u>is located</u> to mitigate<u>enhance amenity and liveability for residents</u>; <u>mitigates</u> heat island impacts. Note—Guidance on significant vegetation is provided in the Vegetation planning scheme policy. <u>Note—Guidance about suitable planting species is provided in the Planting species planning scheme policy.</u>	AO13AO11.1 Development provides private open space <u>for each dwelling</u> which comprises: - for ground-floor dwellings, a minimum area of 35m² and a minimum dimension of 3m, of which a minimum<u>maximum</u> of 12m² is covered; - for dwellings above ground floor, a balcony with a minimum area of 16m² and a minimum dimension of 3m. Note—The measurement of private open spaces must not include areas for utilities such as hot water systems, air-conditioning units, rainwater tanks or other utilities. AO13AO11.2 Development incorporates private open space that is directly accessible from the main internal living space and is located with a north or east orientation. AO13AO11.3 Development locates open space and landscaping to: - protect and retain significant vegetation; - provide an opportunity for the establishment of large subtropical shade trees; - provide an opportunity for the co-location of deep planting areas to support the retention of significant vegetation and establish large subtropical shade trees within the street or on adjoining premises.
PO17PO12 Development minimises direct overlooking between dwellings via building siting and layout and the design of windows, balconies and screening devices.	AO17AO12.1 Development that is within 2m for the ground storey, or 9m for storeys above, of a neighbouring dwelling house (refer to Figure f) incorporates windows, decks, balconies, terraces or roof decks that: - are offset from the window of a habitable room in the adjacent dwelling house to limit direct outlook; or - where a window: - has a sill height of 1.5m above the floor level of that storey; or

	ii. is covered by fixed obscured glazing in any part of the window below 1.5m above floor level of that storey; or iii. has fixed external screens; or iv. where at the ground storey, are screened by fencing to a height of 1.8m above ground level. c. where a deck, balcony, terrace, or roof deck, has fixed screening. Refer to Figure f. AO17AO12.2 Development ensures that a roof deck or viewing platform is: a. set back a minimum of 1.5m from the side boundary; b. no more than 7m above ground level or on an upper storey roof, whichever is the lesser. Note—Screening provisions apply to these spaces to the side boundary, in order to protect adjoining residents' amenity and privacy. AO17AO12.3 Development that results in a direct view from balconies, terraces, decks or roof decks into windows of habitable rooms, balconies, terraces and decks in an adjacent dwelling, including screening from floor level to 1.5m above floor level. AO17AO12.4 Development incorporates screening devices that are: a. solid translucent screens, perforated or slatted panels or fixed louvres that have a maximum of 25% openings, with a maximum opening dimension of 50mm, that are permanently fixed and durable (refer to Figure f); b. offset a minimum of 0.3m from the face of any window; c. hinged or otherwise attached to facilitate emergency egress.
PO15PO13 Development ensures that is designed to make a building is orientated positive contribution to the streetscape and public	AO15AO13.1 Development results in the pedestrian entry to each dwelling being covered, lit and visible from the street.

spaces by: a. orientating buildings to the street frontage or public realm to facilitate casual surveillance of the street and/or public realm; b. providing an identifiable pedestrian entry to provide each dwelling; c. providing variation, articulation and visual interest in the built form.	AO15AO13.2 Development has provides windows or balconies on the facades facing the street. Note—This acceptable outcome/performance outcome is not applicable for a dual occupancy dwelling located at the rear of the site.
PO14 Development minimises the impact of car parking on the streetscape.	AO14 Development for covered car parking on a site that is greater than 600m² is: a. located behind the front building line; b. not more than 40% of the street frontage.
PO18PO15 Development is located to achieve the air quality (planning) criteria in Table 9.6.3.6.D and odour criteria in Table 9.3.6.3.E. 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.	AO18AO15 Development 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.
PO19PO16 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;	AO19AO16 Development is designed and sited in compliance with a structure plan prepared in accordance with the Structure planning planning scheme policy where: a. on a site 7,000m² or greater; or b. for 20 or more dwellings if in the Emerging community zone.

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 scheme policy can assist in demonstrating achievement of this performance outcome. A structure plan must be prepared where in the Emerging community zone.	
PO12PO17 Development is of a bulk and scale akin to a domestic dwelling and: - minimises overbearing development for adjoining dwelling houses and their private open space; - reduces the appearance of bulk through changes in building depth, length and articulated form; - supports residential amenity of residents and adjoining properties, including access to natural light, ventilation and breezes; - provides opportunities for functional private open space and subtropical landscaping to soften the built form; - is designed to mitigate stormwater impacts.	AO12AO17 Development results in a combined total length of the building or building components that does not exceed 25m. Note—Length—The total length of the building includes garages, decks, balconies, verandahs and other projections. LengthThe total length of the building excludes eaves and sunhoods.
PO2PO18 Development in the Infill housing zone precinct of the Character residential zone respects the intensity and form of the neighbourhood and demonstrates appropriate development intensity.	AO2AO18 Development in the Infill housing zone precinct of the Character residential zone is limited to 1 dwelling per 300m² of site area.
PO16PO19 Development ensures that front boundary fencing: - facilitates casual surveillance of the street; - enables the use of private open space; - assists in highlighting entrances to the property; - provides a positive interface to the streetscape.	AO16AO19.1 Development ensures that: - the height of a new fence on a street frontage is a maximum of: 1.2m, where fence construction is solid or less than 50% transparent; 1.5m, where fence construction is at least 50% transparent; 1.8m and solid, where the site is on an arterial road; or - no fencing is provided. AO16AO19.2 Development ensures that where a solid front

Refer to Figure e.	fence or wall above 1.2m high and longer than 10m is provided, indentations of a minimum depth of 0.5m, material variation or landscaping are provided to add visual interest and soften the visual impact. AO16AO19.3 Development ensures that side fencing provided in front of the main building line on the front boundary is not more than 1.2m high where solid or 1.5m where 50% transparent to the front boundary, except where it has a noise mitigation function.
Additional requirements if for a site less than 600m²	
PO20 Development minimises impervious areas to: - provide opportunities for subtropical landscaping, including the protection of existing and establishment of new trees; - maintain and facilitate restoration of soil moisture to support vegetation growth; - mitigate urban heat island impacts; - manage and reduce stormwater run-off.	AO20 Development results in a maximum impervious area of 70% of the total site area. Note—In interpreting AO20, impervious areas are areas formed or covered by materials that prevent the infiltration of water into the ground below and prevent planting in-ground, including: - roofed areas, manoeuvring areas, hardstand or swimming pools; - other areas covered by tiles, bricks, compacted gravel, artificial turf or concrete.
PO21 Development ensures that vehicle crossovers and driveways are designed and located to avoid adverse impacts to: - the opportunity for on-street parking; - retention of existing street trees or planting of new street trees; - the character and amenity of the street, including through excessive impervious areas; - the safety and convenience for residents, adjoining lots, visitors and service providers; - the provision of vehicle crossovers and driveways on adjoining lots. Note—A traffic impact assessment may be required in accordance with the Transport, access, parking and servicing planning scheme policy to demonstrate this performance outcome is satisfied.	AO21.1 Development provides a vehicle crossover that: - has a maximum crossover width of: 2.5m where servicing 1 dwelling (excluding apron taper width); or 4m where servicing 2 dwellings (excluding apron taper width); - complies with BSD-2022 – Sheet 2; - complies with standard drawing BSD-2024 (where 3.75m verge width) or BSD-2025 (where 4.25m verge width). Note—The crossover width is to be measured at the kerb and street side of any constructed footpath on the verge. Driveways may widen to 3m at the property boundary where servicing 1 dwelling/lot or 5m at the property boundary where servicing 2 lots, as per BSD-2022 – Sheet 2. AO21.2 Development locates and designs a single or combined vehicle crossover and driveway to provide:

	a. a minimum radius clearance from the trunk of an existing street tree to any part of the crossover/driveway (including apron tapers) of: 3m where a buttress tree; or 2m; b. a minimum clearance of 4m between crossovers (including apron tapers) to facilitate new street tree planting; c. a minimum of 2m for a bin collection area on the verge. <i>Note—Buttress trees require a greater clearance to vehicle crossovers. Applicants must submit a vehicle crossover/driveway proposal plan to Council showing adequate clearance to buttress tree roots to the satisfaction of a suitably qualified arborist or Council delegate.</i> <i>Note—A bin collection area is to be in compliance with the Refuse planning scheme policy.</i> AO21.3 Development locates and designs a single or combined vehicle crossover and driveway to provide a minimum of 5.4m between crossovers (including apron tapers) for on-street parking. AO21.4 Development provides: - a combined vehicle crossover from a minor road where: - not a corner lot; or - a corner lot located on a major road; - separate crossovers for each dwelling located on alternative street frontages, where a corner lot and not located on a major road.
Additional requirements if for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development	
PO22 Development ensures that vehicle access does not interfere with the safety and function of a major road. <i>Note—Relevant standards and requirements to justify compliance with this criteria are located in the Transport, access, parking and servicing planning scheme policy and the Infrastructure design planning scheme policy.</i> <i>Note—A traffic impact assessment may be required in accordance with the Transport, access, parking and servicing planning scheme policy to demonstrate this performance outcome is satisfied.</i>	AO22 Development provides vehicle access from a minor road.
PO23	AO23.1

<u>Development provides for on-site car parking that:</u> <u>maximises opportunities for visual engagement and passive surveillance between the dwelling and the street or public realm;</u> <u>minimises the extent of hardstand, parking and garage areas visible from the street;</u> <u>where for a site less than 600m² and providing 2 car parking spaces, is arranged in a tandem configuration, unless accessed by a rear lane or on a lot with a lot depth less than 13m.</u>	<u>Development provides on-site car parking spaces for each dwelling at a minimum of:</u> <u>1 space per 1 or 2 bedroom dwelling;</u> <u>2 spaces per 3 or more bedroom dwelling.</u> AO23.2 <u>Development where located on a site less than 600m² and providing 2 spaces has a:</u> <u>tandem arrangement for each dwelling;</u> <u>or</u> <u>double-width parking arrangement where the lot depth is less than 13m.</u>
PO24 <u>Development provides for refuse and recycling storage and collection that is located and managed so that adverse impacts, including visual impacts, on residents, neighbouring properties and the public realm are minimised.</u> Note—Refer to the Refuse planning scheme policy for further guidance.	AO24 <u>Development provides refuse and recycling storage and collection areas in accordance with the Refuse planning scheme policy.</u> Note—The Refuse planning scheme policy specifies requirements for residential refuse collection and storage for mobile garbage bins. Requirements for refuse collection include providing for sufficient refuse capacity, providing kerbside collection points and storage areas.
PO25 <u>Development ensures that the location and design does not expose surrounding properties to additional adverse impacts of overland flow.</u>	AO25 <u>Development and associated site works, including filling or excavation, are designed and constructed to ensure overland flow is not worsened, impeded or otherwise diverted to adversely affect other properties.</u>
PO26 <u>Development:</u> <u>protects public health and safety and protects against damage or nuisance created by stormwater flows;</u> <u>has a stormwater management system which maintains or minimises impacts to natural catchment hydrological processes;</u> <u>ensures that the environmental values of the city's waterways are protected or enhanced;</u> <u>minimises run-off, including peak flows through minimising impervious areas and applying water sensitive urban design principles;</u> <u>maintains or enhances the efficiency</u>	AO26.1 <u>Development provides or retains a stormwater management system designed in compliance with the Infrastructure design planning scheme policy.</u> AO26.2 <u>Development ensures a stormwater management system does not impact other properties by ensuring:</u> <u>no increase in flood level or flood hazard on up slope, down slope or adjacent premises;</u> <u>the location of the stormwater drainage system is contained within a road reserve, drainage reserve, public pathway, park or waterway corridor;</u> <u>a lawful point of discharge is obtained</u>

<u>and integrity of the stormwater infrastructure network.</u> <u>Note—Refer to the Infrastructure design planning scheme policy for further guidance.</u>	<u>and is in compliance with the standards in the Infrastructure design planning scheme policy;</u> d. <u>where on private land, all underground stormwater infrastructure is secured by a drainage easement.</u> AO26.3 <u>Development provides a clear area with a minimum of 2m radius from the centre of an existing maintenance hole cover and with a minimum height clearance of 2.5m.</u>
PO27 <u>Development including associated site works such as retaining walls, filling and excavation ensures that if a surface or roof-water drainage system connection is required to be made through an adjoining property, the surface or roof-water drainage system is managed to prevent water seepage, concentration of run-off or ponding on an adjoining property.</u> <u>Note—The Queensland Development Code outlines requirements for surface and roof-water drainage systems for Class 1 buildings and Class 10 buildings and structures where a surface or roof-water drainage connection is not required to be made through an adjoining property.</u>	AO27 <u>Development including associated site works such as retaining walls, filling and excavation ensures that if a surface or roof-water drainage system connection is required to be made through an adjoining property, the owner of the adjoining property has provided a written permission for the connection.</u>
PO28 <u>Development of a retaining wall proposed as a result of filling or excavation:</u> <u>is designed and constructed to be fit for purpose;</u> <u>does not impact adversely on significant vegetation;</u> <u>is capable of easy maintenance.</u> <u>Editor's note—A retaining wall also needs to comply with the Building Regulation and embankment gradients will need to comply with the Building regulation.</u> <u>Note—Guidance on the protection of significant vegetation is included in the Vegetation planning scheme policy.</u>	AO28.1 <u>Development of a retaining structure, including footings, surface and subsoil drainage:</u> <u>is wholly contained within the site;</u> <u>if the total height to be retained is greater than 1m, then:</u> <u>the retaining wall at the property boundary is no greater than 1m above the ground level;</u> <u>all further terracing from the 1m high boundary retaining wall is 1 vertical unit:1 horizontal unit;</u> <u>the distance between each successive retaining wall (back of the lower wall to face of higher wall is no less than 1m horizontally to incorporate planting areas.</u> AO28.2 <u>Development of a retaining wall over 1m in</u>

	height: a. is located outside of the tree protection zone of significant vegetation on the site and on adjoining land; or b. is only located within the tree protection zone of significant vegetation where a qualified arborist provides written certification that the design, location and construction of the retaining wall will not adversely impact the health and stability of the significant vegetation; c. is designed and constructed in accordance with the structures standards in the Infrastructure design planning scheme policy and certified by a Registered Professional Engineer Queensland. Note—Guidance on the identification and protection of significant vegetation is provided in the Vegetation planning scheme policy. AO28.3 Development provides a retaining wall finish that presents to adjoining land that is maintenance free if the setback is less than 750mm from the boundary. AO28.4 Development for filling only uses clean fill that does not include any construction rubble, debris, weed seed or viable parts of plant species listed as an undesirable plant species listed in the Planting species planning scheme policy.
PO29 Development provides surface and sub-surface drainage to prevent water seepage, concentration of run-off or ponding of stormwater on adjacent land.	AO29 Development involving filling or excavation and any retaining structure, ensures all flows and subsoil drainage are directed to a lawful point of discharge of a surface water diversion drain, including to the top or toe of a retaining wall in accordance with the stormwater drainage section of the Infrastructure design planning scheme policy.

