

TEMPORARY LOCAL PLANNING INSTRUMENT NO. 02 OF 2025

KURILPA SUSTAINABLE GROWTH PRECINCT

*Brisbane City Council
Brisbane City Plan 2014*

1. Short title

This Temporary Local Planning Instrument may be cited as Temporary Local Planning Instrument 02/25 – Kurilpa Sustainable Growth Precinct (TLPI).

2. Purpose

The purpose of this TLPI is to increase housing supply in the Kurilpa sustainable growth precinct plan area within the South Brisbane riverside neighbourhood plan area by suspending or otherwise affecting the operation of the planning scheme to provide for the following:

- (a) the development of higher density residential buildings which are subject to additional development outcomes including the following:
 - (i) additional development opportunities by means of increased building heights;
 - (ii) reduced development responsibilities for car parking requirements in the context of the existing and future transport infrastructure and other infrastructure which services or is planned to service the South Brisbane riverside neighbourhood plan area;
 - (iii) additional development responsibilities, including significantly and importantly for flood resilience
- (b) development that is not for a higher density residential building, which is subject to the development outcomes that currently apply for the part of the South Brisbane riverside neighbourhood plan that is affected by this TLPI, subject to changes to those development outcomes that relate to the additional development outcomes for higher density residential buildings in the Kurilpa sustainable growth precinct plan area.

3. Application

This TLPI applies to development for a material change of use, reconfiguring a lot, operational work or building work in the Kurilpa sustainable growth precinct plan area.

4. Duration of this TLPI

This TLPI has effect for a period of two years after the effective day unless repealed sooner.

5. Terms used in this TLPI

5.1 A term used in this TLPI has the meaning assigned to that term by the following:

- (a) the *Planning Act 2016*;
- (b) the Planning Regulation 2017;
- (c) the planning scheme;
- (d) the definitions in Schedule 1.

5.2 In the event that a term has been assigned a meaning in more than one of the instruments listed in section 5.1, the meaning contained in the instrument highest on the list prevails.

5.3 A reference in this TLPI:

- (a) to an overlay, neighbourhood plan, zone, code, section, table or paragraph of the planning scheme is to the overlay, neighbourhood plan, zone, code, section, table or paragraph of the planning scheme as affected by this TLPI;
- (b) to an act includes a regulation or instrument made under the act, and where amended or replaced, if the context permits, means the amended or replaced act;
- (c) to a specific resource document or standard, means the latest version of the resource document or standard; and
- (d) unless the context otherwise requires, to a section, table, schedule or paragraph is a reference to a section, table, schedule or paragraph of the TLPI.

5.4 Notes are identified by the title 'Note' and are part of this TLPI.

5.5 Editor's notes are extrinsic material, as per the *Statutory Instruments Act 1992*, which:

- (a) are identified by the title 'Editor's note';
- (b) are provided to assist with the interpretation of the TLPI; and
- (c) do not have the force of law.

Note – see section 14(1) of the Statutory Instruments Act 1992 and section 14(7) of the Acts Interpretation Act 1954.

5.6 A word followed by ';', 'and' or '; and' is considered to be 'and'.

5.7 A word followed by 'or' or '; or' means one or more options can apply.

6. Effect of this TLPI

6.1 This TLPI is a local categorising instrument under the *Planning Act 2016*.

Note – see section 43(3) of the Planning Act 2016.

6.2 This TLPI prevails to the extent of any inconsistency between the TLPI and the planning scheme.

Note – see section 8(4)(d) of the Planning Act 2016.

6.3 This TLPI suspends the operation of the following provisions of the planning scheme for development in the Kurilpa sustainable growth precinct plan area:

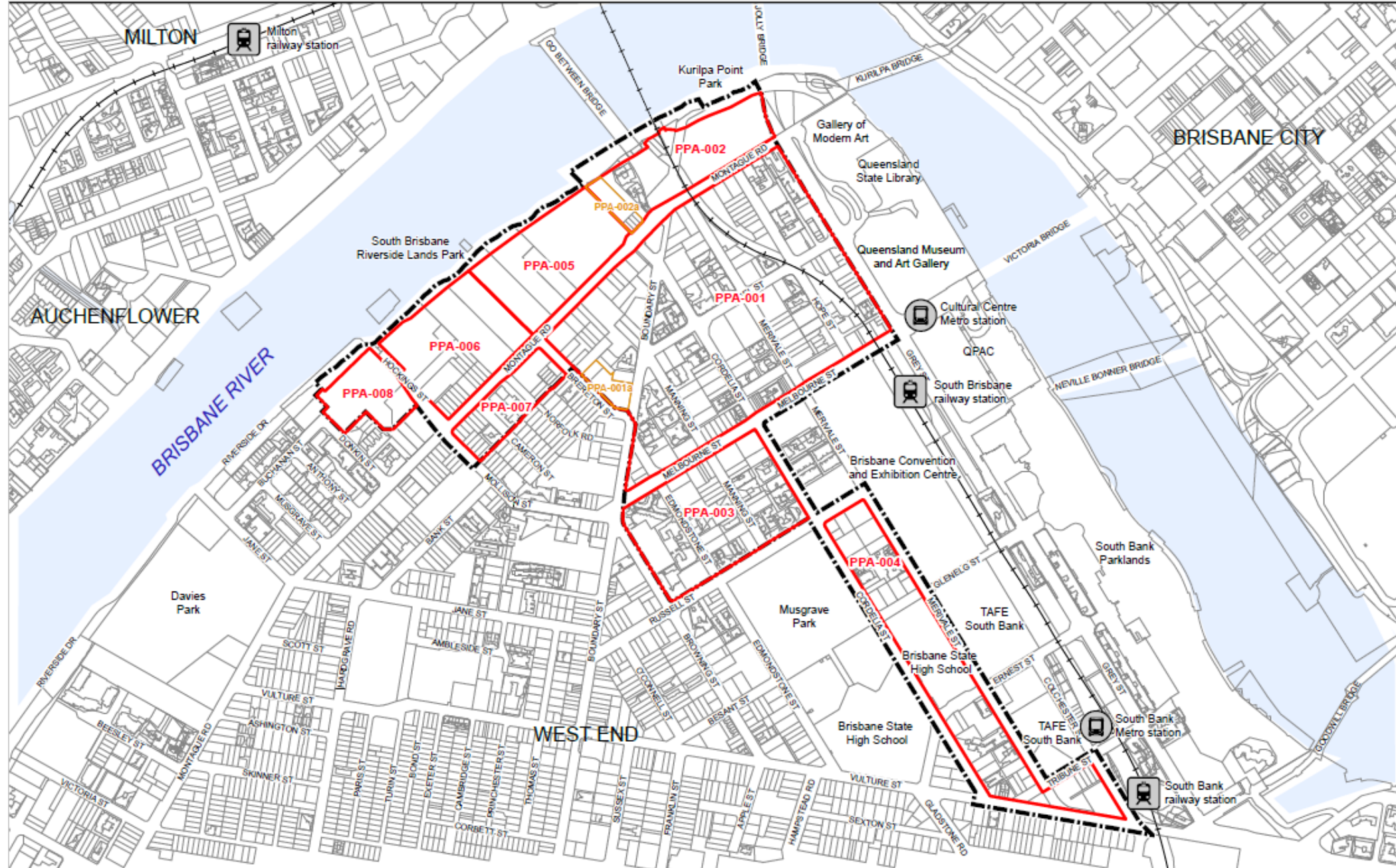
- (a) Table 5.9.63.A—South Brisbane riverside neighbourhood plan: material change of use;
- (b) Table 5.9.63.B—South Brisbane riverside neighbourhood plan: reconfiguring a lot;
- (c) Table 5.9.63.C—South Brisbane riverside neighbourhood plan: building work;
- (d) Table 5.9.63.D—South Brisbane riverside neighbourhood plan: operational work;
- (e) Section 7.2.19.4—South Brisbane riverside neighbourhood plan code.