Table 9.3.6.3.B—Site requirements and building heights

Low–medium	2 storey mix	2 storeys and 9.5m	600	15
	2	3 storeys and 11.5m	600	15

density residential	<u>3</u> or <u>34</u> storey mix where: - the <u>site has frontage to a road with a reserve width entirety of 15.5m or more;</u> <u>a dedicated pedestrian access point all frontages of the subject site is within 400m walking distance are located outside of a dedicated public pedestrian access point of key location;</u> <u>not on a railway or busway station narrow street.</u> Note—Development in the 2 or 3-storey mix zone precinct of 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)—A narrow street has a building height within 40m road width of the common boundary that does not exceed 9.5m and does not exceed 2 storeys less than 6m. Refer to Figure g for further guidance.		<u>400</u>	<u>12; or 10 if access is provided by a shared driveway crossover</u>
	<u>2</u> <u>3</u> or <u>34</u> storey mix - <u>in where:</u> <u>the entirety of all other circumstances frontages of the subject site are located outside of a key location;</u> <u>on a narrow street.</u> Note—A narrow street has a road width of less than 6m. Refer to Figure g for further guidance.	<u>2</u> <u>3</u> storeys and <u>911.5m</u>	<u>600</u> <u>400</u>	<u>15</u> <u>16; or 14 if access is provided by a shared driveway crossover</u>
	<u>Up to 3 storeys or 4 storey mix - in all other circumstances</u>	3 storeys and 11.5m	600	15

Table 9.3.6.3.C Part 1—Boundary setbacks for development unless identified in Table 9.3.6.3.C Part 2

Table 9.3.6.3.C Part 2—Boundary setbacks for development in the Low-medium density residential zone and the lot is less than 600m²

<u>Lot depth</u>	<u>Minimum boundary setback (m)</u>				
	<u>Front</u>		<u>Rear</u>		<u>Side</u>
	<u>To balcony</u>	<u>To wall</u>	<u>To balcony</u>	<u>To wall</u>	
<u>Development where on a lot with an average depth of more than 25m</u>	<u>4.5</u>	<u>6⁽¹⁾</u>	<u>4.5</u>	<u>6</u>	<u>1.5; or 1 where the average lot width is less than 14m</u>
<u>Development where on a lot with an average depth of 25m or less</u>	<u>2.5⁽¹⁾</u>		<u>4</u>		<u>1.5</u>
<u>Development where on a corner lot</u>	<u>2.5⁽¹⁾</u>		<u>—</u>		<u>1.5</u>

Notes—⁽¹⁾ In accordance with AO5.2, a setback of 5.5m to covered car parking may be required.

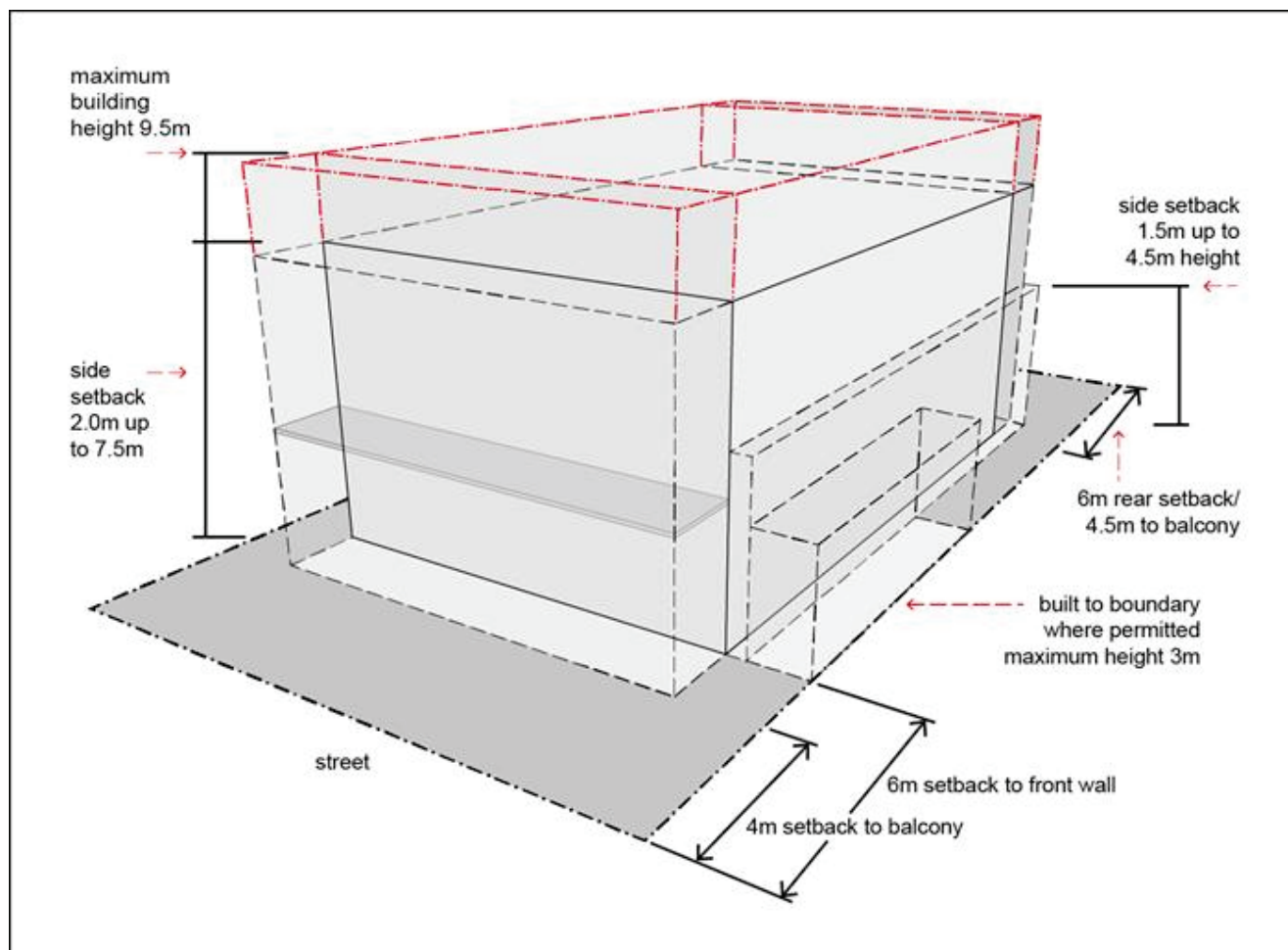


Figure a—An example of the building envelope for a 2 storey dual occupancy (excluding lots less than 600m²)

View the high resolution of Figure a—An example of the building envelope for a 2 storey dual occupancy (excluding lots less than 600m²)

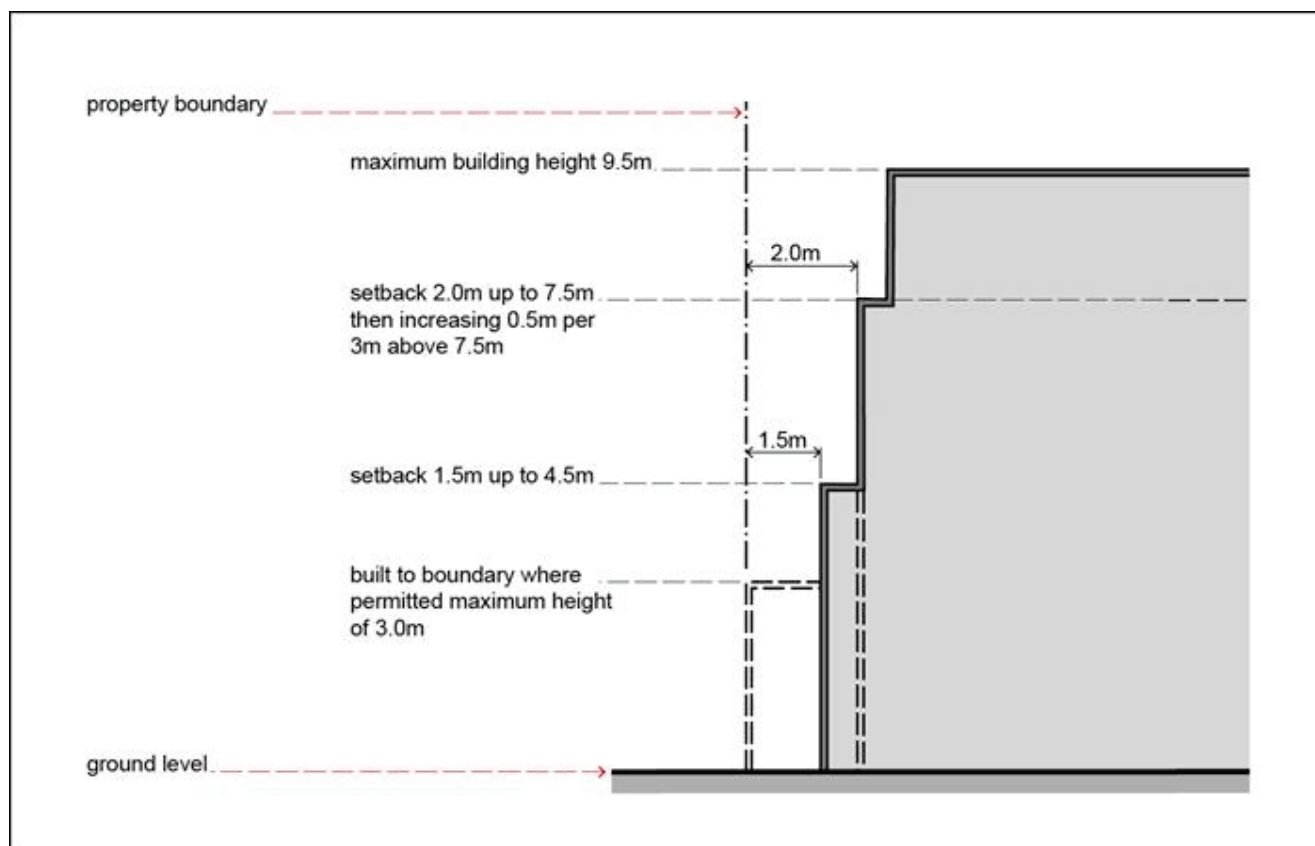


Figure b—Side boundary setbacks for a 2 storey dual occupancy (excluding lots less than 600m²)

View the high resolution of Figure b—Side boundary setbacks for a 2 storey dual occupancy
(excluding lots less than 600m²)

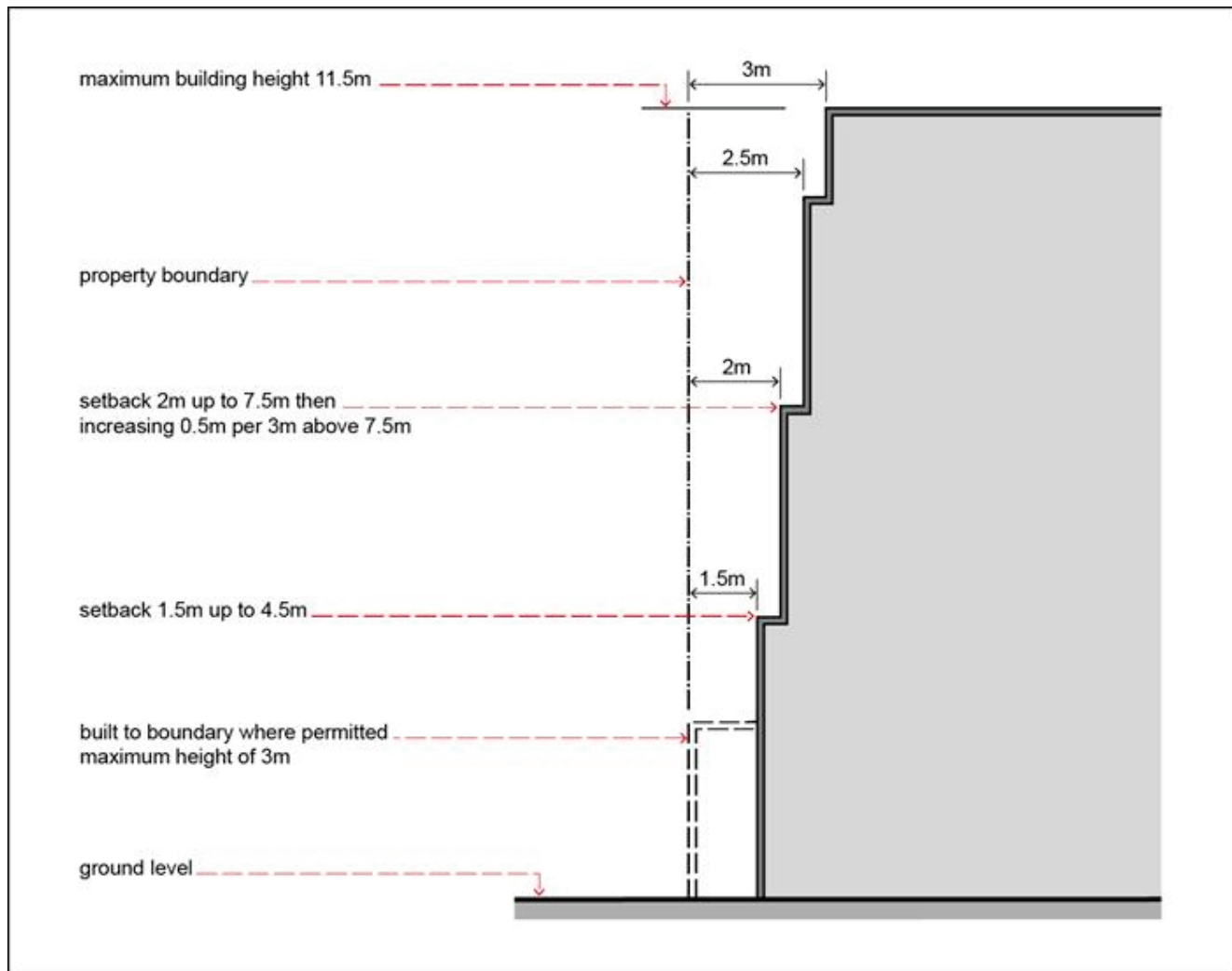


Figure c—Side boundary setbacks for a 3 storey dual occupancy (excluding lots less than 600m²)

View the high resolution of Figure c—Side boundary setbacks for a 3 storey dual occupancy
(excluding lots less than 600m²)

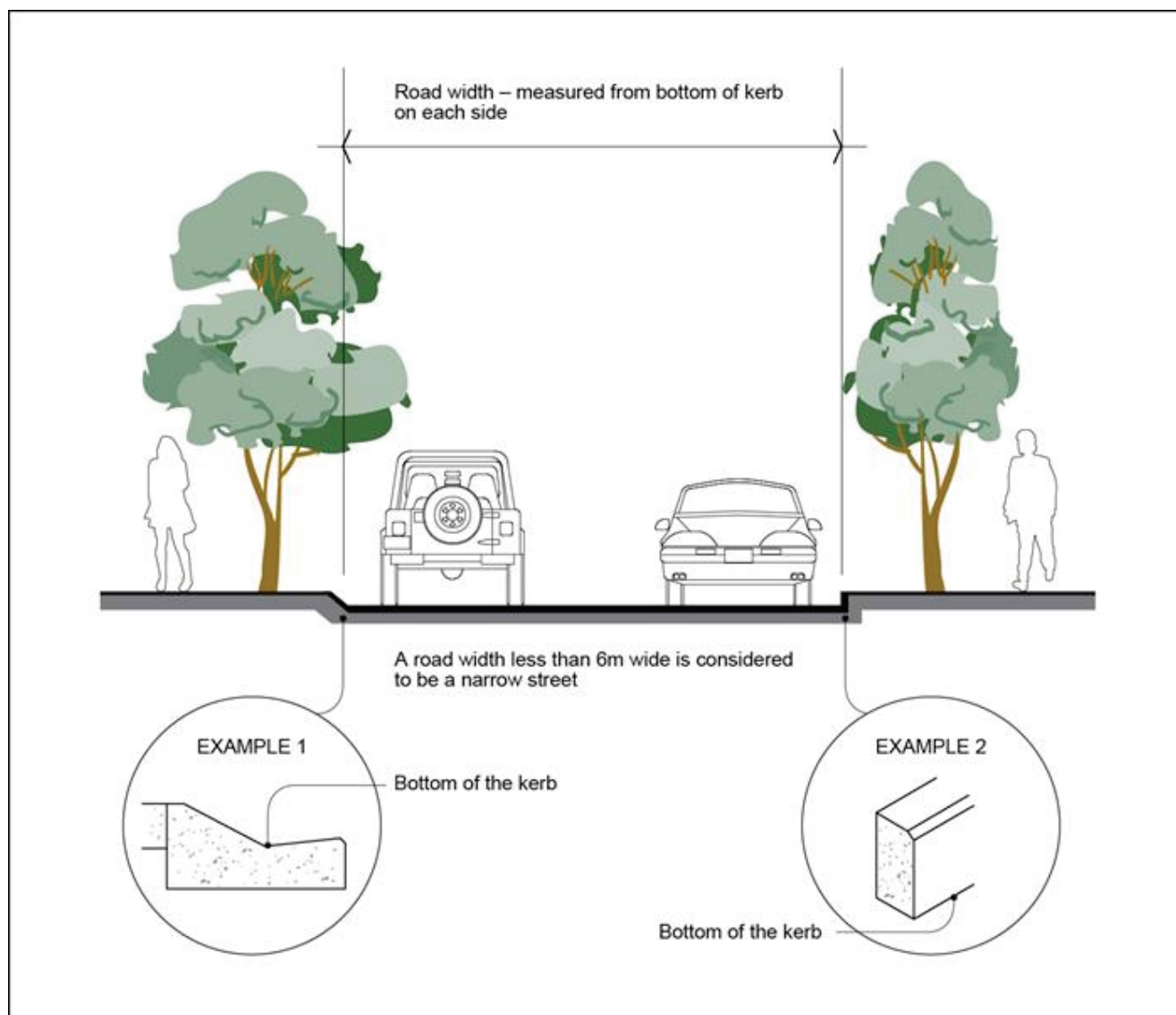


Figure g—Measurement of a narrow street

[View the high resolution of Figure g—Measurement of a narrow street](#)

Part 9 Development codes \ 9.3 Use codes \ 9.3.7 Dwelling house code

Reason for change: To reflect a proposed change to the zone precincts in the Low-medium density residential zone.

9.3.7.2 Purpose

2. The purpose of the code will be achieved through the following overall outcomes:
 - a. Development ensures that one dwelling house or one dwelling house and one secondary dwelling is provided on a lot, each occupied by no more than one household.
 - b. Development for a dwelling house, including a secondary dwelling or domestic outbuilding, incorporates design and siting to allow reasonable access to daylight and sunlight for neighbouring dwellings and private open space.
 - c. Development of a dwelling house provides sufficient and safe vehicle access and parking for residents.
 - d. Development ensures that a dwelling house, including a secondary dwelling or domestic outbuilding, does not cause adverse drainage impacts or flooding of upstream, downstream or adjoining land.
 - e. Development ensures that the siting of a dwelling house and any built to boundary walls do not negatively impact on the privacy and amenity of adjoining residents.
 - f. Development for a dwelling house, including a secondary dwelling or domestic outbuilding, is of a height that is appropriate to the strategic and local context and meets community expectations. Development has a building height that is predominantly:
 - i. 1 or 2 storeys in the Low density residential zone, Character residential zone, 2 storey mix zone precinct of the Low-medium density residential zone, ~~2 or 3 storey mix zone precinct of the Low-medium density residential zone~~, Rural residential zone, Environmental management zone, Rural zone or the Emerging community zone.
 - ii. 3 storeys in the ~~Up to 3~~ ~~or 4~~ storey ~~mix~~ zone precinct of the Low-medium density residential zone or the Medium density residential zone.

Table 9.3.7.3.A—Performance outcomes and acceptable outcomes

PO2 Development has a building height that: a. does not unduly overshadow adjoining dwelling houses and their associated private open space in terms of access to sunlight and daylight; b. is consistent with the building height of dwelling houses prevailing in the immediate vicinity; c. contains a 3 storey component only where necessary to enable a predominantly 2 storey dwelling to	AO2 Development in the Low density residential zone, Character residential zone, 2-storey mix zone precinct of the Low-medium density residential zone, 2 or 3 storey mix zone precinct of the Low-medium density residential zone, Rural residential zone, Environmental management zone, Rural zone or Emerging community zone results in a maximum building height of 9.5m and: a. 2 storeys; or b. 1 storey if the development also
---	---

address the local circumstances of topography (refer to Figure a); d. may be higher than adjoining properties only to the extent required to achieve the minimum habitable floor levels required for flood immunity. Note—In interpreting PO2(b), the term 'prevailing in the immediate vicinity' means the building height of the majority (more than 50%) of all the dwelling houses in the same zone as the subject site and within 35m of any point of the street frontage of the subject site.	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. Editor's note—This acceptable outcome is only for the maximum building height. Side boundary setbacks are provided in accordance with the Queensland Development Code; which vary according to the height of the building. Editor's note—For the purposes of determining compliance with AO2 reference is to be made to section 1.7.7.
PO3 Development has a building height that: a. does not unduly overshadow adjoining dwelling houses and their associated private open space in terms of access to sunlight and daylight; b. is consistent with the building height of dwelling houses prevailing in the immediate vicinity. Note—In interpreting PO3(b), the term 'prevailing in the immediate vicinity' means the building height of the majority (more than 50%) of all the dwelling houses in the same zone as the subject site and within 35m of any point of the street frontage of the subject site.	AO3 Development in the Up to 3 storeys or 4 storey mix zone precinct of the Low-medium density residential zone or in the Medium density residential zone results in a maximum building height of 11.5m and: a. 3 storeys; or b. 2 storeys if the development also 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. Editor's note—This acceptable outcome is only for the maximum building height. Side boundary setbacks are provided in accordance with the Queensland Development Code, which vary according to the height of the building. Editor's note—For the purposes of determining compliance with AO3 reference is to be made to section 1.7.7.

Part 9 Development codes \ 9.3 Use codes \ 9.3.8 Dwelling house (small lot) code

9.3.8.2 Purpose

Reason for change: To facilitate housing diversity and supply in the Low-medium density residential zone.

2. The purpose of the code will be achieved through the following overall outcomes:
 - a. Development ensures that one dwelling house or one dwelling house and one secondary dwelling is provided on a lot, each occupied by no more than one household.
 - b. Development for a dwelling house, including a secondary dwelling or domestic outbuilding, incorporates design and siting to allow reasonable access to daylight and sunlight for neighbouring dwellings and private open space.
 - c. Development for a dwelling house incorporates design and siting to provide a pleasant living environment for occupants, including sufficient useable private open space for recreation, visual outlook and service functions of the occupants.
 - d. Development for a dwelling house incorporates design and siting to provide an appropriate level of privacy for occupants of adjoining dwelling houses.
 - e. Development of a dwelling house provides sufficient and safe vehicle access and parking for residents.
 - f. Development ensures that a dwelling house, including a secondary dwelling or domestic outbuilding, does not cause adverse drainage impacts or flooding of upstream, downstream or adjoining land.
 - g. Development ensures that the siting of a dwelling house and any built to boundary walls does not negatively impact on the privacy and amenity of adjoining residents.
 - h. Development for a dwelling house, including a secondary dwelling or domestic outbuilding, is of a height that is appropriate to the strategic and local context and meets community expectations. Development has a building height that is predominantly:
 - i. 1 or 2 storeys in the Low density residential zone, Character residential zone, 2 storey mix zone precinct of the Low-medium density residential zone, ~~2 or 3 storey mix zone precinct of the Low-medium density residential zone~~, Rural residential zone, Environmental management zone, Rural zone or the Emerging community zone;
 - ii. 3 storeys in the ~~Up to 3 or 4~~ storey ~~mix~~ zone precinct of the Low-medium density residential zone or the Medium density residential zone.
 - i. Development for a dwelling house, including a domestic outbuilding, on a lot less than 180m² ensures that:
 - i. the siting of all buildings, including boundary setbacks and the location and extent of shared walls and built to boundary walls, provides:
 - A. subtropical landscaping and functional private open space;
 - B. amenity and privacy for residents of the dwelling and adjoining premises;
 - C. separation and articulation of buildings to ensure significant access to natural light, sunlight and breezes for habitable and outdoor spaces.
 - ii. the site cover results in a building bulk and scale that:
 - A. positively contributes to the intended form and character of the local area;
 - B. allows for a significant proportion of the site to be available for private

- open space and subtropical landscaping.
 - iii. impervious areas are minimised to:
 - A. facilitate restoration and maintenance of soil moisture to support vegetation growth, while reducing urban heat island effects and stormwater run-off;
 - B. ensure the protection and establishment of private open spaces and subtropical landscaping.
 - iv. a positive streetscape interface and presentation is provided through:
 - A. an identifiable pedestrian entry to the dwelling;
 - B. substantial visual engagement between the street and dwelling through the use of windows or balconies on the front building façade;
 - C. articulation to the built form.
 - v. the location and design of parking and manoeuvring areas results in:
 - A. adequate space for the retention of existing street trees and the planting of new street trees;
 - B. the provision of subtropical landscaping and open space;
 - C. safety and amenity for residents on site;
 - D. no adverse impacts on the safety and efficiency of the external road network;
 - E. retention of on-street car parking spaces;
 - F. covered car parking that does not form a dominant proportion of the street frontage.
 - vi. refuse and recycling storage and collection areas are located and designed to minimise adverse visual or amenity impacts on residents, neighbouring properties and the public realm.

Table 9.3.8.3.A—Performance outcomes and acceptable outcomes

Section A—If on a lot that is 180m² or greater	
PO3 Development has a building height that: a. does not unduly overshadow adjoining dwelling houses and their associated private open space in terms of access to sunlight and daylight; b. is consistent with the building height of dwelling houses prevailing in the immediate vicinity; c. contains a 3 storey component only where necessary to enable a predominantly 2 storey dwelling to address the local circumstances of topography (refer to Figure b); d. may be higher than adjoining properties only to the extent required to achieve the minimum habitable floor levels required for flood immunity.	AO3 Development: a. in the Low density residential zone, Character residential zone, 2-storey mix zone precinct of the Low-medium density residential zone, 2 or 3 storey mix zone precinct of the Low-medium density residential zone, Rural residential zone, Environmental management zone, Rural zone or Emerging community zone results in a maximum building height of 7.5m above ground level at side and rear walls, increasing at no more than 30 degrees to a maximum building height of 9.5m above ground level and: i. 2 storeys; or ii. 1 storey if the development also

Note—In interpreting PO3(b), the term 'prevailing in the immediate vicinity' means the building height of the majority (more than 50%) of all the dwelling houses in the same zone as the subject site and within 35m of any point of the street frontage of the subject site.	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; or b. is located within an approved building envelope for the site to the extent of any inconsistency with (a). Note—The lowest point forming part of the maximum building height identified in AO3 being 7.5m is determined by the applicable setback identified in AO6(a) or AO6(c), but not AO6(b) in this code. Editor's note—For the purposes of determining compliance with AO3 reference is to be made to section 1.7.7. Editor's note—For example, the point at which the maximum building height of 7.5m above ground (as provided by AO3) is determined to be setback 1m if the adjoining lot has a dwelling house with habitable spaces setback from the shared boundary. If the same adjoining dwelling had a built to the side boundary non-habitable garage (as provided for by AO6(b)), the point at which the maximum building height of 7.5m above ground is measured from would remain 1m. Editor's note—In interpretation of what maximum building height is provided for by AO3, the width of a subject lot will determine the maximum building height by way of the point either where 30° planes rising from opposite boundaries meet or the maximum building height identified in AO3, whichever is the lesser is the maximum building height.
PO4 Development has a building height that: - does not unduly overshadow adjoining dwelling houses and their associated private open space in terms of access to sunlight and daylight; - is consistent with the building height of dwelling houses prevailing in the immediate vicinity. Note—In interpreting PO4(b), the term 'prevailing in the immediate vicinity' means the building height of the majority (more than 50%) of all the dwelling houses in the same zone as the subject site and within 35m of any point of the street frontage of the subject site.	AO4 Development: - in the Up to 3 storeys or 4 storey mix zone precinct of the Low-medium density residential zone or in the Medium density residential zone results in a maximum building height of 9.5m above ground level at side and rear walls, increasing at no more than 30 degrees to a maximum building height of 11.5m above ground level and: 3 storeys; or 2 storeys if the development also 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; or - is located within an approved building

envelope for the site to the extent of any inconsistency with (a).

Note—The lowest point forming part of the maximum building height identified in AO4 being 9.5m is determined by the applicable setback identified in AO6(a) or AO6(c), but not AO6(b) in this code.

Editor's note—For the purposes of determining compliance with AO4 reference is to be made to section 1.7.7.

Editor's note—For example, the point at which the maximum building height of 9.5m above ground (as provided by AO4) is determined to be setback 1m if the adjoining lot has a dwelling house with habitable spaces setback from the shared boundary. If the same adjoining dwelling had a built to the side boundary non-habitable garage (as provided for by AO6(b)), the point at which the maximum building height of 9.5m above ground is measured from would remain 1m.

Editor's note—In interpretation of what maximum building height is provided for by AO4, the width of a subject lot will determine the maximum building height by way of the point either where 30° planes rising from opposite boundaries meet or the maximum building height identified in AO4, whichever is the lesser is the maximum building height.

Section B—If on a lot less than 180m²

PO18

Development has a building height that:

- a. achieves the intended outcome of the zone precinct;
- b. is designed to avoid a significant and undue adverse amenity impact to adjoining development;
- c. does not unduly overshadow adjoining dwelling houses and their associated private open space in terms of access to sunlight and daylight;
- d. contributes to a cohesive streetscape and built form character;
- e. considers the topography of the area and site slope;
- f. maintains significant view points and corridors.

Note—Where demonstrating compliance with PO28/AO28.1 in the Subdivision code, compliance with this performance outcome must be shown on a development footprint plan.

AO18

Development has a maximum building height that:

- a. does not exceed 11.5m and 3 storeys; or
- b. is in accordance with an approved development footprint plan for the site.

Note—Where demonstrating compliance with PO28/AO28.1 in the Subdivision code, compliance with this acceptable outcome must be shown on a development footprint plan.

PO19

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. supports and protects residential amenity for residents and adjoining properties;
- c. provides access to sunlight, natural ventilation and breezes;

AO19

Development has a maximum site cover:

- a. of 55%; or
- b. that is in accordance with an approved development footprint plan for the site.