- 6.4 This TLPI otherwise affects the operation of the provisions of the planning scheme in the following respects:
- (a) the Affected strategic framework provisions state changed strategic outcomes, specific outcomes and land use strategies for development in the part of the City Centre which is located in the Kurilpa sustainable growth precinct plan area;
 - (b) the Kurilpa sustainable growth precinct plan tables of assessment state the category of development and assessment, and, if applicable, the identified requirements for accepted development and assessment benchmarks for assessable development, for development in the Kurilpa sustainable growth precinct plan area, which:
 - (i) are taken to be the tables of assessment for development in the Kurilpa sustainable growth precinct plan area such that a reference in the planning scheme to a table of assessment is a reference to the Kurilpa sustainable growth precinct plan tables of assessment that in the context are relevant;
 - (ii) override the following:
 - (A) a category of development or assessment for a zone; and
 - (B) assessment benchmarks for a zone, to the extent of any inconsistency; and
 - (iii) do not override a category of development or assessment and assessment benchmarks for an overlay;
 - (c) the Kurilpa sustainable growth precinct plan code sets out assessment benchmarks for assessable development in the Kurilpa sustainable growth precinct plan area;
 - (d) the Kurilpa sustainable growth precinct plan code is taken to:
 - (i) be the relevant neighbourhood plan and code for development in the Kurilpa sustainable growth precinct plan area, such that a reference in the planning scheme to the South Brisbane riverside neighbourhood plan, a neighbourhood plan or a code applying to development in the Kurilpa sustainable growth precinct plan area is a reference to the Kurilpa sustainable growth precinct plan code; and
 - (ii) include the relevant elements for development in the Kurilpa sustainable growth precinct plan area, including the following:
 - (A) specific provisions;
 - (B) identification of relevant features, functions, outcomes, requirements, limits or other matters;
 - (e) the Kurilpa sustainable growth precinct plan code takes effect as provisions of Part 10 of the planning scheme which in accordance with section 1.5(f) of the planning scheme overrides the zone codes, use codes and other development codes, to the extent of any inconsistency;
 - (f) this TLPI applies in addition to the provisions of the planning scheme, which are not expressly suspended in their operation by the TLPI.

Schedule 1 Terms and definitions

Table SC1.A—Terms and definitions

Column 1 Term	Column 2 Definition
Affected strategic framework provisions	see Affected strategic framework provisions in Schedule 3.
Higher density residential building	means development for a building in the Kurilpa sustainable growth precinct plan area where: (a) more than 80% of the gross floor area of the building is used for one or more of the following uses: (i) multiple dwelling; (ii) residential care facility; (iii) retirement facility; (iv) rooming accommodation, where for student accommodation; and (b) the building height of the building is greater than the maximum building height specified in Table B of the Kurilpa sustainable growth precinct plan code.
Kurilpa sustainable growth precinct plan area	means the area shown as the Kurilpa sustainable growth precinct plan area on PPM-001 Kurilpa sustainable growth precinct plan map in Schedule 2.
Kurilpa sustainable growth precinct plan code	see Kurilpa sustainable growth precinct plan code in Schedule 5.
Kurilpa sustainable growth precinct plan tables of assessment	see Kurilpa sustainable growth precinct plan tables of assessment in Schedule 4.
Planning scheme	means <i>Brisbane City Plan 2014</i> .
South Brisbane riverside neighbourhood plan area	means the area shown as the South Brisbane riverside neighbourhood plan area on NPM-019.4 South Brisbane riverside neighbourhood plan map in the planning scheme.



PPM-001: Kurilpa sustainable growth precinct plan map



PPA-001: Kurilpa core area
 PPA-002: Kurilpa peninsula area
 PPA-003: Kurilpa south area
 PPA-004: Musgrave Park area
 PPA-005: Riverside north area
 PPA-006: Riverside south area
 PPA-007: Montague Road area
 PPA-008: Hockings Street area

PPA-001a: Kurilpa core sub-area
 PPA-002a: Kurilpa peninsula sub-area

Projection: Map Grid of Australia, Zone 56
 Horizontal Datum: Geocentric Datum of Australia 1994
 Cadastre current 13 May 22

NOTES:
 Based on Cadastral Data provided with the permission of the Department of Resources.
 While every care is taken to ensure the accuracy of this data, the Brisbane City Council and the copyright owners, in permitting the use of this data, make no representations or warranties about its accuracy, reliability, completeness or suitability and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you might incur as a result of the data being inaccurate or incomplete in any way and for any reason.



Schedule 3 Affected strategic framework provisions

SC3.1 Affected strategic outcomes

The strategic outcomes stated in section 3.7.1.1.b of the strategic framework of the planning scheme are affected as follows:

- b. Brisbane's City Centre is a larger and more powerful economic engine for growth of the city which:
 - i. accommodates a wide range of commercial, government, retail, employment, residential, entertainment, services, recreation, community and cultural facilities, provided in a high-quality urban environment which also offers highly urban lifestyle opportunities;
 - ii. is a focal point for Brisbane's outstanding lifestyle that offers an urban metropolitan way of life based on its memorable precincts and their relationship to the Brisbane River, the 24-hour economy, access to major community, cultural and education facilities, significant places of cultural heritage and world-class recreation; all of which is enjoyed in an easily accessible, high-quality pedestrian environment;
 - iii. comprises three corridor hubs at the edges of the City Centre (Fortitude Valley, Woolloongabba and Milton) that act as gateways to the Selected Transport Corridors upon which its Growth Nodes are based, and that ensures seamless transition points and connections between these different parts of the city (shown below in Figure b);
 - iv. ~~the City Centre and three corridor hubs sits~~ within the Inner City area, that:
 - A. is comprised of the City Centre and three corridor hubs, selected transport corridors and growth nodes, Suburban Living Areas, Special Centres, transport infrastructure and urban open spaces;.
 - B. this Inner City area is the highest concentration of employment, cultural facilities and residential development in the City; and
 - C. contains high density residential development in the Kurilpa sustainable growth precinct plan area at heights equivalent to or greater than the City peninsula and other parts of the City Centre to support additional housing supply and diversity and to take advantage of the Kurilpa sustainable growth precinct plan area's proximity to state significant cultural networks, recreation spaces and public and active transport networks.

SC3.2 Affected specific outcomes and land use strategies

The specific outcomes and land use strategies stated in Table 3.7.2.1 of the strategic framework of the planning scheme are affected as stated in Table SC3.2A.

Table SC3.2A—Affected specific outcomes and land use strategies in Table 3.7.2.1 of the planning scheme

Specific outcomes	Land use strategies
SO1 The City Centre largely comprises a number of unique precincts that collectively provide concentrations of commercial, retail, government, services, <u>residential</u> , entertainment, cultural, health and education activities within a high-quality, easily accessible environment.	L1.1 The City Centre comprises the City peninsula and extends to Fortitude Valley, Milton and South Brisbane providing ample opportunities to accommodate future demand for prime office space <u>and residential uses</u> in a variety of City Centre locations.

	L1.2 <u>The Kurilpa sustainable growth precinct plan area comprises areas of high density residential development at equivalent or higher building heights than the City peninsula optimising the Kurilpa sustainable growth precinct plan area's access to existing and future infrastructure to increase housing supply and diversity.</u>
SO2 The City Centre's capital city function is promoted and protected.	L2.1 The City peninsula is the most prominent location within the City Centre whilst the other City Centre precincts such as Fortitude Valley, Milton and South Brisbane offer local diversity, connected by high-frequency public transport and high-quality pedestrian environments.
	L2.2 <u>The Kurilpa sustainable growth precinct plan area has a higher residential development intensity than other City Centre precincts and maintains commercial uses at a lower density to preserve the capital city function of the City peninsula.</u>
SO4 The City Centre comprises integrated residential and short-term accommodation.	L4 Development for mixed use, residential and short-term accommodation in the City Centre accords with the relevant neighbourhood plan <u>or precinct plan</u>.

Schedule 4 Kurilpa sustainable growth precinct plan tables of assessment

Table SC4.A—Kurilpa sustainable growth precinct plan: material change of use

Use	Categories of development and assessment	Identified requirements and assessment benchmarks
If in the Kurilpa sustainable growth precinct plan area		
MCU, if assessable development where not listed in this table	No change	
	If equal to or less than the maximum building height specified in Table B of the Kurilpa sustainable growth precinct plan code	Kurilpa sustainable growth precinct plan code
	Assessable development—Impact assessment	
	If greater than the maximum building height specified in Table B of the Kurilpa sustainable growth precinct plan code	Kurilpa sustainable growth precinct plan code The planning scheme including the Affected strategic framework provisions
MCU, where for a higher density residential building	Assessable development—Code assessment	
	If: a. equal to or less than the maximum building height specified in Table E of the Kurilpa sustainable growth precinct plan code; and b. equal to or greater than the minimum green plot ratio specified in Table F of the Kurilpa sustainable growth precinct plan code	Kurilpa sustainable growth precinct plan code
	Assessable development—Impact assessment	
	If: a. greater than the maximum building height specified in Table E of the Kurilpa sustainable growth precinct plan code; or b. less than the minimum green plot ratio specified in Table F of the Kurilpa sustainable growth precinct plan code	Kurilpa sustainable growth precinct plan code The planning scheme including the Affected strategic framework provisions

Use	Categories of development and assessment	Identified requirements and assessment benchmarks
If in the Kurilpa south area (Kurilpa sustainable growth precinct plan/PPP-003) and Hockings Street area (Kurilpa sustainable growth precinct plan/PPP-008), where in the High density residential zone		
Food and drink outlet	Accepted development, subject to compliance with identified requirements	
	If involving an existing premises, where: a. total non-residential gross floor area is no greater than 250m ² ; b. complying with all acceptable outcomes in section A of the Centre or mixed use code	Not applicable
	Assessable development—Code assessment	
	If involving an existing premises, where: a. total non-residential gross floor area is no greater than 250m ² ; b. not complying with all acceptable outcomes in section A of the Centre or mixed use code	Centre or mixed use code—purpose, overall outcomes and section A outcomes only
	If involving a new premises or an existing premises with an increase in gross floor area, where total non-residential gross floor area is no greater than 250m ²	Kurilpa sustainable growth precinct plan code Centre or mixed use code Prescribed secondary code
Office	Accepted development, subject to compliance with identified requirements	
	If involving an existing premises, where: a. total non-residential gross floor area is no greater than 250m ² ; b. complying with all acceptable outcomes in section A of the Centre or mixed use code	Not applicable
	Assessable development—Code assessment	
	If involving an existing premises, where: a. total non-residential gross floor area is no greater than 250m ² ; b. not complying with all acceptable outcomes in section A of the Centre or mixed use code	Centre or mixed use code—purpose, overall outcomes and section A outcomes only

Use	Categories of development and assessment	Identified requirements and assessment benchmarks
	If involving a new premises or an existing premises with an increase in gross floor area, where total non-residential gross floor area is no greater than 250m ²	Kurilpa sustainable growth precinct plan code Centre or mixed use code Prescribed secondary code
Shop	Accepted development, subject to compliance with identified requirements	
	If involving an existing premises, where: a. total non-residential gross floor area is no greater than 250m ² ; b. complying with all acceptable outcomes in section A of the Centre or mixed use code	Not applicable
	Assessable development—Code assessment	
	If involving an existing premises, where: a. total non-residential gross floor area is no greater than 250m ² ; b. not complying with all acceptable outcomes in section A of the Centre or mixed use code	Centre or mixed use code—purpose, overall outcomes and section A outcomes only
	If involving a new premises or an existing premises with an increase in gross floor area, where total non-residential gross floor area is no greater than 250m ²	Kurilpa sustainable growth precinct plan code Centre or mixed use code Prescribed secondary code

Table SC4.B—Kurilpa sustainable growth precinct plan: reconfiguring a lot

Development	Categories of development and assessment	Assessment benchmarks
ROL, if assessable development	No change	Kurilpa sustainable growth precinct plan code

Table SC4.C—Kurilpa sustainable growth precinct plan: building work

Development	Categories of development and assessment	Assessment benchmarks
Building work, if assessable development	No change	Kurilpa sustainable growth precinct plan code

Table SC4.D—Kurilpa sustainable growth precinct plan: operational work

Development	Categories of development and assessment	Assessment benchmarks
Operational work, if assessable development	No change	Kurilpa sustainable growth precinct plan code

Kurilpa sustainable growth precinct plan code

1. Application

1. This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work in the Kurilpa sustainable growth precinct plan area if:
 - a. assessable development where this code is an applicable code identified in the assessment benchmarks column of the Kurilpa sustainable growth precinct plan tables of assessment; or
 - b. impact assessable development.
2. Land in the Kurilpa sustainable growth precinct plan area is identified on the PPM-001 Kurilpa sustainable growth precinct plan map and includes the following areas:
 - a. Kurilpa core area (Kurilpa sustainable growth precinct plan/PPA-001):
 - i. Kurilpa core sub-area (Kurilpa sustainable growth precinct plan/PPA-001a);
 - b. Kurilpa peninsula area (Kurilpa sustainable growth precinct plan/PPA-002):
 - i. Kurilpa peninsula sub-area (Kurilpa sustainable growth precinct plan/PPA-002a);
 - c. Kurilpa south area (Kurilpa sustainable growth precinct plan/PPA-003);
 - d. Musgrave Park area (Kurilpa sustainable growth precinct plan/PPA-004);
 - e. Riverside north area (Kurilpa sustainable growth precinct plan/PPA-005);
 - f. Riverside south area (Kurilpa sustainable growth precinct plan/PPA-006);
 - g. Montague Road area (Kurilpa sustainable growth precinct plan/PPA-007);
 - h. Hockings Street area (Kurilpa sustainable growth precinct plan/PPA-008).
3. When using this code, reference should be made to section 1.5, section 5.3.2 and section 5.3.3 of the planning scheme.

Editor's note—The terms used in this Kurilpa sustainable growth precinct plan code are to be interpreted in accordance with section 5 of the Temporary Local Planning Instrument – 02/25 – Kurilpa Sustainable Growth Precinct. A term defined in this Kurilpa sustainable growth precinct plan code is for the purpose of interpreting the Kurilpa sustainable growth precinct plan code only.

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

Note—This precinct plan includes tables of assessment with variations to categories of development and assessment. Refer to the Kurilpa sustainable growth precinct plan tables of assessment.

2. Purpose

1. The purpose of the Kurilpa sustainable growth precinct plan code is to provide finer grained planning at a local level for the Kurilpa sustainable growth precinct plan area.
2. The purpose of the Kurilpa sustainable growth precinct plan code will be achieved through overall outcomes including overall outcomes for each area of the Kurilpa sustainable growth precinct plan area.
3. The overall outcomes for the Kurilpa sustainable growth precinct plan area are:
 - a. Kurilpa sustainable growth precinct is an eclectic, inner-city riverside community, supporting an established, diverse and growing local population situated within an employment locality and cultural district of international reputation.
 - b. The community's creative focus and relaxed way of life will be reflected through high-quality buildings and public realm, incorporating subtropical design excellence and innovation.
 - c. Higher density residential buildings provide additional housing supply in the Kurilpa sustainable growth precinct plan area to take advantage of Kurilpa's proximity to state significant cultural facilities, recreation spaces and public and active transport networks.
 - d. A lower intensity of office use is maintained in the Kurilpa sustainable growth precinct plan area to protect the capital city role and commercial primacy of the City peninsula.
 - e. Development which is not a higher density residential building is of a height, scale and form which is consistent with the amenity and character, community expectations and infrastructure assumptions intended for the relevant area or site and is only developed at a greater height, scale and form where there is both a community need and an economic need for the development.
 - f. Development for a higher density residential building:
 - i. is of a height, scale and form which does not exceed the performance outcomes for the relevant area of the Kurilpa sustainable growth precinct plan area given the increased development entitlements for higher density residential buildings;
 - ii. exhibits high-quality architectural design that makes a significant contribution to the vitality and image of Brisbane's Inner City area skyline and the public realm, in a

- iii. complements the planned delivery of development infrastructure, in particular new public parkland, community facilities and transport infrastructure;
- iv. achieves a green, highly landscaped form that:
 - A. includes a combination of green infrastructure areas;
 - B. reduces the urban heat island effect;
 - C. improves residential and public amenity;
 - D. creates an inviting street environment;
 - E. reduces stormwater runoff;
- v. where located on the river's edge, presents a lower intensity built form to achieve a human-scaled interface and connection with the public realm and to enhance open space amenity;
- vi. provides a reduced supply of car parking to promote sustainable forms of transport and assist in meeting flood resilient design outcomes;
- vii. makes a positive contribution to housing supply in the Kurilpa sustainable growth precinct plan area.