Note—Where demonstrating compliance with PO28/AO28.1 in the Subdivision code, compliance with this acceptable outcome must be shown on a development footprint plan.

d. provides for functional outdoor private open space; e. retains and protects significant vegetation or allows for establishment of large subtropical shade trees. Note—Where demonstrating compliance with PO28/AO28.1 in the Subdivision code, compliance with this performance outcome must be shown on a development footprint plan.	
PO20 Development minimises impervious areas to: a. provide opportunities for subtropical landscaping, including the protection of existing and establishment of new trees; b. maintain and facilitate restoration of soil moisture to support vegetation growth; c. mitigate urban heat island impacts; d. manage and reduce stormwater run-off. Note—Where demonstrating compliance with PO28/AO28.1 in the Subdivision code, compliance with this performance outcome must be noted on a development footprint plan.	AO20 Development results in a maximum impervious area: a. of 70% of the total site area; or b. that is in accordance with an approved development footprint plan for the site. Note—In interpreting AO20, impervious areas are areas formed or covered by materials that prevent the infiltration of water into the ground below and prevent planting in-ground, including: • roofed areas, manoeuvring areas, hardstand or swimming pools; • other areas covered by tiles, bricks, compacted gravel, artificial turf or concrete. Note—Where demonstrating compliance with PO28/AO28.1 in the Subdivision code, compliance with this acceptable outcome must be shown on a development footprint plan.
PO21 Development has a building length that: a. is consistent with the form and character of the neighbourhood and street; b. reduces the appearance of bulk through changes in building depth, length and articulated form, including mid-building breaks; c. supports residential amenity of residents and adjoining properties, including access to natural light, ventilation and breezes; d. provides opportunities for functional private open space and subtropical landscaping to soften the built form; e. is designed to mitigate stormwater impacts. Note—Where demonstrating compliance with PO28/AO28.1 in the Subdivision code, compliance with this performance outcome must be noted on a development footprint plan.	AO21.1 Development ensures the combined total length of the building or building components: a. does not exceed 25m; or b. is in accordance with an approved development footprint plan for the site. Note—The total length of a building or building components includes garages, decks, balconies, verandahs and other projections. It does not include eaves or sunhoods. Note—Where demonstrating compliance with PO28/AO28.1 in the Subdivision code, compliance with this acceptable outcome must be noted on a development footprint plan. AO21.2 Development that results in a building length that exceeds 15m includes an open-to-sky mid-building break to one side boundary that: a. has a minimum dimension of: 3m by 3m; or 2.5m by 4m; or b. is in accordance with an approved development footprint plan for the site. Refer to Figure m. Note—Where demonstrating compliance with PO28/AO28.1 in the Subdivision code, compliance with this acceptable outcome must be noted on a development footprint plan.
PO22 Development provides a front boundary	AO22.1 Development results in 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 the ground storey from the street;
- d. facilitates subtropical landscaping to soften the built form from the street;
- e. maximises the opportunity to retain and protect significant vegetation;
- f. is consistent with the existing streetscape and setback pattern;
- g. ensures areas are provided for car parking on the site that are covered and:
 - i. integrated and not a dominant feature of the development;
 - ii. located to have minimal impact on sightlines and casual surveillance of streets or other public spaces;
 - iii. located to avoid additional driveway car parking encroaching into the verge.

Note—Where demonstrating compliance with PO28/AO28.1 in the Subdivision code, compliance with this performance outcome must be noted on a development footprint plan.

setback in accordance with:

- a. the requirements set out in Table 9.3.8.3.C; or
- b. an approved development footprint plan for the site.

Refer to Figure k and Figure l.

Note—Where demonstrating compliance with PO28/AO28.1 in the Subdivision code, compliance with this acceptable outcome must be noted on a development footprint plan.

AO22.2

Development, except where accessed by a rear lane, results in a front boundary setback to areas for covered car parking that:

- a. is a minimum of 5.5m; or
- b. is in accordance with an approved development footprint plan for the site.

Refer to Figure k and Figure l.

Note—Where demonstrating compliance with PO28/AO28.1 in the Subdivision code, compliance with this acceptable outcome must be noted on a development footprint plan.

PO23

Development results in side boundary setbacks that:

- a. minimise the impact of development on the amenity and privacy of adjoining residents;
- b. contribute to the rhythm and pattern of the streetscape in keeping with the intended neighbourhood character;
- c. provide for natural light, sunlight and breezes;
- d. ensure stormwater run-off from the site and upslope catchments do not have an adverse impact on the safety of, or cause nuisance to properties;
- e. ensure infrastructure, services and utilities can be accessed and maintained.

Note—Where demonstrating compliance with PO28/AO28.1 in the Subdivision code, compliance with this performance outcome must be noted on a development footprint plan.

Editor's note—Where a site has water supply and sewerage infrastructure, development is required to protect the infrastructure

AO23

Development results in side boundary setbacks in accordance with:

- a. the requirements set out in Table 9.3.8.3.C; or
- b. an approved development footprint plan for the site.

Refer to Figure k and Figure l.

Note—Where demonstrating compliance with PO28/AO28.1 in the Subdivision code, compliance with this acceptable outcome must be noted on a development footprint plan.

Editor's note—Where a site has water supply and sewerage infrastructure, development is required to protect the infrastructure from damage and maintain access for inspection and maintenance activities. QDC MP1.4 and SEQ Water Supply and Sewerage Design and Construction Code applies to development located near a sewer or water asset.

from damage and maintain access for inspection and maintenance activities. QDC MP1.4 and SEQ Water Supply and Sewerage Design and Construction Code applies to development located near a sewer or water asset.

Editor's note—Small lot sizes and reduced setbacks in Brisbane's subtropical climate require careful consideration of stormwater management. The Stormwater code and Infrastructure design planning scheme policy provide guidance for stormwater management. Development should ensure proper management of run-off from the site, neighbouring properties and any external catchments during minor and major storm events.

PO24

Development results in a rear boundary setback that:

- a. provides for functional private open space and subtropical landscaping;
- b. supports the separation of buildings to provide visual and acoustic privacy without reliance on screening;
- c. ensures access to natural light, sunlight and breezes for the dwelling and adjoining premises;
- d. retains and protects significant vegetation or allows for the establishment of large subtropical shade trees.

Note—Where demonstrating compliance with PO28/AO28.1 in the Subdivision code, compliance with this performance outcome must be noted on a development footprint plan.

Note—Guidance on significant vegetation is provided in the Vegetation planning scheme policy.

Editor's note—Where a site has water supply and sewerage infrastructure, development is required to protect the infrastructure from damage and maintain access for inspection and maintenance activities. QDC MP1.4 and SEQ Water Supply and Sewerage Design and Construction Code applies to development located near a sewer or water asset.

AO24

Development results in a rear boundary setback in accordance with:

- a. the requirements set out in Table 9.3.8.3.C; or
- b. an approved development footprint plan for the site.

Refer to Figure k and Figure l.

Note—Where demonstrating compliance with PO28/AO28.1 in the Subdivision code, compliance with this acceptable outcome must be noted on a development footprint plan.

Editor's note—Where a site has water supply and sewerage infrastructure, development is required to protect the infrastructure from damage and maintain access for inspection and maintenance activities. QDC MP1.4 and SEQ Water Supply and Sewerage Design and Construction Code applies to development located near a sewer or water asset.

PO25

Development ensures built to boundary walls do not impact on the amenity or privacy of residents of adjoining premises.

Note—Where demonstrating compliance with PO28/AO28.1 in the Subdivision code, compliance with this performance outcome must be noted on a development footprint plan.

Editor's note—Small lot sizes and reduced setbacks in Brisbane's subtropical climate require careful consideration of stormwater management. The Stormwater code and Infrastructure design planning scheme policy provide guidance for stormwater management. Development should ensure proper management of run-off from the site, neighbouring properties and any external catchments during minor and major storm events.

AO25.1

Development ensures that a built to boundary wall is:

- a. only for non-habitable rooms or spaces where the adjoining lot is more than 300m²;
- b. not located within 1m of a window of a habitable room in an adjoining dwelling house;
- c. not located within the front (including secondary frontages) or rear boundary setbacks;
- d. located towards the front of the lot and separated, where on the side boundaries of a corner lot;
- e. a maximum wall height of 3m;
- f. low maintenance and constructed of

	g. <u>pre-finished materials; or</u> <u>in accordance with an approved</u> <u>development footprint plan for the site.</u> <u>Refer to Figure c and Figure d.</u> <u>Note—Built to boundary walls are considered to be less than 900mm from the boundary for the purposes of this code.</u> <u>Note—Where demonstrating compliance with PO28/AO28.1 in the Subdivision code, compliance with this acceptable outcome must be noted on a development footprint plan.</u> AO25.2 <u>Development ensures a built to boundary wall:</u> a. <u>has a maximum length of 15m; or</u> b. <u>is in accordance with an approved</u> <u>development footprint plan for the site.</u> <u>Refer to Figure m.</u> <u>Note—Where demonstrating compliance with PO28/AO28.1 in the Subdivision code, compliance with this acceptable outcome must be noted on a development footprint plan.</u>
PO26 <u>Development that involves shared walls:</u> a. <u>does not negatively impact on the</u> <u>development potential, residential</u> <u>amenity or privacy of adjoining sites;</u> b. <u>reflects the existing pattern of the</u> <u>streetscape;</u> c. <u>is consistent with an abutting approved</u> <u>or lawfully constructed shared wall of</u> <u>an adjoining dwelling;</u> d. <u>is designed to mitigate stormwater</u> <u>impacts;</u> e. <u>incorporates a roof design that ensures</u> <u>the roof water shed cannot overflow</u> <u>into or be discharged into adjoining</u> <u>properties or the space between</u> <u>shared walls.</u> <u>Note—Shared walls refer to adjoining walls that are built on each side of a common boundary. A High-density Development Easement is required to manage the shared wall with the adjacent lot.</u> <u>Note—Where demonstrating compliance with PO28/AO28.1 in the Subdivision code, compliance with this performance outcome must be noted on a development footprint plan.</u> <u>Editor's note—Small lot sizes and reduced setbacks in Brisbane's subtropical climate require careful consideration of stormwater management. The Stormwater code and Infrastructure design planning scheme policy provide guidance for stormwater management. Development should ensure proper management of run-off from the site, neighbouring properties and any external catchments during minor and major storm events.</u>	AO26.1 <u>Development ensures that shared walls</u> <u>located on one or more side boundaries have</u> <u>a maximum length that:</u> a. <u>is 20m, or 60% of the length of the side</u> <u>boundary, whichever is lesser;</u> b. <u>does not exceed the length of an</u> <u>abutting approved or lawfully</u> <u>constructed shared wall of an adjoining</u> <u>dwelling; or</u> c. <u>complies with an approved development</u> <u>footprint plan for the site.</u> <u>Refer to Figure m.</u> <u>Note—Shared walls refer to adjoining walls that are built on each side of a common boundary. A High-density development easement is required to manage the shared wall with the adjacent lot.</u> <u>Note—Length is the cumulative length of the wall on a side boundary, with each side measured separately.</u> <u>Note—Where demonstrating compliance with PO28/AO28.1 in the Subdivision code, compliance with this acceptable outcome must be noted on a development footprint plan.</u> AO26.2 <u>Development ensures that shared walls have</u> <u>a maximum wall height that:</u> a. <u>is 11.5m;</u> b. <u>does not exceed the extent of an</u> <u>approved or lawfully constructed</u> <u>shared wall of an adjoining dwelling; or</u> c. <u>complies with an approved</u> <u>development footprint plan for the site.</u> <u>Refer to Figure m.</u> <u>Note—Where demonstrating compliance with PO28/AO28.1 in the Subdivision code, compliance with this acceptable outcome must be noted on a development footprint plan.</u>

	AO26.3 Development locates a shared wall: - on one side boundary; or - on both side boundaries, only where the site has an average lot width of 9m or less and is not a corner lot; or - in accordance with an approved development footprint plan for the site. Note—Where demonstrating compliance with PO28/AO28.1 in the Subdivision code, compliance with this acceptable outcome must be noted on a development footprint plan. AO26.4 Development ensures that a shared wall is: - adjoining a shared wall on an adjoining lot; - not located along a front or rear boundary; - only located on one side boundary where a corner lot; - constructed of pre-finished or low maintenance materials; or - in accordance with an approved development footprint plan for the site. Note—Where demonstrating compliance with PO28/AO28.1 in the Subdivision code, compliance with this acceptable outcome must be noted on a development footprint plan. Editor's note—To ensure that a shared wall remains low maintenance, a development that incorporates a roof design with deep overhangs which falls to the front and/or rear boundaries (ie, away from the boundary with the shared wall) is effective at ensuring roof water shed is not directed to adjoining properties or spaces between shared walls. Roof design with overhangs, avoiding parapet facades with box gutter or concealed eaves gutter details will mitigate the impacts of overflow.
PO27 Development is designed to make a positive contribution to the streetscape and public spaces by: - orientating buildings to the street frontage or public realm to facilitate casual surveillance of the street or public realm; - providing an identifiable pedestrian entry to the dwelling; - providing variation, articulation and visual interest in the built form.	AO27.1 Development provides at least one pedestrian entry to the dwelling that is covered and visible from the street. AO27.2 Development provides windows or balconies on the facades facing the street.
PO28 Development provides for refuse and recycling storage and collection that is located and managed so that adverse impacts, including visual impacts, on residents,	AO28 Development provides refuse and recycling storage and collection areas in accordance with the Refuse planning scheme policy or an approved development footprint plan for the

neighbouring properties and the public realm are minimised. Note—Refer to the Refuse planning scheme policy for further guidance. Note—Where demonstrating compliance with PO28/AO28.1 in the Subdivision code, compliance with this performance outcome must be noted on a development footprint plan.	site. Note—Where demonstrating compliance with PO28/AO28.1 in the Subdivision code, compliance with this acceptable outcome must be noted on a development footprint plan. Note—The Refuse planning scheme policy specifies requirements for residential refuse collection and storage for mobile garbage bins. Requirements for refuse collection include providing for sufficient refuse capacity, providing kerbside collection points and storage areas.
PO29 Development provides private open space that: - maximises outdoor living opportunities that take advantage of Brisbane's subtropical climate; - provides residents with functional private outdoor space; - provides opportunities for subtropical landscaping; - reduces the site's impervious area; - is located to enhance amenity and liveability for residents. Note—Where demonstrating compliance with PO28/AO28.1 in the Subdivision code, compliance with this performance outcome must be noted on a development footprint plan.	AO29 Development provides private open space that: - is a minimum of 20% of total site area; - has a minimum dimension of 3m by 3m or 2.5m by 4m; - incorporates a private open space that is directly accessible from a main internal living space; or - is in accordance with an approved development footprint plan for the site. Note—The measurement of private open spaces must not include areas for bin storage or utilities such as hot water systems, air-conditioning units, rainwater tanks or other utilities. Note—Private open space can either be covered or uncovered and can form one or multiple spaces. Note—Where demonstrating compliance with PO28/AO28.1 in the Subdivision code, compliance with this acceptable outcome must be noted on a development footprint plan.
PO30 Development provides for on-site car parking that: - maximises opportunities for visual engagement and passive surveillance between the dwelling and the street or public realm; - minimises the extent of hardstand, parking and garage areas visible from the street; - where providing 2 car parking spaces, is arranged in a tandem configuration, unless accessed by a rear lane; - where for covered car parking, does not form a dominant proportion of the street frontage. Note—For further guidance refer to the Transport, access, parking and servicing planning scheme policy. Note—Where demonstrating compliance with PO28/AO28.1 in the Subdivision code, compliance with this performance outcome must be noted on a development footprint plan.	AO30 Development provides on-site car parking spaces that: - is 1 car parking space for the dwelling house; - where a garage is provided, 1 car parking space forward of the garage other than a garage located on a secondary street frontage; - where providing 2 spaces, are in a tandem arrangement; or - is in accordance with an approved development footprint plan for the site. Note—Where demonstrating compliance with PO28/AO28.1 in the Subdivision code, compliance with this acceptable outcome must be noted on a development footprint plan. Note—Any covered car parking is to comply with setbacks in AO22.2.
PO31 Development ensures that vehicle crossovers and driveways are designed and located to avoid adverse impacts to:	AO31.1 Development provides a vehicle crossover and driveway in accordance with an approved development footprint plan, where existing,

- a. the opportunity for on-street parking;
- b. retention of existing street trees or planting of new street trees;
- c. the character and amenity of the street, including through excessive impervious surfaces;
- d. the safety and convenience for residents, adjoining lots, visitors and service providers;
- e. the provision of vehicle crossovers and driveways on adjoining lots.

Note—A traffic impact assessment may be required in accordance with the Transport, access, parking and servicing planning scheme policy to demonstrate this performance outcome is satisfied.

Note—Where demonstrating compliance with PO28/AO28.1 in the Subdivision code, compliance with this performance outcome must be shown on a development footprint plan.

for the site.

Note—Where demonstrating compliance with PO28/AO28.1 in the Subdivision code, compliance with this acceptable outcome is not required.