Editor's note—The term "green infrastructure areas" is defined in PO19.

- g. Development makes a positive contribution to the public realm through on-site amenity such as well-connected and publicly accessible open spaces, protection of existing vegetation, subtropical landscaping and public art.
 - h. Development along the river's edge enhances the Kurilpa Point Park and the South Brisbane Riverside Lands Park, by providing improved access and connectivity, appropriate building setback, bulk and separation, materials, design and landscaping.
 - i. New social facilities and infrastructure are provided to support the needs created by development for higher density residential buildings.
 - j. Structure planning of key development sites, as shown in Figure a, achieves integration with their surrounds and demonstrates the following outcomes consistent with Figure i:
 - i. presentation of a tower-in-plaza form to exhibit buildings rising out of the landscape, with porous ground planes and undercroft spaces that improve sightlines and support cross-site movement;
 - ii. management of building height and form to sensitively address the connection between public and private land, maximise the availability and utility of privately owned, publicly accessible open space and retain high levels of amenity within and adjoining publicly accessible areas;
 - iii. creation of an interconnected open space network, located on the river's edge and internal to the key development sites, combining existing trunk infrastructure, future trunk infrastructure and proposed future trunk infrastructure to deliver a substantial parkland setting;
 - iv. provision of future community facilities, as an extension of the parkland setting and Queensland Cultural Centre, in locations which maximise views, accessibility and the potential for the buildings to be outstanding showcases of civic architecture and placemaking;
 - v. creation of green corridor pedestrian and cyclist connections linking Montague Road to the riverside public open space and delivering visual permeability to the Brisbane River.
 - k. Important character values are retained and enhanced by maintaining key views and vistas to the Brisbane River and Taylor Ranges.
 - l. Development exhibits flood resilience through its flood-wise design, integration of risk-management procedures and treatment of the ground plane.
4. Kurilpa core area (Kurilpa sustainable growth precinct plan/PPA-001) overall outcomes are:
- a. This area provides for medium to high-density mixed use development and higher density residential buildings, supporting the core economic function of the City peninsula. A high-quality public realm - consisting of open spaces and enhanced streets with active uses, contributes to the Kurilpa core area becoming a 'world class cultural district' with day and night-time activity.
 - b. Permanent and short-term accommodation is provided in high-density mixed use development with high levels of residential amenity.
 - c. Streetscape improvements and pedestrian links increase pedestrian and cyclist movement through the area and to the surrounding river crossings.
 - d. Fish Lane is a vibrant active laneway with small-scale retail and food and drink tenancies.
 - e. Hope Street is a destination for dining, entertainment and retail in combination with public space under the rail viaduct and will link Melbourne Street to the redevelopment on the key

development site between Montague Road and the river.

5. Kurilpa peninsula area (Kurilpa sustainable growth precinct plan/PPA-002) overall outcomes are:
 - a. This area provides for high-density mixed use development and higher density residential buildings that are designed in accordance with a tower-in-plaza form to preserve river access for the public and to reduce the overall development footprint.
 - b. The key development site between Montague Road and the river is redeveloped into a landmark location for Brisbane with high-quality public space and enhanced connections to the river.
 - c. Significant community facilities may be located within this area, to complement the Queensland Cultural Centre and take advantage of the Kurilpa peninsula area's prominent location.
 - d. Significant public parkland is provided along the riverside, extending the world-class open space and public realm experience of the Queensland Cultural Centre and South Bank Parklands to deliver an exceptional riverfront parkland experience for Brisbane's residents and visitors.
6. Kurilpa south area (Kurilpa sustainable growth precinct plan/PPA-003) overall outcomes are:
 - a. This area provides for medium to high-density mixed use development and higher density residential buildings.
 - b. Development exhibits a building height that ensures a height transition between Musgrave Park and the Kurilpa core area to reduce overshadowing of, and respect the cultural significance of, Musgrave Park.
7. Musgrave Park area (Kurilpa sustainable growth precinct plan/PPA-004) overall outcomes are:
 - a. This area provides for a mix of activities and uses, including medium to high-density mixed use development and higher density residential buildings with ground storey commercial and retail activities.
 - b. Options to upgrade Russell Street will be explored to improve pedestrian and cyclist safety and movement from Boundary Street to South Bank. On-site landscaping will increase the visual greenery and amenity of the area.
 - c. Active elements of new medium to high-density mixed use development and higher density residential buildings along Russell Street, Cordelia Street and Merivale Street will overlook the streets and park to improve pedestrian safety.
8. Riverside north area (Kurilpa sustainable growth precinct plan/PPA-005) and Riverside south area (Kurilpa sustainable growth precinct plan/PPA-006) overall outcomes are:
 - a. The redevelopment of key development sites creates a new vibrant destination with significant community benefit. Brereton Street will be extended to the river and contain residential, commercial, retail, cultural and community uses. New public spaces will be created together with new connections to the river and its parklands. Heritage buildings and structures will be retained and adapted for new uses. Until redevelopment occurs, the continued and viable operation of industrial uses on key development sites is enabled and residential uses are not located adjacent to industrial development that generates noise or with long operating hours.
 - b. Residential apartment buildings are delivered in a tower-in-plaza setting to take advantage of parkland and riverfront amenity and to complement the delivery of new public spaces.
 - c. Development along Montague Road contains predominantly commercial and retail uses and creates an active street edge which is enhanced through street upgrades, landscaping and building design that provides an attractive and comfortable environment for pedestrians.
 - d. Development in the Riverside south area provides a building height transition between the higher density development in the north and the lower density development in the south.
 - e. Hockings Street is upgraded to create attractive and comfortable pedestrian environments between the riverside and the heart of West End.
9. Montague Road area (Kurilpa sustainable growth precinct plan/PPA-007) overall outcomes are:
 - a. This area is a transition zone between the higher density residential buildings of the Riverside north area and Riverside south area to the west, and the dwelling houses of the Character residential zone to the east.
 - b. Along Montague Road, predominantly commercial and retail development, street upgrades, landscaping and building design provides an attractive and comfortable environment for pedestrians.
 - c. Mollison Street is upgraded to create attractive and comfortable pedestrian environments between the Riverside south area and Hockings Street area and the heart of West End.
10. Hockings Street area (Kurilpa sustainable growth precinct plan/PPA-008) overall outcomes are:
 - a. This area provides for medium to high-density mixed use development and higher density residential buildings with residential development predominantly focused towards the river.

- b. Along Hockings Street, commercial and retail uses activate the area during the day, and may form part of mixed use developments with residential development above ground level.
- c. Laneways to the west access new development from internal streets. An additional vehicle connection between Hockings and Donkin Streets accesses new buildings near the river, while allowing more internal movement away from Montague Road to improve the function of the road for the CityGlider, and pedestrian and cyclist movement. A new connection to the South Brisbane Riverside Lands Park in the vicinity of Donkin Street increases access to the river. Until the key development sites in the adjoining Riverside south area (northern side of Hockings Street) are redeveloped, residential uses are not located on the opposite (southern) side of Hockings Street.
- d. On internal streets, buildings provide landscaping along the street frontage in a zone designed to deliver privacy to residents, while maintaining casual surveillance of the street. Existing trees are retained throughout the area, particularly in proximity to the South Brisbane Riverside Lands Park and on or adjacent to internal streets.

3. Performance outcomes and acceptable outcomes

Table A—Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes
SECTION A: ALL DEVELOPMENT	
Built form	
PO1 Development which is not a higher density residential building is of a height, scale and form that achieves the intended outcome for the area, improves the amenity of the Kurilpa sustainable growth precinct plan area, contributes to a cohesive streetscape and built form character and: a. is consistent with the anticipated density and assumed future urban development that is in the Local government infrastructure plan; b. is aligned to community expectations about the number of storeys and building height; c. is proportionate to and commensurate with the utility of the site area and frontage width; d. is designed to avoid a significant and undue adverse amenity impact to adjoining development; e. is sited to enable existing and future buildings to be well separated from each other and to avoid affecting the potential development of an adjoining site. Note—Development that exceeds the intended number of storeys or building height can place disproportionate pressure on the transport network, public space or community facilities in particular. Note—Development that is over-scaled for its site can result in an undesirable dominance of vehicle access, parking and manoeuvring areas that significantly reduce streetscape character and amenity. Editor's note—The performance outcome for the height, scale and form of development which is a higher density residential building is stated in PO17.	AO1.1 Development which is not a higher density residential building complies with the number of storeys and building height in Table B. Editor's note—The acceptable outcome for the number of storeys and building height of development which is a higher density residential building is stated in AO17.1. AO1.2 Development which is not a higher density residential building and where located in the Kurilpa core sub-area (Kurilpa sustainable growth precinct plan/PPA-001a), Musgrave Park area (Kurilpa sustainable growth precinct plan/PPA-004), Riverside north area (Kurilpa sustainable growth precinct plan/PPA-005), Riverside south area (Kurilpa sustainable growth precinct plan/PPA-006), Montague Road area (Kurilpa sustainable growth precinct plan/PPA-007) or Hockings Street area (Kurilpa sustainable growth precinct plan/PPA-008), can have buildings on a significant corner in Figure b with an additional 2 storeys than shown in Table B provided that the additional storeys are restricted in scale to a maximum horizontal dimension of 30m. AO1.3 Development which is not a higher density residential building has a maximum site cover in accordance with Table C. Editor's note—The acceptable outcome for the maximum site cover of development which is a higher density residential building is stated in AO17.2.
PO2 Development ensures that building placement and bulk maintains significant views and	AO2 No acceptable outcome is prescribed.

Performance outcomes	Acceptable outcomes
vistas towards the ridgeline of the Taylor Ranges as obtained from the locations identified in Figure a. Editor's note—A view analysis may be prepared that demonstrates compliance with this performance outcome and a 3D model of the proposal is to be provided to assist in the Council's assessment of an application.	
PO3 Development of buildings over 8 storeys provides a clearly defined slender tower to reduce visual bulk and scale. Spacing between multiple towers provides for solar access, cross ventilation and privacy.	AO3.1 Development ensures that the tower elements of new buildings extend no more than 75% of the width of the podium.
	AO3.2 Development has a maximum horizontal dimension for a tower of 40m on any side.
	AO3.3 Development which is not a higher density residential building on a site greater than 3,000m² provides more than 1 tower and a minimum separation distance of 10m between the towers.
PO4 Development provides building setbacks that are sufficient to ensure that the building: - protects important views and vistas identified in Figure a; - does not dominate the street or other pedestrian spaces; - does not prejudice the development of adjoining sites; - enables existing and future buildings to be well separated from each other to allow light penetration, air circulation, privacy, landscaping and to ensure windows are not built out by adjoining buildings; - facilitates the creation of attractive, vibrant and accessible laneways.	AO4.1 Development provides buildings that are set back from the front property boundary as specified in Figure b.
	AO4.2 Development provides buildings in the High density residential zone or Mixed use zone with a minimum setback from the side property boundary of 3m, or 5m where windows of habitable rooms face the side boundary.
	AO4.3 Development of buildings where in a zone in the centre zones category that do not include a residential use: - are built to the side boundary up to 4 storeys; - where buildings are 8 storeys or less, upper storeys are set back from the side boundary by a minimum of 3m.
	AO4.4 Development of a building including habitable rooms facing the side boundary where in a zone in the centre zones category has a building setback that is a minimum of 5m.
	AO4.5 Development is set back a minimum of 6m from the rear property boundary which is used for deep planting. Editor's note—The term "deep planting" is defined in PO19.
	AO4.6 Development of a building on a site adjoining a laneway identified in Figure a does not require a building setback.
	AO4.7 Development of a building that adjoins the South Brisbane Riverside Lands Park is set back a minimum of 6m from the property boundary.
	AO4.8 Development of a building with tower elements is set

Performance outcomes	Acceptable outcomes
	back a minimum of 6m from the front of the podium and 5m from the side of the podium in the High density residential zone. AO4.9 Development of a building with tower elements is set back a minimum of 4m from the front of the podium, 3m from the side of the podium and 4m from the rear of the podium or laneway where in a zone in the centre zones category. Note—In a zone in the residential zones category, the setbacks within the relevant use code apply where alternatives are not specified in the precinct plan. Note—All front setbacks in a zone in the residential zones category are used for deep planting in accordance with Figure b. Editor's note—The term "deep planting" is defined in PO19.
PO5 Development that incorporates a podium is designed to provide a human-scale street environment and is consistent with the prevailing podium heights in the adjoining streetscape.	AO5 Development which incorporates a podium ensures that the podium is a minimum of 2 storeys and a maximum of 4 storeys in height.
PO6 Development on a significant corner site in Figure b provides a prominent visual reference and contribution to the public realm by: - accommodating high levels of pedestrian movement at the corner and enhancing the pedestrian experience; - emphasising the corner setting through building form, expression, silhouette, scale, materials and landscaping; - reinforcing a sense of arrival to the Kurilpa sustainable growth precinct plan area or relevant area through marking a node, an intersection or connection point in the Kurilpa sustainable growth precinct plan area and relevant area; - respecting the prominence of any adjoining or nearby heritage places, traditional character buildings or local landmarks; - where a land dedication is required: - accommodating a deep-planted large feature tree within the dedication area; - providing a building envelope that acknowledges and respects the presence of the large feature tree canopy.	AO6.1 Development which is not a higher density residential building and where located in the Kurilpa core sub-area (Kurilpa sustainable growth precinct plan/PPA-001a), Musgrave Park area (Kurilpa sustainable growth precinct plan/PPA-004), Riverside north area (Kurilpa sustainable growth precinct plan/PPA-005), Riverside south area (Kurilpa sustainable growth precinct plan/PPA-006), Montague Road area (Kurilpa sustainable growth precinct plan/PPA-007) or Hockings Street area (Kurilpa sustainable growth precinct plan/PPA-008), can have buildings on a significant corner in Figure b with an additional 2 storeys than shown in Table B provided that the additional storeys are restricted in scale to a maximum horizontal dimension of 30m. AO6.2 Development is designed to emphasise the corner setting and: - provides building entries on both street frontages; or - provides a single main entry at the corner. AO6.3 Development provides an inverted corner land dedication in the corner land dedication sites indicated in the Streetscape hierarchy overlay. Note—Refer to the Infrastructure design planning scheme policy. AO6.4 Any part of the building including the basement but excluding awnings is kept outside the corner land dedication area.
PO7 Development provides buildings on riverfront sites that are designed to: maximise views and river breezes through the site from the river to the remainder of the Kurilpa sustainable growth precinct plan area and	AO7.1 Development on a site fronting the South Brisbane Riverside Lands Park or Kurilpa Point Park has a maximum building length of 30m in any direction. AO7.2 Development that provides buildings that are located on a site fronting the South Brisbane Riverside

Performance outcomes	Acceptable outcomes
surrounding residential areas; b. have a slender form when viewed from the river if a taller building; c. create a varied skyline using a range of building heights.	Lands Park are orientated perpendicular to the river and are longer than they are wide. AO7.3 Development, where more than 1 building is provided on a site fronting the South Brisbane Riverside Lands Park or Kurilpa Point Park, provides a minimum separation distance of 10m between buildings. Editor's note—The acceptable outcome for the minimum tower separation for development which is a higher density residential building above 30 storeys is stated in AO25.
PO8 Development: a. is closely integrated with the street environment by providing built form and uses that activate the frontage and generate pedestrian traffic; b. for ground and podium levels abutting footpaths suits the nature and character of the street and provides: i. a gradual transition between the public street and semi-public or private outdoor or building spaces; ii. a permeable edge to the street, which creates both a visual widening of the street section and amenable edge to pedestrian movement; iii. useable outdoor/semi-outdoor spaces that support outdoor lifestyles and engage with the public realm.	AO8.1 Development provides a built form that activates the ground and podium levels with windows and doors that allow for habitable rooms or commercial spaces, visual connection and surveillance of streets, plazas and public spaces. AO8.2 Development provides a building form that includes pedestrian entrances at least every 15–20m along the street frontages. AO8.3 Development implements a transition at the street frontages as follows: a. subtropical boulevard, in accordance with Figure c; b. centre streets, in accordance with Figure c, Figure d, Figure e or Figure f; c. neighbourhood streets, in accordance with Figure g. AO8.4 Development ensures that the ground storey of buildings is occupied by uses that have visible presence on and interaction with the street such as shops, cafes, restaurants and offices at the following locations: a. Vulture Street; b. Boundary Street; c. Cordelia Street; d. Glenelg Street; e. Hockings Street; f. Merivale Street; g. Montague Road; h. Russell Street; i. Melbourne Street; j. Mollison Street; k. all buildings in the Kurilpa core area (Kurilpa sustainable growth precinct plan/PPA-001), Kurilpa peninsula area (Kurilpa sustainable growth precinct plan/PPA-002) and Kurilpa south area (Kurilpa sustainable growth precinct plan/PPA-003).
Public realm	
PO9 Development on a key development site makes a significant contribution to the public domain of the Kurilpa sustainable growth precinct plan area by supplementing existing public spaces.	AO9.1 Development provides new public open space as indicated in Figure i, with plazas providing 24 hour public access. AO9.2 Development on a site where the area is equal to or