AO31.2

Development provides a vehicle crossover that:

- a. has a maximum crossover width of:
 - i. 2.5m where servicing 1 dwelling (excluding apron taper width); or
 - ii. 4m where servicing 2 dwellings (excluding apron taper width); or
- b. is in accordance with an approved development footprint plan for the site;
- c. complies with BSD-2022 - Sheet 2;
- d. complies with standard drawing BSD-2024 (where 3.75m verge width) or BSD-2025 (where 4.25m verge width).

Note—The crossover width is to be measured at the kerb and street side of any constructed footpath on the verge. Driveways may widen to 3m at the property boundary where servicing 1 dwelling/lot or 5m at the property boundary where servicing 2 or more lots, as per BSD-2022 - Sheet 2.

Note—Where demonstrating compliance with PO28, AO28.1 and AO28.3 in the Subdivision code, compliance with this acceptable outcome must be noted on a development footprint plan.

AO31.3

Development locates and designs a single or combined vehicle crossover and driveway to provide:

- a. a minimum radius clearance from the trunk of an existing street tree to any part of the crossover/driveway (including apron tapers) of:
 - i. 3m where a buttress tree; or
 - ii. 2m;
- b. a minimum clearance of 4m between crossovers (including apron tapers) to facilitate new street tree planting;
- c. a minimum of 2m for a bin collection area on the verge; or
- d. in accordance with an approved development footprint plan for the site.

Refer to Figure n.

Note—Where demonstrating compliance with PO28, AO28.1 and AO28.3 in the Subdivision code, compliance with this acceptable outcome must be shown on a development footprint plan.

Note—Buttress trees require a greater clearance to crossovers.

Applicants must submit a vehicle crossover/driveway proposal plan to Council showing adequate clearance to buttress tree roots to the satisfaction of a suitably qualified arborist or Council delegate.

Note—A bin collection area is to be in compliance with the Refuse planning scheme policy.

	AO31.4 Development locates and designs a single or combined vehicle crossover and driveway to provide a minimum of 5.4m between crossovers (including apron tapers) for on-street parking, or in accordance with an approved development footprint plan for the site. Note—Where demonstrating compliance with PO28/AO28.1 in the Subdivision code, compliance with this acceptable outcome must be shown on a development footprint plan. AO31.5 Development provides a combined vehicle crossover for every two reconfigured lots, except a corner lot with access to an alternative minor road, or in accordance with an approved development footprint plan for the site. Refer to Figure o. Note—Where demonstrating compliance with PO28/AO28.1 in the Subdivision code, compliance with this acceptable outcome must be shown on a development footprint plan.
PO32 Development minimises direct overlooking between dwellings via building siting and layout and the design of windows, balconies and screening devices.	AO32.1 Development that is within 2m for the storey closest to the ground level or 9m for storeys above, of a neighbouring dwelling house (refer to Figure g) incorporates windows, decks, balconies, terraces or roof decks that: a. are offset from the window of a habitable room in the adjacent dwelling house to limit direct outlook as shown in Figure h; or b. where a window, have: i. sill heights of 1.5m above the floor level of that storey; or ii. are covered by fixed obscure glazing in any part of the window below 1.5m above floor level of that storey; or iii. have fixed external screens; or iv. where at the ground storey, fencing to a height of 1.5m above ground storey floor level; c. where a deck, balcony, terrace, or roof deck have fixed screening. AO32.2 Development ensures that a roof deck or viewing platform:

	a. <u>is set back at least 1.5m from the side boundary, where there is no shared wall;</u> b. <u>has a floor level 1.5m less than the height of the roof.</u> AO32.3 <u>Development incorporates screening devices that are:</u> a. <u>solid translucent screens, perforated or slatted panels or fixed louvres that have a maximum of 25% openings, with a maximum opening dimension of 50mm, that are permanently fixed and durable (refer to Figure i and Figure j);</u> b. <u>offset a minimum of 0.3m from the face of the wall around any window.</u> <u>Note—Screening devices may be hinged to facilitate emergency egress only.</u>
PO33 <u>Development for a dwelling house, secondary dwelling or domestic outbuilding, including associated site works such as retaining walls, filling or excavation ensures that if a surface or roof-water drainage system connection is required to be made through an adjoining property, the surface or roof-water drainage system is managed to prevent water seepage, concentration of run-off or ponding on an adjoining property.</u> <u>Note—The Queensland Development Code outlines requirements for surface and roof-water drainage systems for Class 1 buildings and Class 10 buildings and structures where a surface or roof-water drainage connection is not required through an adjoining property.</u>	AO33 <u>Development for a dwelling house, secondary dwelling or domestic outbuilding, including associated site works such as retaining walls, filling or excavation ensures that if a surface or roof-water drainage system connection is required to be made through an adjoining property, the owner of the adjoining property has provided written permission for the connection.</u>

Table 9.3.8.3.C—Boundary setbacks for lots less than 180m²

<u>Lot depth</u>	<u>Minimum boundary setback (m)</u>				
	<u>Front⁽¹⁾</u>		<u>Rear</u>		<u>Side</u>
	<u>To balcony</u>	<u>To wall</u>	<u>To balcony</u>	<u>To wall</u>	
<u>Lot depth less than 15m</u>	<u>3</u>	<u>3⁽²⁾</u>	<u>3</u>	<u>4</u>	<u>1</u>
<u>Lot depth between 15m and 18m</u>	<u>3</u>	<u>3⁽²⁾</u>	<u>4</u>		<u>1</u>

<u>Lot depth greater than 18m and up to 25m</u>	<u>3</u>	<u>4⁽²⁾</u>	<u>4</u>	<u>6</u>	<u>1</u>
<u>Lot depth greater than 25m</u>	<u>4</u>	<u>6⁽²⁾</u>	<u>4</u>	<u>6</u>	<u>1</u>
<u>Where located on a corner lot</u>	<u>2.5⁽²⁾; or 1.5 to a secondary street frontage</u>			<u>—</u>	<u>1</u>

Notes—

⁽¹⁾ Where lot is accessed from a rear lane, reduced setbacks of 0.5m to non-habitable spaces and 1m to habitable spaces apply to the rear lane frontage.

⁽²⁾ In accordance with AO22.2, a setback of 5.5m to covered car parking is required.

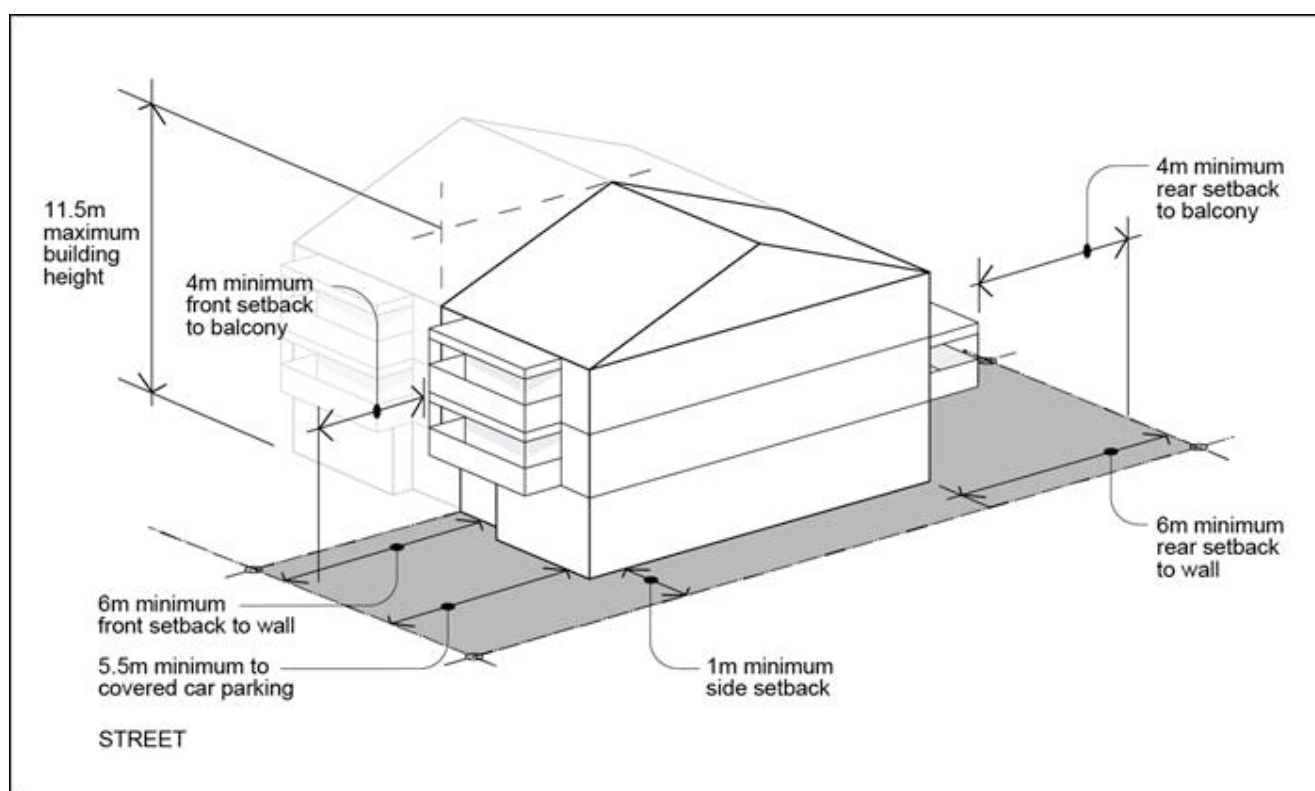


Figure k—Building envelope for lots under 180m² with a lot depth greater than 25m

View the high resolution of Figure k—Building envelope for lots under 180m2 with a lot depth greater than 25m

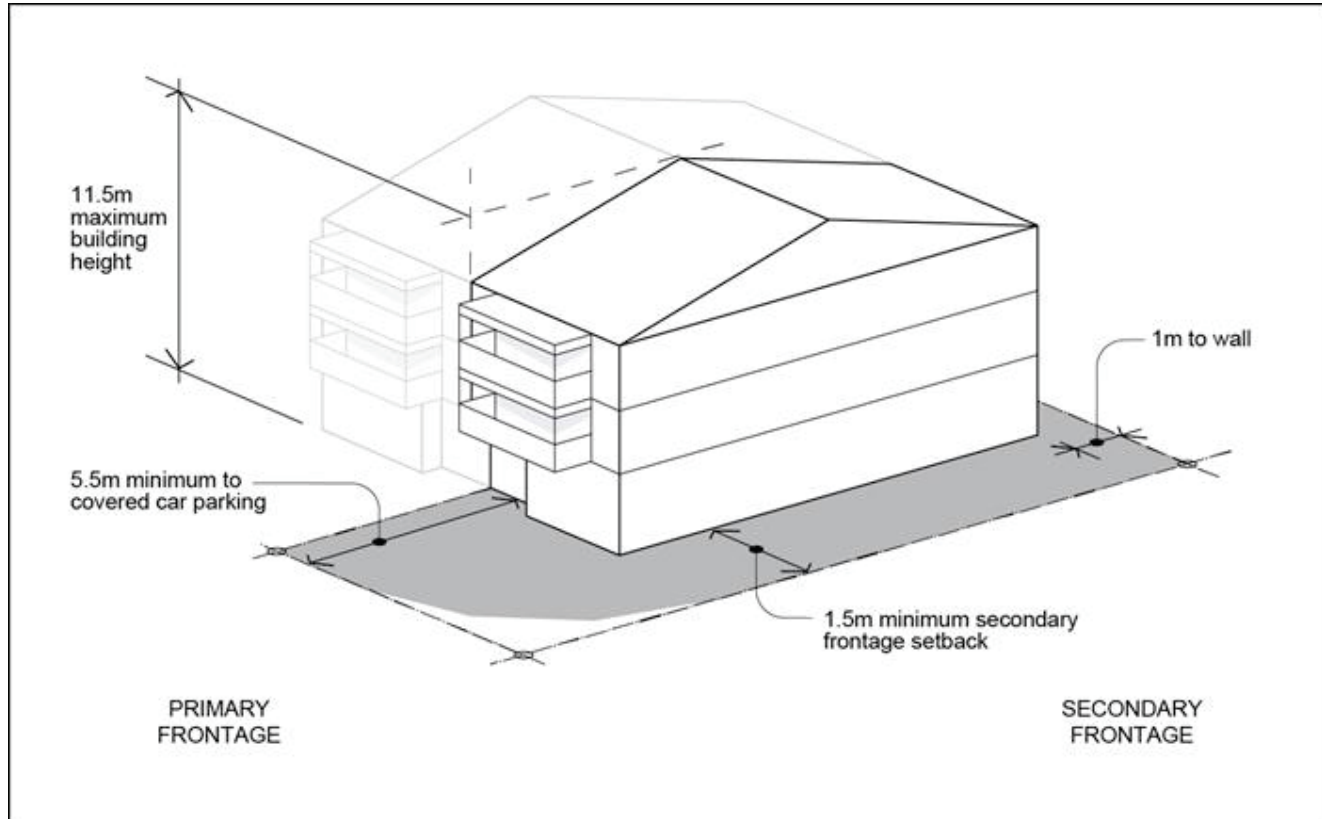


Figure I—Building envelope for lots under 180m² (corner lot)

[View the high resolution of Figure I—Building envelope for lots under 180m² \(corner lot\)](#)

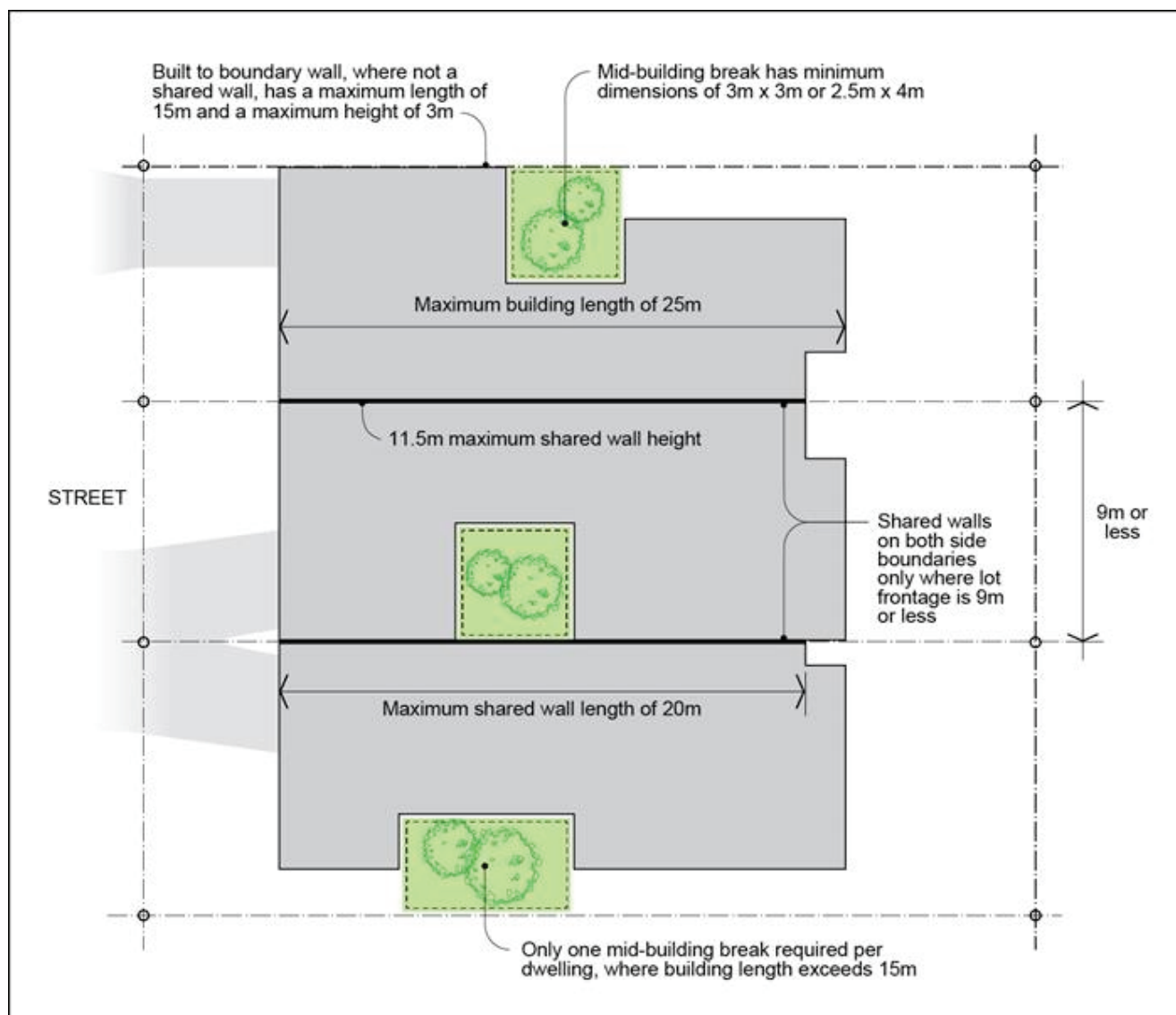


Figure m—Example of shared walls for lots under 180m²

[View the high resolution of Figure m—Example of shared walls for lots under 180m²](#)