Performance outcomes	Acceptable outcomes
	greater than 10,000m ² has a minimum of 20% of the site that is publicly accessible.
	AO9.3 Development includes new open spaces or enhancement of existing open spaces which incorporates acceptable solutions identified in the Infrastructure design planning scheme policy.
PO9A Development provides long term infrastructure for the land for community facilities network to meet the recreational needs of residents and workers.	AO9A Development protects land for community facilities in the general location specified in Figure i and in accordance with the Long term infrastructure plans.
PO10 Development: a. creates an integrated and continuous through-block pedestrian network that facilitates logical and direct access to centres of activity, public transport facilities and small-scale spaces; b. creates new and enhances existing arcades, laneways and associated small-scale spaces; c. supports patronage of informal crossings and the safe movement of pedestrians across streets at ground level; d. maintains arcades for public use during hours of operation.	AO10.1 Development provides an arcade within an indicative location for an arcade identified in Figure a.
	AO10.2 Development ensures that the design of new, or enhancement of existing, laneways and arcades: a. is in accordance with the specifications and acceptable outcomes identified in the Infrastructure design planning scheme policy; b. has a minimum corridor width as shown in Figure a; c. has a minimum unobstructed pedestrian path width of: i. 1.8m for arcades where in a zone in the residential zones category indicated to have a 5m width in Figure a; ii. 2m for arcades where in a zone in the residential zones category indicated to have a 6m width in Figure a; iii. 1.8m for arcades where in a zone in the centre zones category indicated to have a 3m width in Figure a; iv. 2.4m for arcades where in a zone in the centre zones category indicated to have a 5m width in Figure a; v. 2.4m for arcades where in a zone in the centre zones category indicated to have a 6m width in Figure a; d. implements a transition at the arcade frontage as follows: i. where in a zone in the centre zones category – Figure d and Figure e; ii. where in a zone in the residential zones category – Figure g.
Car parking, access and servicing	
PO11 Development: a. provides buildings that are designed to accommodate useable floor space (not car parking) that genuinely activates and surveys the streetscape; b. designs and locates vehicle entrances,	AO11.1 Development provides car parking areas that are located underground.
	AO11.2 Development provides vehicular access from a laneway or secondary frontages or where new service lanes can be created.

Performance outcomes	Acceptable outcomes
servicing and car parking to minimise disruption to building frontages and the pedestrian environment, and to reduce the visual impact on the street environment; c. maximises pedestrian movement, comfort and safety in areas of high pedestrian usage by reducing pedestrian and vehicular conflict; d. has driveway crossovers that maintain the integrity, quality and primacy of footpaths; e. may incorporate above-ground parking only where sleeved by active or significantly landscaped facades.	AO11.3 Development provides only 1 vehicle access point to each site.
If in the Kurilpa peninsula area (Kurilpa sustainable growth precinct plan/PPA-002), Riverside north area (Kurilpa sustainable growth precinct plan/PPA-005) or Riverside south area (Kurilpa sustainable growth precinct plan/PPA-006)	
PO12 Development exhibits a built form outcome that is: a. set in soft landscape or plaza areas and has a building layout to allow for maximum permeability and view windows to the Brisbane River; b. designed to reduce the impacts of solar access, wind and aspect on adjoining public spaces; c. designed and sited to ensure human-scale development at the street and riverside interface.	AO12.1 Development of buildings comprises a tower-in-plaza setting.
	AO12.2 Development provides buildings with a 10m setback between the tower and any street alignment.
PO13 Development exhibits a design response that manages the impacts and interface on surrounding areas through a stepped built form and transition in building heights.	AO13 No acceptable outcome is prescribed.
If in the Kurilpa core area (Kurilpa sustainable growth precinct plan/PPA-001)	
PO14 Development is designed with podiums that are set back from the rear property boundary to ensure the development does not prejudice the development of adjoining sites and enables existing and future buildings to be separated to allow light penetration, air circulation, privacy and ensure windows are not built out by adjoining buildings.	AO14 Development is designed with podiums that are set back from the rear property boundary by a minimum of 4m for non-residential uses and 6m for residential uses.
PO15 Development: a. is closely integrated with the public space underneath the railway viaduct with built form and uses that activate the frontage, generate pedestrian traffic and provide a sense of human scale; b. incorporates building setbacks that create open, inviting and publicly accessible pedestrian spaces along the railway viaduct with open/plaza spaces linking the local street network to the railway viaduct public space; c. provides ground and podium levels adjacent to the railway viaduct public space that suit its nature and character and	AO15.1 Development designs the railway viaduct public space shown in Figure a and the buildings adjacent to the railway viaduct public space in accordance with the Infrastructure design planning scheme policy.
	AO15.2 Development provides pedestrian entrances at least every 20m along the railway viaduct frontage.
	AO15.3 Development provides buildings that are set back a minimum of 6m from the railway viaduct public space.

Performance outcomes	Acceptable outcomes
provide: i. activities that enliven and allow surveillance of the public space; ii. strong visual and physical connections between internal and external publicly accessible spaces; iii. a subtropical urban design and built form which will enhance the existing urban industrial infrastructure character of the railway viaduct; iv. a permeable edge between the public railway viaduct space and Merivale Street, Montague Road, Peel Street and Hope Street; v. useable outdoor/semi-outdoor spaces that support outdoor lifestyles and engage with the public realm; d. located below the railway viaduct is to be used for temporary activities only and is clear of permanent structures or any other activity that may impede construction and maintenance of railway infrastructure and emergency access.	
If in the Hockings Street area (Kurilpa sustainable growth precinct plan/PPA-008), where in the High density residential zone	
PO16 Development is designed with a podium that is sufficiently set back to ensure that the building does not dominate the street or other pedestrian spaces.	AO16.1 Development is designed with a podium fronting the street in accordance with Figure h.
	AO16.2 Development is designed with podiums of at least 2 storeys and no greater than 4 storeys.
SECTION B: DEVELOPMENT FOR A HIGHER DENSITY RESIDENTIAL BUILDING Editor's note—The term "higher density residential building" is defined in Schedule 1 of the Temporary Local Planning Instrument – 02/25 – Kurilpa Sustainable Growth Precinct.	
Additional assessment benchmarks for built form	
PO17 Development is of a height, scale and form that: a. achieves the acceptable outcomes for the relevant area, but for non-compliances which are de minimis in terms of being negligible or insignificant; b. improves the amenity of the Kurilpa sustainable growth precinct plan area; c. contributes to a cohesive streetscape and built form character; d. is proportionate to and commensurate with the utility of the site area and frontage width; e. is designed to avoid significant and undue adverse amenity impacts to adjoining premises or prejudice their development; f. is sited and designed to enable existing and future buildings to be well separated from each other to allow for light penetration, air circulation, views, vistas and privacy. Note—Development that exceeds the intended number of	AO17.1 Development complies with the number of storeys and building height in Table E.
	AO17.2 Development has a maximum site cover in accordance with Table C.
	AO17.3 Development has a tower site cover of: a. 60% where the building height is equal to or less than 50 storeys; or b. 55% where the building height exceeds 50 storeys. Note—The term "tower site cover": a. means the combined average area of the 10 largest storeys of each building (being the full area of any storey located wholly or partially above the podium) as a portion of the site area; b. is calculated as the area bounded by the outside of the external wall, including balconies but excluding projections.

Performance outcomes	Acceptable outcomes
storeys or building height can place disproportionate pressure on the transport network, public space or community facilities in particular. Note—Development that is over-scaled for its site can result in an undesirable dominance of vehicle access, parking and manoeuvring areas that significantly reduce streetscape character and amenity. Note—The term "de minimis" is a legal term meaning too small to be meaningful or taken into consideration. For example, the exceedance of the maximum site cover or tower site cover by less than .1% may be considered to be de minimis if the effects of the exceedance are otherwise assessed to be negligible or insignificant.	
Additional assessment benchmarks for context and subtropical character	
PO18 Development is designed to respond to its site characteristics, context and setting within the Kurilpa sustainable growth precinct plan area, including cityscape, streetscape, public realm, heritage places, surrounding buildings, natural assets and movement networks. Development design exhibits outstanding architectural merit, and development with a tower contributes positively to the Inner City area's skyline.	AO18 No acceptable outcome is prescribed. Note—The preparation of an Urban context report in accordance with Table D will assist in demonstrating how the proposal achieves the outcomes of this precinct plan. Note—Council's Independent Design Advisory Panel may be invited to provide advice on development, to facilitate high-quality development, in accordance with the provisions of the Independent design advisory panel planning scheme policy. Editor's note—The New World City Design Guide - Buildings that Breathe sets out the vision, design elements and best practice case studies to guide new development. Development is actively encouraged to incorporate these design elements and embrace the city's subtropical climate.
Additional assessment benchmarks for liveable dwellings and streetscape	
PO19 Development is designed, constructed and maintained to achieve the green plot ratio in Table F. Note—The term "green plot ratio", of development, means the portion of the site, expressed as a percentage for green infrastructure areas. Note—The term "green infrastructure areas" means the area of the development which is for vegetated landscaped areas, including deep planting, green walls, green facades, extensive green roofs, intensive green roofs, planting at podium and other planting areas, including containerized planting, other than the area that is: - a hardstand landscaped area; or - within private open space that is equal to or less than the minimum private open space requirements in the Multiple dwelling code; or - to be dedicated for public land. Note—The terms "green wall", "green facade", "extensive green roof" and "intensive green roof" have the meaning in section 1.3 of the Landscape design planning scheme policy. Note—The term "deep planting" means a landscaped area that: - supports the retention of existing significant vegetation and large subtropical shade trees; - provides for the establishment of large subtropical shade trees that at maturity are complementary in scale and height to the building form. Note—A landscape maintenance plan prepared in accordance with the Landscape design planning scheme policy can assist in demonstrating achievement of this performance outcome.	AO19 No acceptable outcome is prescribed.
PO20 Development incorporates a facade treatment that is designed to: address and activate the street and any	AO20 Development incorporates: balconies, openings and louvres to create a high degree of permeability that allow building occupants to overlook the street and any

Performance outcomes	Acceptable outcomes
adjacent publicly accessible space with a high level of permeability, landscaping, shade and shelter; b. contribute to an attractive streetscape; c. create a smooth transition from indoors to outdoors; d. respond to the subtropical climate by opening up to the elements while providing shade and comfort.	adjacent publicly accessible space; b. outdoor spaces that allow building occupants to access open air; c. vertical landscaping, awnings and shade structures, and articulation that provide shade and shelter for pedestrians on the street and the building.
PO21 Development at ground storey of all buildings contributes to the vibrancy of the street and any adjacent publicly accessible space by providing occupiable spaces and active facades.	AO21 No acceptable outcome is prescribed.
Additional assessment benchmarks for public realm	
PO22 Development makes a significant contribution to the public realm by providing new publicly accessible recreation spaces that: a. provide a high standard of amenity and include subtropical landscaping, lighting, shelter and seating; b. are predominantly open to the sky and focused on informal public use, with only limited formal activities such as outdoor dining; c. are enhanced by design details and infrastructure that encourage socialising and recreation, with user comfort and amenity in mind; d. have equitable access, are well integrated with any adjoining public spaces and incorporate crime prevention through environmental design principles; e. are generally bounded by active uses and have a strong street presence that signifies the space is publicly available.	AO22.1 Development on a site less than 1,800m² provides privately owned, publicly accessible open space that: a. is located at the street level or within an easily accessible component of the building podium; b. has a minimum area of 100m²; c. incorporates dimensions that allow for its functional use by members of the public. AO22.2 Development on a site equal to or greater than 1,800m² provides privately owned, publicly accessible open space that: a. is located at the street level or within an easily accessible component of the building podium; b. has a minimum area of 250m²; c. incorporates dimensions that allow for its functional use by members of the public.
Additional assessment benchmarks for design excellence outcomes for development above 30 storeys	
PO23 Development promotes a slender and elegant tower form that: a. provides an exceptional and iconic design response; b. provides breaks in tower form to reduce vertical bulk and scale; c. provides a high degree of visual interest through variation in materials and facade treatments.	AO23 Development ensures that the minimum tower setbacks are in accordance with Table G.
PO24 Development provides outstanding residential amenity ensuring: a. natural light is available to all living spaces; b. visual and acoustic privacy; c. natural ventilation.	AO24 Development ensures that the minimum tower separation is in accordance with Table H.

Performance outcomes	Acceptable outcomes
PO25 Development safely integrates high-quality artwork that: a. has an artwork budget allocation of no less than 0.25% of the total cost of building and construction work; b. is part of the development's design response to the public realm; and c. is visually accessible. Note—The Infrastructure design planning scheme policy provides information to assist in conceptualising artwork that is sited and designed in a contextually responsive manner.	AO25 No acceptable outcome is prescribed.
PO26 Development provides high-quality lighting that enlivens the cityscape at night and reinforces the building's day-time and night-time presence.	AO26 Development incorporates creative lighting into publicly accessible spaces, facades and building tops.
Additional assessment benchmarks for green mobility Editor's note—Preparation and lodgement of a Green Mobility Plan can assist in demonstrating how the development achieves green mobility outcomes, including via the use of shared vehicles, and the integration of e-mobility and other active transport facilities to support reduced car parking supply.	
PO27 Development provides car parking spaces at rates to discourage private car use and encourage walking, cycling and the use of public transport.	AO27 Development provides the maximum car parking rates in compliance with Table I.
PO28 Development provides end of trip facilities for active transport users that encourage all forms of active transport mobility and the presentation of a comfortable and highly functional public realm.	AO28 No acceptable outcome is prescribed.
PO29 Development incorporates best practice delivery and servicing arrangements that minimise the need for vehicle crossovers and other car-based design responses that negatively impact the quality of the public realm, particularly for pedestrians.	AO29 No acceptable outcome is prescribed.
Additional assessment benchmark for flood resilience for a higher density residential building where in the Kurilpa peninsula area (Kurilpa sustainable growth precinct plan/PPA-002), Riverside north area (Kurilpa sustainable growth precinct plan/PPA-005) or Riverside south area (Kurilpa sustainable growth precinct plan/PPA-006) or Montague Road area (Kurilpa sustainable growth precinct plan/PPA-007) or the Hockings Street area (Kurilpa sustainable growth precinct plan/PPA-008)	
PO30 Development provides for efficient evacuation and access for evacuation resources including emergency services during flood events, or otherwise plans for the prospect and impact of isolation or hindered evacuation during flooding.	AO30 Development for a higher density residential building is supported by a Flood risk assessment addressing evacuation and isolation arrangements, and the ability to take refuge, identified in the Flood overlay code. Note—The Flood planning scheme policy provides information for undertaking flood risk assessments.
Additional assessment benchmarks for development infrastructure	
PO31 Development provides for the development infrastructure which is or will be located on the subject premises of the development application, or on other premises in the general area of the subject premises where necessary to service the subject premises, in accordance with the following:	AO31 No acceptable outcome is prescribed.