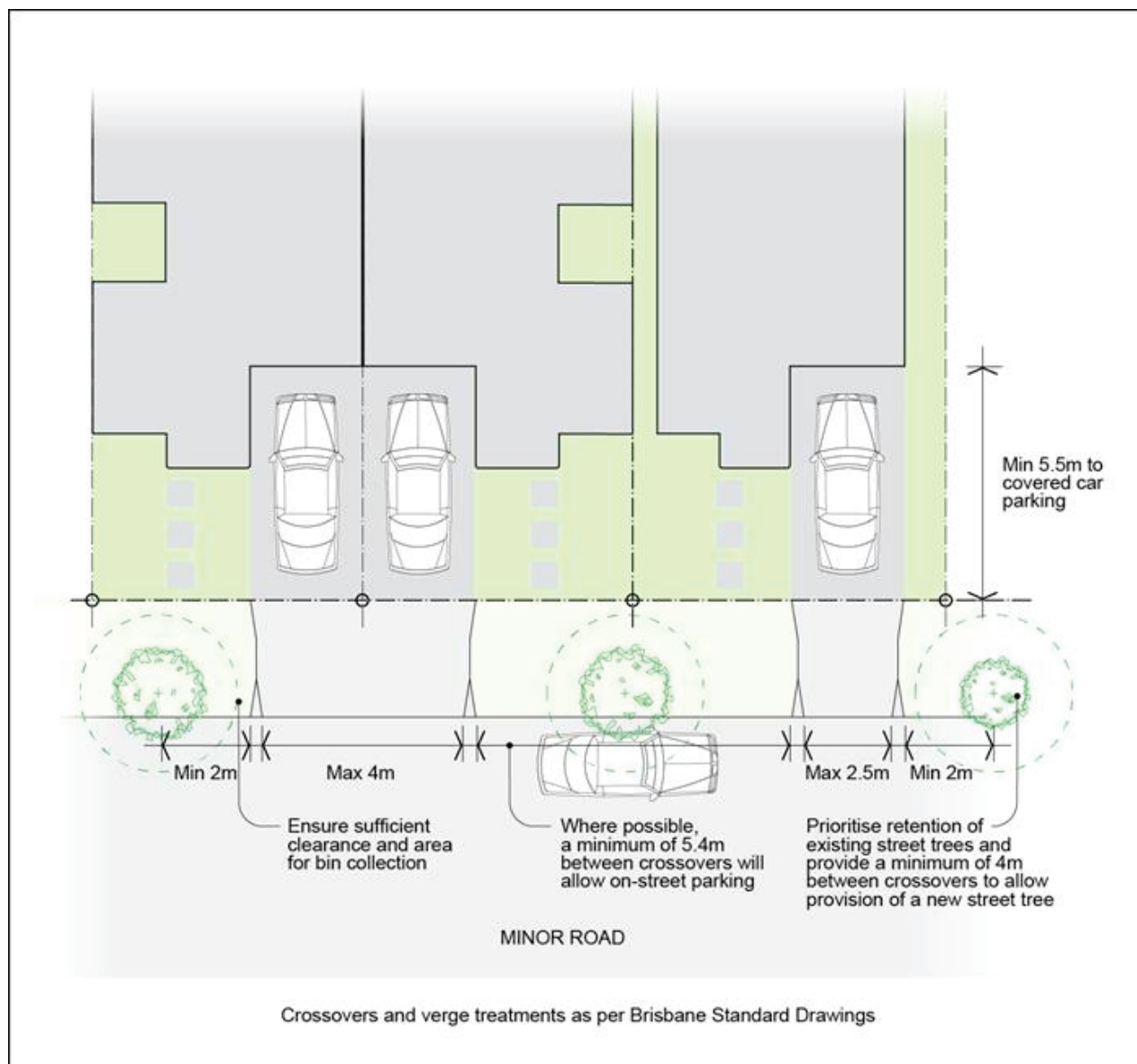


Figure n—Example of a streetscape layout for multiple adjoining lots less than 180m²

[View the high resolution of Figure n—Example of a streetscape layout for multiple adjoining lots under 180m²](#)

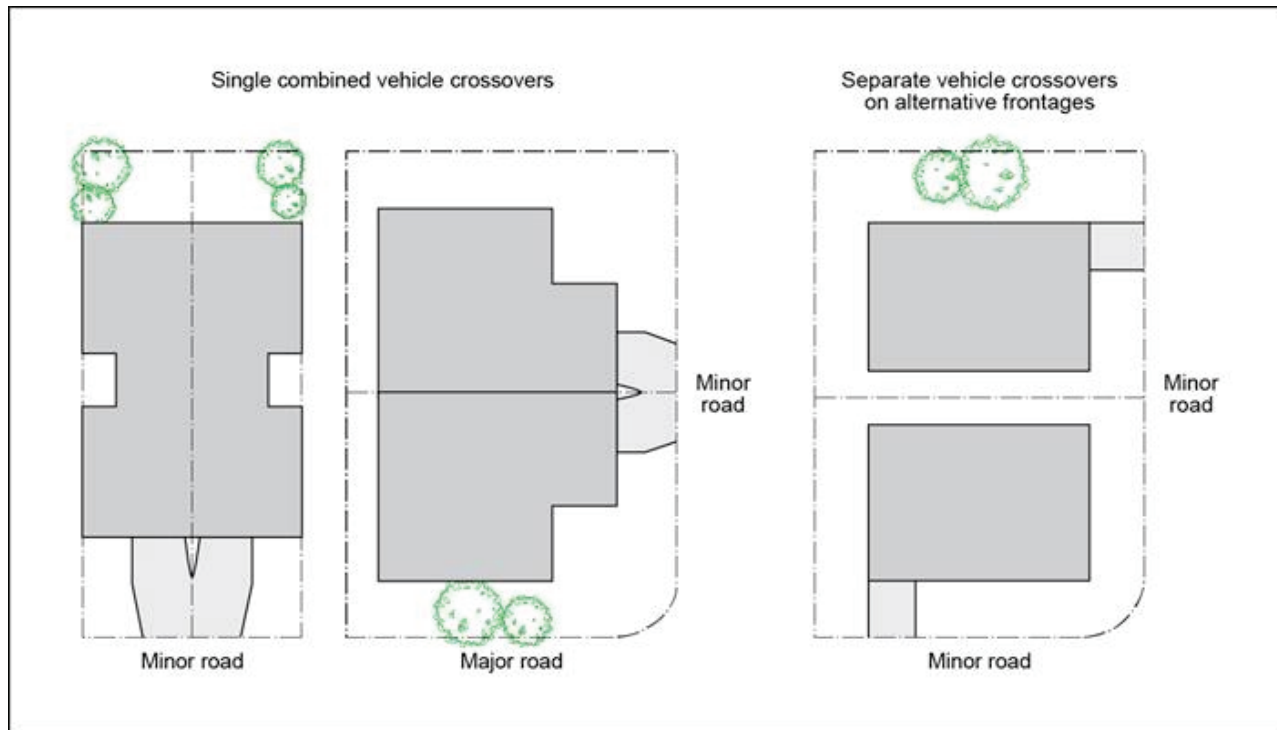


Figure o—Example crossover arrangements

[View the high resolution of Figure o—Example crossover arrangements](#)

Part 9 Development codes \ 9.3 Use codes \ 9.3.14 Multiple dwelling code

Reason for change: To facilitate housing diversity and supply in the Low-medium density residential zone.

9.3.14.2 Purpose

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. ~~34~~ storeys in the ~~Up to 3 storeys zone precinct of the Low-medium density residential zone;~~
 - v. ~~2~~ or ~~3 storeys in the 2 or 34~~ 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;
 - vi. 3 storeys in the 3 or 4 storey mix zone precinct of the Low-medium density residential zone in all other instances;
 - vii. 2 storeys in the 2 storey mix zone precinct of the Low-medium density residential zone;
 - viii. 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.

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

Low–medium density residential	2 storey mix	2 storeys and 9.5m	600	15
	2 3 or 34 storey mix, <u>other than for short-term accommodation or rooming accommodation,</u> where: a. b. the site has frontage to a road with a reserve width of 15.5m or more; c. d. a <u>dedicated pedestrian access point</u> part of the <u>lot frontage of the subject</u> site is within <u>400m walking distance of a dedicated public pedestrian access point of a railway or busway station key location</u> Note— Development in the 2 or 3 storey mix zone precinct of 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) has a building height within 10m of the common boundary that does not exceed 9.5m and does not exceed 2 storeys <u>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.</u>	3 4 storeys and <u>14m and 11.5m</u>	600 800	15 20
	2 3 or 34 storey mix <u>where for short-term accommodation or rooming accommodation</u> Note— <u>For development in all 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</u>	2 3 storeys and <u>911.5m</u>	600	15

	<u>elsewhere in this code.</u>			
	<u>Up to 3 storeys or 4 storey mix - in all other circumstances</u> <u>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.</u>	3 storeys and 11.5m	600	15

Table 9.3.14.3.I—Building transitions

If in the Character residential or Low-medium density residential zone (2 storey zone precinct or 2 or 3 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
<u>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).</u>	<u>11.5m and 3 storeys</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>	<u>NA</u>

Part 9 Development codes \ 9.3 Use codes \ 9.3.18 Retirement and residential care facility code**Table 9.3.18.3.B—Maximum building height****Reason for change:** To facilitate housing diversity and supply in the Low-medium density residential zone.

Low-medium density residential, where in the 2 storey mix zone precinct	2 storeys and 9.5m
Low-medium density residential where in the 23 or 34 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.	34 storeys and 11.5m 14m
Low-medium density residential, where in the 2 or 3 storey mix zone precinct in all other circumstances	2 storeys and 9.5m
Low-medium density residential, where in the Up to 3 storeys or 4 storey mix zone precinct in all other circumstances	3 storeys and 11.5m

Table 9.3.18.3.C—Building height transitions**Reason for change:** To facilitate housing diversity and supply in the Low-medium density residential zone.

If in the Low density residential, Character residential or Low-medium density residential zone (2-storey zone precinct or 2 or 3 storey mix zone precinct), where adjoining a lot containing a dwelling house (where no approval for development other than a dwelling	9.5m and 2 storeys	NA	NA	NA	NA
---	--------------------	----	----	----	----

house exists)					
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

Reason for change: Change to update cross reference to the Low-medium density residential zone precinct name changed under the proposed amendment.

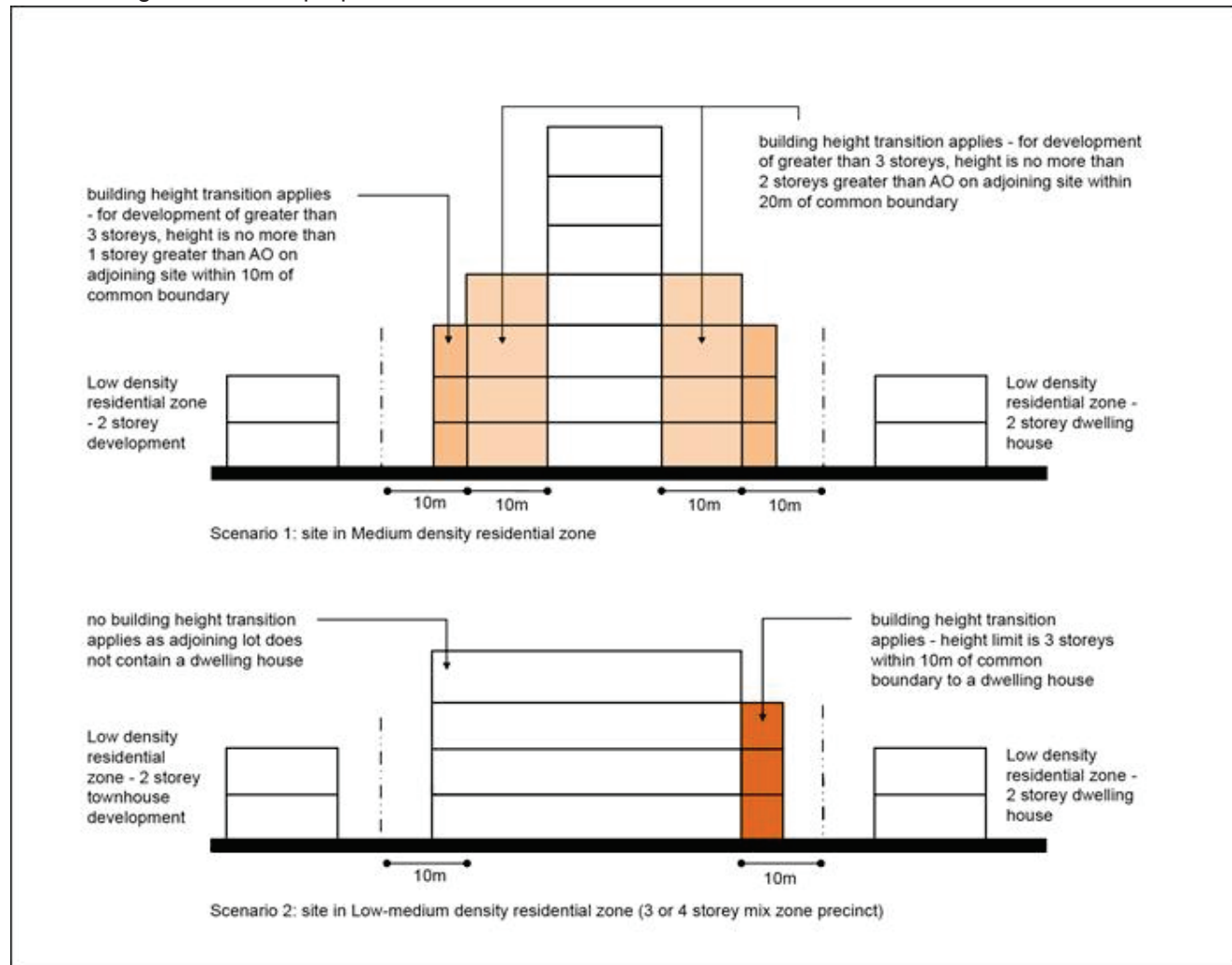


Figure a—Building height and building height transition scenarios

Reason for change: Change to update cross references to the Low-medium density residential zone precinct name and heights changed under the proposed amendment.

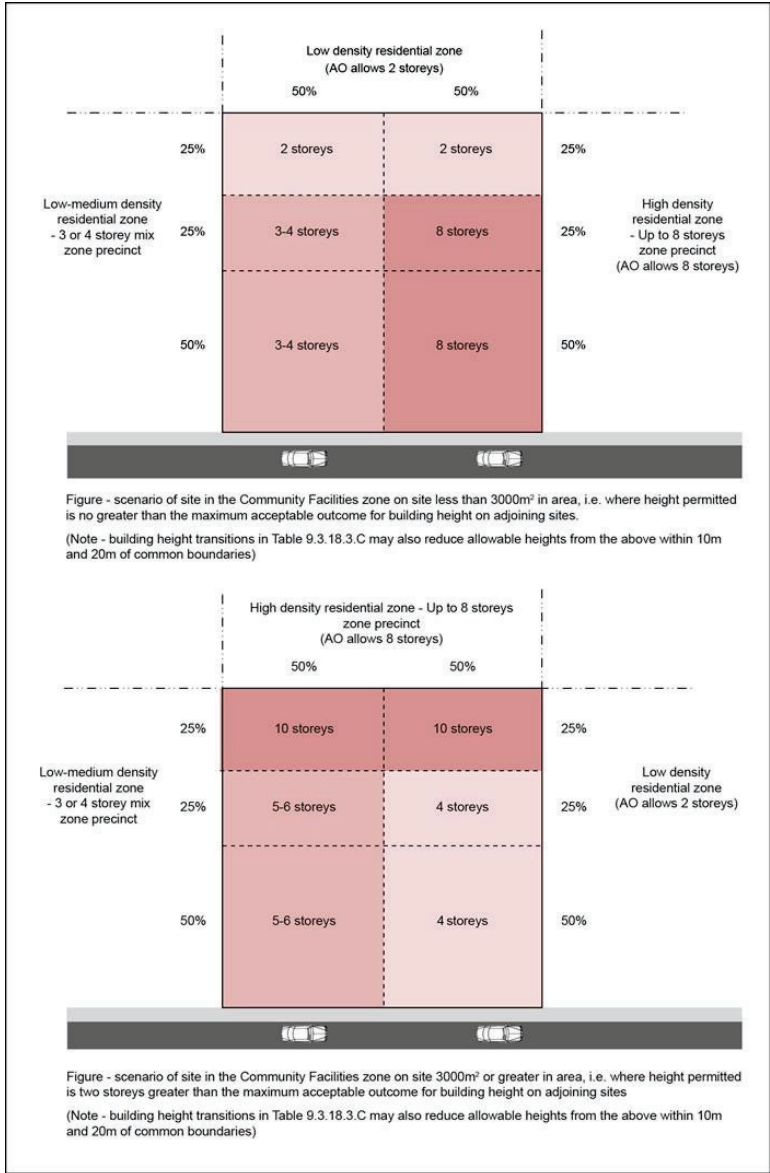


Figure h—Building height scenarios

Part 9 Development codes \ 9.4 Other development codes \ 9.4.10 Subdivision code

Reason for change: To facilitate housing diversity and supply in the Low-medium density residential zone.

9.4.10.2 Purpose

2. The purpose of the code will be achieved through the following overall outcomes:
 - a. Development for reconfiguring a lot proposed in conjunction with or subsequent to a material change of use maintains or improves the:
 - i. landscape and built form character, environmental and other values of the site or locality;
 - ii. safe and efficient operation of existing and future lawful uses and activities on the site or adjacent premises;
 - iii. amenity of intended uses and existing surrounding residential uses;
 - iv. comfort, quiet, privacy and safety (including the impacts of glare, odour, light, noise, traffic, parking, servicing and hours of operation) reasonably expected in the zone or zone precinct that applies to the site.
 - b. Development for reconfiguring a lot results in lots and an arrangement of lots that:
 - i. achieve the relevant outcomes and comply with the standards required by the planning scheme for the zones, zone precincts, neighbourhood plans and overlays that apply to the site;
 - ii. accommodate lawful uses;
 - iii. where for a residential use, can facilitate a dwelling that supports the expected level of amenity for occupants and consistent with the amenity expectations for the zone;
 - iv. are of an appropriate size, dimensions and arrangement suited to their intended use and proximity to infrastructure, services and facilities needed by the development;
 - v. are arranged and configured to complement the pattern of development in the locality;
 - vi. address development constraints that impact land use and development and mitigate adverse impacts to character and environmental values.
 - c. Development for reconfiguring a lot under the *Land Title Act 1994* and the *Body Corporate and Community Management Act 1997* occurs in a manner that achieves good urban design outcomes.
 - d. Development for reconfiguring a lot associated with or resulting from a material change of use provides lots and arrangement of lots for the purposes of titling and any easement relevant to the development.
 - e. Development for reconfiguring a lot of an existing building and associated land can be separately titled either in freehold or other title forms.
 - f. Development for reconfiguring a lot relating to existing or approved buildings does not apply to the reconfiguring a lot of a dwelling house in a zone in the Residential zones category and a dwelling house, including the main dwelling, plus any secondary dwelling or ancillary outbuildings, in a zone in the residential zones category is always to remain as a sole lot by any title or tenure.
 - g. Development for reconfiguring a lot provides infrastructure and services that:
 - i. comply with the relevant standards in the planning scheme;
 - ii. effectively integrate with existing and planned infrastructure and services to the

- extent these are identified or necessary to support the development for its intended purpose;
- iii. maximise the quality and utility of the public realm.

Note—Where creating small lots less than 180m², development for reconfiguring a lot must provide a development footprint plan to demonstrate compliance with relevant outcomes in the Dwelling house (small lot) code, which will form a part of the development approval.

Table 9.4.10.3.A—Performance outcomes and acceptable outcomes

PO2 Development creates useable lots that: - do not rely on excessive cut and fill; - do not intrude into areas of waterway and environmental significance; - ensure any cutting, filling, retaining walls and earthworks: - minimise adverse impacts to vegetation, natural features and topography; - avoid adverse impacts on coastal resources and processes where for development of canals and artificial waterways; - minimise adverse impacts to the utility of existing or proposed transport network elements. where involving a lot with an area less than 180m²: do not adversely affect visual character, amenity, privacy, stormwater run-off and drainage of lots within and adjoining the site; provide finished ground levels that facilitate development of the lots for the intended purpose without the need to provide additional retaining walls. Note—An earthworks plan is required to be submitted to demonstrate compliance with this performance outcome. Note—Where a development footprint plan is required for development involving lots with an area less than 180m², the relevant outcomes shown on the development footprint plan must consider the slope of the site and any earthworks that are required as part of the subdivision.	AO2.1 Development ensures that any cutting, filling, retaining walls and earthworks: - result in a maximum vertical dimension or minimum horizontal dimension of 1m for either: - a single level change; or - any step in a series of level changes. - locates the crest of any cut or toe of any fill no closer than 0.6m to any lot boundary; - limits cut and fill to less than 1m in height for construction of transport network elements. Note—Development may be required to accommodate cutting, filling, retaining walls and earthworks by providing larger lot dimensions than those stated in Table 9.4.10.3.B. Note—The transport network is any element that provides for the movement of vehicles, pedestrians or cyclists other than the internal function and operation of a site and may include public space, publicly accessible private space or private space if through movement or public access is intended. AO2.2 Development involving a lot with an area less than 450m² is located on a site with a maximum average slope of: 1 into 10 on the shortest lot axis; 1 into 15 on the longest axis. AO2.3 Development ensures that the minimum rectangle dimension specified in Table 9.4.10.3.B is located on land with an existing slope of: less than 1 in 6 on a lot less than 180m²; or less than 1 in 5 on a lot 180m² or greater; prior to any cutting, filling, retaining walls or earthworks occurring on the site.
---	---

	Note—A minimum rectangle dimension sited on level to gently sloping land is required to ensure that lots are able to be developed for a dwelling in accordance with the requirements of the planning scheme. Note—The minimum rectangle dimension is to be located within the net developable area of any site where in the Emerging community zone. AO2.4 Development does not involve the creation of canals or artificial waterways.
Section C1—Development for reconfiguring a lot involving any of the following: - a site that is more than 1ha in the Emerging community zone; or - the number of potential dwellings is 20 or more in the Emerging community zone; or - a site that is more than 7,000m² in the Low <u>density residential zone or Low-medium density residential zone</u>; or - the number of lots is 20 or more; or - the opening of a new road, creation of a park, the creation of a bicycle and pedestrian network element; or - the creation of more than 50% of the lots with an area less than 350m² where not associated with a material change of use or in accordance with an approved building <u>, if in a zone other than the Low-medium density residential zone.</u> Note—Refer to the Structure planning planning scheme policy for guidance on how to calculate potential dwelling numbers for lots not intended to accommodate dwelling houses or where reconfiguring a lot is not proposed in conjunction with a material change of use.	
Section C2—Detailed performance outcomes and acceptable outcomes for a small lot, <u>excluding lots less than 180m²</u>: - not complying with the dimensions in Table 9.4.10.3.B; or - with a frontage width of less than 10m.	
<u>Section C3—Additional performance outcomes and acceptable outcomes for a lot less than 180m²</u>	
PO28 <u>Development ensures that a lot is of a suitable size, frontage width and configuration to enable the development of a dwelling house, associated ancillary structures and site access in accordance with section B of the Dwelling house (small lot) code, without adversely impacting the:</u> <u>intended character of the local area and street context;</u> <u>future development potential and residential amenity of the reconfigured lot and adjoining lots;</u> <u>quality of the public realm and the provision of street trees;</u> <u>ability to effectively manage stormwater to ensure that stormwater run-off does not have an adverse</u>	AO28.1 <u>Development provides a development footprint plan that demonstrates compliance with the acceptable outcomes identified in section B of the Dwelling house (small lot) code.</u> <u>Note—This acceptable outcome requires preparation and lodgement of a development footprint plan. A development footprint plan will form part of the development approval.</u> <u>Editor's note—Where a site has water supply and sewerage infrastructure, development is required to protect the infrastructure from damage and maintain access for inspection and maintenance activities. QDC MP1.4 and SEQ Water Supply and Sewerage Design and Construction Code applies to development located near a sewer or water asset.</u> AO28.2 <u>Development provides no more than 6 lots less than 180m² in a row.</u> AO28.3 <u>Development provides a driveway and</u>

impact on the safety of, or cause nuisance to properties; e. access to and maintenance of infrastructure, servicing and utilities; f. transport network including the availability of on-street car parking. <u>Note—This performance outcome requires preparation and lodgement of a development footprint plan. A development footprint plan will form part of the development approval.</u> <u>Note—In Brisbane's subtropical climate, small lot sizes, built to boundary walls and shared walls require careful consideration of stormwater management. The Stormwater code and Infrastructure design planning scheme policy provide requirements for stormwater management. Development should ensure proper management of run-off from the site, neighbouring properties and any external catchments during minor and major storm events.</u> <u>Editor's note—Where a site has water supply and sewerage infrastructure, development is required to protect the infrastructure from damage and maintain access for inspection and maintenance activities. QDC MP1.4 and SEQ Water Supply and Sewerage Design and Construction Code applies to development located near a sewer or water asset.</u>	crossover to each lot in accordance with: a. AO31.2, AO31.3, AO31.4 and AO31.5 in the Dwelling house (small lot) code; b. the Transport, access, parking and servicing planning scheme policy. <u>Note—The relevant outcomes shown on the development footprint plan must consider the location of driveways and crossovers required as part of the subdivision.</u> AO28.4 Development ensures stormwater run-off from the site and upslope catchments: a. can be directed along at least one side boundary for a group of up to 6 lots, at the lowest point of the site, with a minimum width of 1m at existing ground levels; b. is managed in accordance with the Stormwater code. <u>Note—This acceptable outcome requires preparation and lodgement of a development footprint plan. A development footprint plan will form part of the development approval.</u>
PO29 Development does not interfere with the safety and function of higher order roads. <u>Note—This acceptable outcome requires preparation and lodgement of a development footprint plan. A development footprint plan will form part of the development approval.</u> <u>Note—Relevant standards and requirements to justify compliance with this criteria are located in the Transport, access, parking and servicing planning scheme policy and the Infrastructure design planning scheme policy.</u> <u>Note—A traffic impact assessment may be required in accordance with the Transport, access, parking and servicing planning scheme policy to demonstrate this performance outcome is satisfied.</u>	AO29 Development provides vehicle access from a minor road. <u>Note—This acceptable outcome requires preparation and lodgement of a development footprint plan. A development footprint plan will form part of the development approval.</u>
Section C3C4—Additional performance outcomes and acceptable outcomes if involving reconfiguring a lot in a zone in the Industry zones category or the Extractive industry zone	
PO28PO30 Development provides a lot layout plan that: a. facilitates the integration of industrial development with other adjacent industrial development and the transport network elements intended for industrial traffic; b. minimises impacts to existing or potential incompatible land uses.	AO28AO30.1 Development involving an industrial lot ensures vehicle access is to a road intended for industrial access, not a residential street. AO28AO30.2 Development provides lots or easements for non-industrial uses such as private open space, environmental or stormwater management that create spatial separation between industrial lots and other incompatible land uses.
PO29PO31 Development for industrial uses that are	AO29 AO31

proposed to be serviced by a railway, road freight depot, intermodal terminal, airport or seaport maximises access to these facilities.	Development provides lots that are arranged to: a. provide direct frontage to a railway, road freight depot, intermodal terminal, airport or seaport loading and unloading area; b. be accessed by shared access ways, over private land or public road in the site, linking to the loading and unloading areas.
PO30PO32 Development in the General industry C zone precinct of the Industry zone and the Extractive industry zone, provides lots that: a. are of a size that facilitates a variety of industrial and industry compatible land uses; b. are not subdivided or otherwise fragmented into unviable lot sizes.	AO30AO32 Development on land in the General industry C zone precinct of the Industry zone and the Extractive industry zone retained in large lots in compliance with Table 9.4.10.3.B.
Section C4C5—Additional performance outcomes and acceptable outcomes for lot design if reconfiguring a lot in a zone in the Centre zones category, Mixed use zone, Community facilities zone or Specialised centre zone Note—If a reconfiguration of a lot for commercial development occurs prior to a development application for a material change of use, the reconfiguration of a lot design is to have regard to the relevant development code.	
PO31PO33 Development: a. facilitates the integration of centre and mixed uses with adjacent uses and features; b. complements and enhances existing or proposed public spaces; c. ensures minimum impact on the amenity of adjacent and nearby areas; d. provides for reasonable buffers between any existing or potential incompatible land uses.	AO31AO33 No acceptable outcome is prescribed.
Section C5C6—Additional performance outcomes and acceptable outcomes for lot design if reconfiguring a lot in the Environmental management zone, Rural zone or a very-low density residential potential development area identified in a neighbourhood plan	
PO32PO34 Development provides a lot design that protects, maintains and enhances ecological features, significant vegetation, koala habitat trees and rural	AO32AO34 Development identifies a development footprint plan or building envelope plan for each lot and demonstrates that lot design and layout conserves ecological features, significant vegetation, koala

land values. Note—Ecological features, significant vegetation and koala habitat trees can be identified through an ecological assessment as outlined in the Biodiversity areas planning scheme policy and accommodated through the approach described in the Structure planning planning scheme policy. Note—This performance outcome requires identification of a development footprint plan or building envelope plan. A development footprint plan or building envelope plan will form part of the development approval and may be conditioned to be included on the plan of subdivision to be registered for the lot subject to the requirements of the <i>Land Title Act 1994</i> and the <i>Land Act 1994</i>.	habitat trees and rural land values in a spatial configuration that: - consolidates and connects areas to be conserved for biodiversity purposes on site and in combination with adjoining sites; - minimises fragmentation of areas to be conserved for biodiversity purposes by infrastructure; - does not further fragment viable rural land. Note—This acceptable outcome requires identification of a development footprint plan or building envelope plan. A development footprint plan or building envelope plan will form part of a development approval and may be conditioned to be included on the plan of subdivision to be registered for the lot subject to the requirements of the <i>Land Title Act 1994</i> and the <i>Land Act 1994</i>.
PO33PO35 Development provides vehicular access that is: - available to each lot or building envelope area; - does not result in the loss of ecological features, significant vegetation and koala habitat trees. Note—Ecological features, significant vegetation and koala habitat trees can be identified through an ecological assessment as outlined in the Biodiversity areas planning scheme policy.	AO33AO35 Development provides vehicle access via a road and within a lot that is designed to minimise the clearing of vegetation and potential threat to fauna movement. Note—Identification of a development footprint plan can assist in demonstrating achievement of this acceptable outcome. A development footprint plan will form part of the development approval and may be conditioned to be included on the plan of subdivision to be registered for the lot subject to the requirements of the <i>Land Title Act 1994</i> and <i>Land Act 1994</i>.
PO34PO36 Development does not result in: - the use of a premises being impaired or made unlawful; - dependent activities of a use becoming separated by titling; - the functioning of the relevant development approval being compromised. Note—For instance, where premises are used for any industrial use that includes an ancillary office, the office cannot be separately titled as it is dependent on the industrial use component. Note—For instance, while the reconfiguring a lot for a multiple dwelling provides individually titled units through a building form plan with a land component, the private courtyard for each unit is to be included in the title of each unit and not in the common property unless expressly required by an overlay. For example, land subject to hazard may necessitate private courtyards be within common property for maintenance purposes. Note—In some instances it is appropriate to allow for reconfiguring a lot of land by either community title or a standard format plan if a combined development application for a material change of use includes an existing building that is to be retained on the site and separately titled. Reconfiguration of an existing use does not materially change the nature of the existing approval.	AO34AO36.1 Development ensures: - the use of premises remains lawful; - development remains in compliance with planning and building standards and development approvals. AO34AO36.2 Development of premises for its intended or approved use is lawful and in compliance with planning and building standards and development approvals.

PO35PO37 Development involving common property under the <i>Body Corporate and Community Management Act 1997</i>, provides residential lots that have an appropriate area and dimensions: - for siting and constructing the intended building and any ancillary outbuilding and structure; - for the provision of private open space, vehicle access and parking; - that are consistent with the zone, zone precinct, neighbourhood plan and overlay outcomes applicable to the site. Note—If a building is to be constructed prior to reconfiguring a lot, assessment of the development is to be undertaken as part of the development application for a material change of use if that development is assessable under the planning scheme. Reconfiguring a lot can be assessed simultaneously or subsequently against the relevant parts of this code.	AO35AO37 No acceptable outcome is prescribed
PO36PO38 Development provides internal access ways and driveways that: - are designed to clearly indicate the function of the access way; - provide acceptable levels of access, functionality, safety, amenity and convenience for users, as well as catering for car parking facilities.	AO36AO38.1 Development for the purposes of residential development or the residential components of development, provides lots that are of a size and dimension to accommodate the following: - internal access ways that are designed in compliance with Table 9.4.10.3.C; - internal driveways serving a single dwelling that are a maximum of 3m wide; - driveways serving more than 3 lots that are at least 4m wide. AO36AO38.2 Development involving other purposes, has internal access ways and driveways in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.

Table 9.4.10.3.B Part 1—Standard lots in the Low density residential zone, Character residential zone, Low-medium density residential zone and Emerging community zone

<u>If in the 3 or 4 storey mix zone precinct of the Low-medium density residential zone where a part of the lot frontage of the subject site is within a key location</u>			
<u>Development of a residential lot</u>	<u>600</u>	<u>18 x 20</u>	<u>15</u>
If in the Low density residential zone, Character residential zone, <u>any other location in the</u>			

Low-medium density residential zone or Emerging community zone
--

Table 9.4.10.3.B Part 2—Small lots in the Low density residential zone, Character residential zone, Low-medium density residential zone and Emerging community zone

Where any part of the lot frontage is within 200m <u>300m</u> walking distance of any part of the lot frontage of a site or sites in a zone in the Centre zones category with a combined site area of more than 2,000m ²	300	6 x 15	7.5
<u>If in the 2 or 3 storey mix zone precinct of the Low-medium density residential zone</u>			
Development of a residential lot	260	6 x 15	7.0
Where adjoining the side boundary of a lot 400m² or greater and vehicle access is from a secondary frontage (typically a rear lane)	260	6 x 15	6.5
Where adjoining the side boundary of a lot 400m² or greater containing an existing dwelling house	260	6 x 15	7.5
<u>If in the Up to 3 storeys zone precinct of the Low-medium density residential zone</u>			
Development of a residential lot	180	6 x 15	6.5
Where adjoining the side boundary of a lot 400m² or greater and vehicle access is from a secondary frontage (typically a rear lane)	180	6 x 15	6.0
Where adjoining the side boundary of a lot 400m² or greater containing an existing dwelling house	180	6 x 15	7.5
<u>If in the 3 or 4 storey mix zone precinct of the Low-medium density residential zone where the entirety of all lot frontages of the subject site is outside of a key location</u>			
<u>Development of a residential lot where not on a narrow street</u> <u>Note—A narrow street has a road width of less than 6m. Refer to Figure b for further guidance.</u>	<u>120</u>	<u>6 x 10; or</u> <u>8 x 7</u>	<u>6.5;</u> <u>with an</u> <u>average</u> <u>frontage</u> <u>width of all</u> <u>proposed</u> <u>lots of 7.5m</u> <u>or greater</u>
<u>Development of a residential lot where not on a narrow street and vehicle access is from a</u>	<u>120</u>	<u>6 x 10; or</u> <u>8 x 7</u>	<u>6;</u> <u>with an</u>

<u>shared driveway and crossover</u> Note—A narrow street has a road width of less than 6m. Refer to Figure b for further guidance.			<u>average frontage width of all proposed lots of 7.5m or greater</u>
<u>Development of a residential lot where on a narrow street</u> Note—A narrow street has a road width of less than 6m. Refer to Figure b for further guidance.	<u>120</u>	<u>6 x 10; or 8 x 7</u>	<u>8</u>
<u>Development of a residential lot where on a narrow street and vehicle access is from a shared driveway and crossover</u> Note—A narrow street has a road width of less than 6m. Refer to Figure b for further guidance.	<u>120</u>	<u>6 x 10; or 8 x 7</u>	<u>7.5</u>

Table 9.4.10.3.B Part 3—Rear lots in the Low density residential zone, Character residential zone, Low-medium density residential zone and Emerging community zone

<u>If in the 3 or 4 storey mix zone precinct of the Low-medium density residential zone where a part of the lot frontage of the subject site is within a key location</u>			
<u>Development of a residential lot</u>	<u>600⁽³⁾</u>	<u>18 x 20</u>	<u>15</u>
<u>If in any other location</u> in the Low-medium density residential zone or <u>in the</u> Emerging community zone			

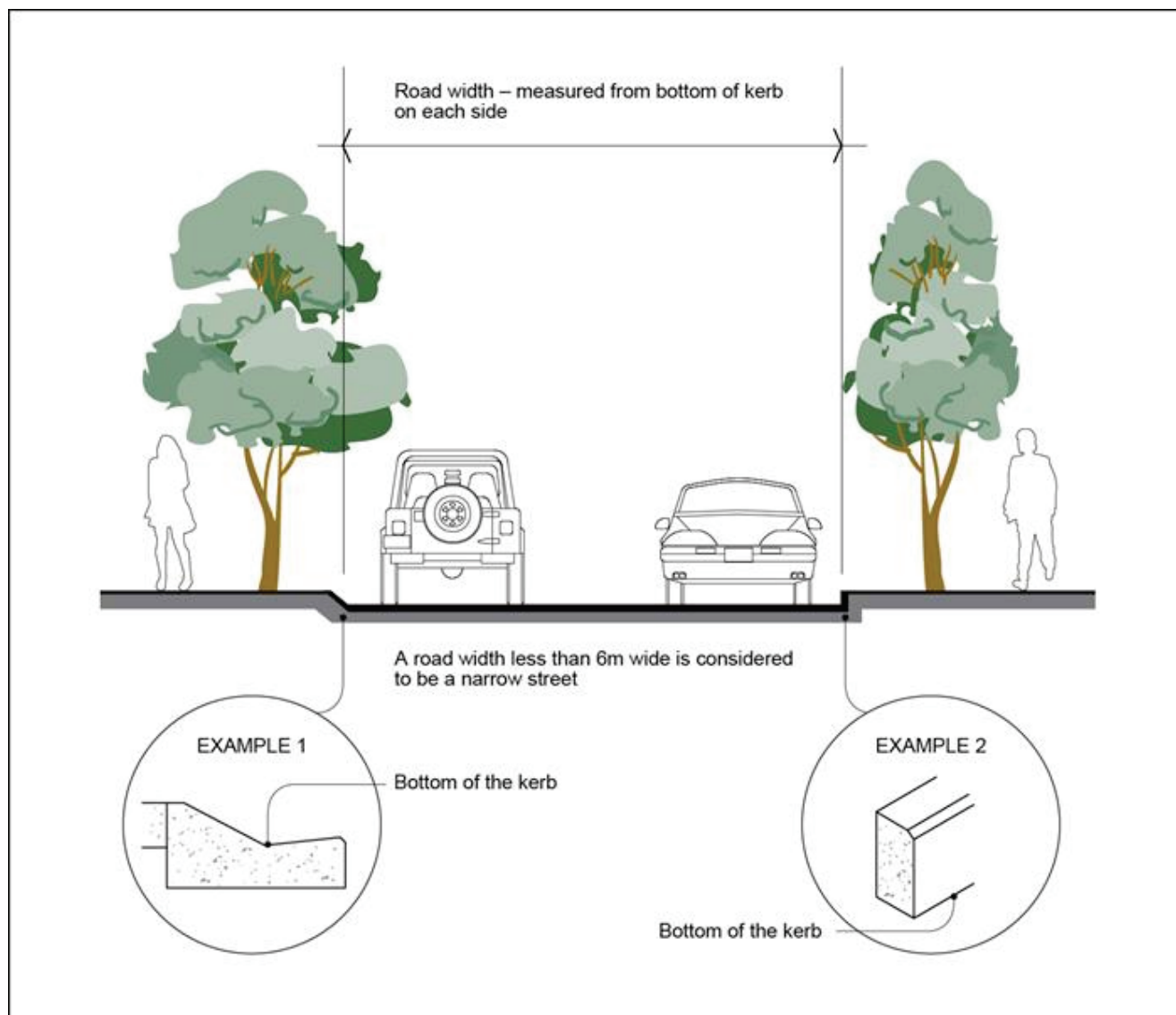


Figure b—Measurement of a narrow street

[View the high resolution of Figure b—Measurement of a narrow street](#)

Schedule 1 Definitions \ SC1.2 Administrative terms

Table SC1.2.3.A—Index of Brisbane City Council administrative definitions

Reason for change: To facilitate housing diversity and supply in the Low-medium density residential zone.

Access way	Edge effects	Prescribed level
Acid sulfate soil	Environmentally relevant activity	Prescribed secondary code
Acoustic fence	Erosion prone area	Primary cycle route
Acoustically screened	Existing trunk infrastructure	Primary street frontage
Act	Filling or excavation	Priority infrastructure area
Active frontage-primary	Future Suburban Living Areas	Public realm
Active frontage-secondary	Future trunk infrastructure	Railway station
Alley	Greenspace and Rural Neighbourhoods	Rear lot
Affordable living	Greenspace system	Regional ecosystem
Amenity	Ground storey	Registered Professional Engineer Queensland
Arcade	Growth Node	Regulation
Areas of strategic biodiversity value	Habitable room	Remnant vegetation
Arterial road	Hazardous chemical	Replacement tree area
Assumed future urban development	Hazardous material	Residential
Average recurrence interval	Highest astronomical tide	Restoration
Aviation facility	Iconic vista site	Rooftop garden
Building envelope	Impact site	Run-off hectare
Building envelope plan	Internal building work	Rural Neighbourhoods
Building footprint	Investigation Area	Secondary cycle route
Building height transition	Key civic space	Secondary street frontage
Bushfire attack level	<u>Key location</u>	Selected Transport Corridors
Bushfire management footprint plan	Landmark site	Sensitive use
Busway station	Landscape concept plan	Sensitive zone
City centre	Local cycle route	SEQ Regional Plan
Combustible liquid	Local road	Significant corner site
Commercial character building	Long term infrastructure plans	Significant landscape tree
Communal open space	Major Centre	Significant residual impact
Complete communities	Major Industry Area	Sleeping area
Conservation	Major road	Small lot
Corner land dedication	Mall	Social housing
Corner lot	Matters of local environmental significance	Special Centre
Corridor Hub	Matters of state environmental significance	Suburban Living Areas
Critical Assets	Mean high water spring tide	Suburban road
Dangerous goods	Minor road	Tree protection zone
Defined flood event (DFE)		Trunk infrastructure
Defined flood level (DFL)		Unacceptable risk
Desired standards of service		Walking distance

Detailed landscape plan Development footprint plan Distributor-retailer District road Ecological features Ecological processes	Motorway Natural habitat cover Neighbourhood road Non-juvenile koala habitat tree Non-Residential Offset site On-site mitigation measure Outdoor lighting Park concept plan Planning horizon Plaza Prescribed accepted development	
--	--	--

Table SC1.2.3.B—Brisbane City Council administrative definitions

Reason for change: To facilitate housing diversity and supply in the Low-medium density residential zone.

<u>Key location</u>	<u>Land within the Principal centre zone, Major centre zone, District centre zone or Mixed use zone; or</u> <u>Land within 400m walking distance of:</u> <u>a dedicated public pedestrian access point of a major public transport interchange; or</u> <u>a public transport stop that is serviced with a maximum headway of 20 minutes between 7am and 7pm on weekdays, and a maximum headway of 30 minutes between 7am and 7pm on weekends; or</u> <u>land within the Principal centre zone, Major centre zone, District centre zone or Mixed use zone.</u> <u>Note—Headway is the scheduled time interval between two consecutive bus or train services on the same route traveling in the same direction.</u> <u>Note—Further guidance on the term major public transport interchange is provided in the Transport, access, parking and servicing planning scheme policy.</u>
---------------------	--

Schedule 2 Mapping \ SC2.2 Zone maps

Table SC2.2.1— Zone maps

Reason for change: To reflect the details of this package of amendments.

<u>Not applicable</u>	<u>ZM-001</u>	<u>Zoning map</u> <u>Map tiles 5, 6, 11, 12, 13, 19,</u> <u>20, 21, 22, 27, 28, 29, 30, 34,</u> <u>35, 36, 41, 42, 43, 44, 47 and</u> <u>48</u>	<u>XX XXXX</u> <u>20XX</u>
-----------------------	---------------	---	-------------------------------

Appendix 2 Table of amendments

Table AP2.1—Table of amendments

Reason for change: To reflect the details of this package of amendments.

<u>18 August 2026 (adoption) and 18 September 2026 (effective)</u>	<u>v37.00/2026</u>	<u>Tailored</u>	<u>Tailored amendment to planning scheme (Section 18(3) of the Planning Act 2016). Refer to Amendment v37.00/2026 for further detail.</u>
--	--------------------	-----------------	---

SCHEDULE OF MAPPING AMENDMENTS**Table 1 – ZM-001 Zoning map**

Item no.	Map number	Detail of change	Reason
1.	ZM-001 (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)	Change all properties in the Low-medium density residential (2 or 3 storey mix) zone precinct and Low-medium density residential (Up to 3 storeys) zone precinct to the Low-medium density residential (3 or 4 storey mix) zone precinct	To reflect a proposed change to zone precincts in the Low-medium density residential zone and support increased housing diversity and supply.