Performance outcomes	Acceptable outcomes
a. the existing trunk infrastructure and future trunk infrastructure identified in the Local government infrastructure plan; b. the proposed future trunk infrastructure which is required to service the subject premises; c. the long term infrastructure identified in the Long term infrastructure plans; d. the other non-trunk infrastructure not stated in paragraphs b and c, which is required for: i. a network, or part of a network, internal to the subject premises; ii. connecting the subject premises to external infrastructure networks; or iii. protecting or maintaining the safety or efficiency of the infrastructure network of which the non-trunk infrastructure is a component. Note—Table J, Table K and Table L identify the future trunk infrastructure, proposed future trunk infrastructure and long term infrastructure necessary to service the premises in the Kurilpa sustainable growth precinct plan area for the transport network (road network) and the public parks and land for community facilities network. Editor's note—Development infrastructure for the stormwater network is to be determined in accordance with relevant assessment benchmarks, subject to detailed, site-based infrastructure planning.	
PO32 Development provides for the payment of extra trunk infrastructure costs if: a. the development will: i. generate infrastructure demand more than the assumed future urban development; or ii. require new trunk infrastructure earlier than identified in the Local government infrastructure plan; and b. the development would impose extra trunk infrastructure costs on the local government. Note—Development for higher density residential buildings in the Kurilpa sustainable growth precinct plan area will: a. generate infrastructure demand more than the assumed future urban development; or b. require new trunk infrastructure for future trunk infrastructure, proposed future trunk infrastructure and long term infrastructure earlier than identified in the Local government infrastructure plan. Note—Table J, Table K and Table L identify the future trunk infrastructure, proposed future trunk infrastructure and long term infrastructure necessary to service the premises in the Kurilpa sustainable growth precinct plan area for the transport network (road network) and the public parks and land for community facilities network.	AO32 No acceptable outcome is prescribed.
PO33 Development which does not provide for the development infrastructure which is or will be located on the subject premises of the development application, or on other premises in	AO33 No acceptable outcome is prescribed.

Performance outcomes	Acceptable outcomes
the general area where necessary to service the subject premises, is to protect the development infrastructure to ensure that the following are not compromised: a. the existing trunk infrastructure and future trunk infrastructure identified in the Local government infrastructure plan; b. the proposed future trunk infrastructure which is required to service the subject premises; c. the long term infrastructure for development identified in the Long term infrastructure plans; d. the other non-trunk infrastructure not stated in paragraphs (b) and (c), which is required for: i. a network, or part of a network, internal to the subject premises; ii. connecting the subject premises to external infrastructure networks; or iii. protecting or maintaining the safety or efficiency of the infrastructure network of which the non-trunk infrastructure is a component. Note—Table J, Table K and Table L identify the future trunk infrastructure, proposed future trunk infrastructure and long term infrastructure necessary to service the premises in the Kurilpa sustainable growth precinct plan area for the transport network (road network) and the public parks and land for community facilities network.	

Table B—Maximum building height for development which is not a higher density residential building

Development	Building height (number of storeys)
If in the Kurilpa core area (Kurilpa sustainable growth precinct plan/PPA-001) or Kurilpa peninsula sub-area (Kurilpa sustainable growth precinct plan/PPA-002a)	
Development of a site less than 1,000m ²	10
Development of a site 1,000m ² or greater or less than 1,800m ²	20
Development of a site 1,800m ² or greater	30
If in the Kurilpa core sub-area (Kurilpa sustainable growth precinct plan/PPA-001a)	
Development of a site less than 1,000m ²	3
Development of a site 1,000m ² or greater but less than 2,500m ²	5
Development of a site 2,500m ² or greater but less than 10,000m ²	8
Development of a site 10,000m ² or greater	15
If in the Kurilpa peninsula area (Kurilpa sustainable growth precinct plan/PPA-002)	
Development of a site less than 5,000m ²	15
Development of a site 5,000m ² or greater	30
If in the Kurilpa south area (Kurilpa sustainable growth precinct plan/PPA-003)	
Development of a site less than 1,800m ²	8
Development of a site 1,800m ² or greater	12
If in the Musgrave Park area (Kurilpa sustainable growth precinct plan/PPA-004)	
Development of a site less than 1,200m ²	5
Development of a site 1,200m ² or greater but less than 2,500m ²	8
Development of a site 2,500m ² or greater	12
If in the Riverside north area (Kurilpa sustainable growth precinct plan/PPA-005), Riverside south area (Kurilpa sustainable growth precinct plan/PPA-006) and Montague Road area (Kurilpa sustainable growth precinct plan/PPA-007)	
Development of a site less than 1,800m ²	12 except where fronting Montague Road where height is 5
Development of a site 1,800m ² or greater	15 except where fronting Montague Road where height is 8
If in the Hockings Street area (Kurilpa sustainable growth precinct plan/PPA-008)	
Development of a site less than 1,800m ²	8 where in the High density residential zone or 5 where in the Mixed use zone
Development of a site 1,800m ² or greater	12

Note—Table B does not apply to land in the Community facilities zone, Special purpose zone, Open space zone, Sport and recreation zone or Character residential zone, and in these areas building height is in accordance with the relevant city-wide codes.

Note—Development which is not a higher density residential building on a significant corner site in Figure b is allowed 2 storeys in addition to the heights specified in Table B provided that the development complies with performance outcome PO6.

Table C—Maximum site cover for development

Development	Maximum site cover
If in the Kurilpa core area (Kurilpa sustainable growth precinct plan/PPA-001), Kurilpa peninsula area (Kurilpa sustainable growth precinct plan/PPA-002) and Kurilpa south area (Kurilpa sustainable growth precinct plan/PPA-003)	80% Note—On-site planning outcomes on key development sites are dependent on site planning outcomes subject to detailed structure planning (Lactalis).
If in the Musgrave Park area (Kurilpa sustainable growth precinct plan/PPA-004)	70%
If in the Riverside north area (Kurilpa sustainable growth precinct plan/PPA-005), Riverside south area (Kurilpa sustainable growth precinct plan/PPA-006) and Montague Road area (Kurilpa sustainable growth precinct plan/PPA-007)	80% where in the Mixed use zone Note—On-site planning outcomes on key development sites are dependent on site planning outcomes subject to detailed structure planning (Visy / Hanson).
If in the Hockings Street area (Kurilpa sustainable growth precinct plan/PPA-008)	70% where in the Mixed use zone 60% where in the High density residential zone

Table D—Urban context report requirements for development which is a higher density residential building

Content	Scope and format
Site characteristics	To demonstrate how the site's constraints and attributes have been considered in the design of the development
Cityscape and built form	To demonstrate how the development: a. provides a site-responsive built form taking into account the site characteristics and form of surrounding development, including relationship with other buildings in terms of setbacks, privacy, light and air; b. provides a contextually responsive built form taking into account the site location within the Kurilpa sustainable growth precinct plan area and South Brisbane riverside neighbourhood plan area; c. impacts on broader views across the cityscape and of the Inner City area skyline; d. exhibits outstanding architectural merit
Streetscape	To demonstrate how the development impacts on and contributes to the streetscape and street functions, in terms of: a. podium height, setbacks and design; b. ground level activation, including proportion of glazing and openings; c. awning heights and continuity; d. footpath width, continuity and design
Heritage, landmarks, natural assets, views and vistas	To demonstrate how the development: a. respects the streetscape and public realm context and setting of nearby heritage buildings and places, landmarks and natural assets; b. maintains or creates views and vistas from public vantage points, including to the river, to heritage places, landmarks and natural assets, and across public realm

Content	Scope and format
Public realm, connections, attractors and movement network	To demonstrate how the development: a. respects, enhances, expands and/or connects to adjoining and nearby public realm; b. maintains and enhances river access; c. maintains and enhances pedestrian permeability, including to major attractors and the wider movement network; d. delivers green mobility outcomes that reduce levels of car dependency and maximise journeys undertaken via active and public transport
Subtropical climate	To demonstrate how the development: a. incorporates orientation, shading, outdoor spaces, natural ventilation, landscaping and articulation to reduce heat loading, protect from weather, optimise natural light and support outdoor lifestyles; b. integrates green infrastructure areas to achieve subtropical design outcomes and the establishment of on-site and on-building landscape elements; c. meets relevant sustainable design criteria and benchmarks

Editor's note— The term "green infrastructure areas" is defined in PO19.

Table E—Maximum building height for development which is a higher density residential building

Development	Building height (number of storeys)
If in Kurilpa core area (Kurilpa sustainable growth precinct plan/PPA-001)	
Development of a site less than 1,800m ²	50
Development of a site 1,800m ² or greater	Unspecified
If in Kurilpa peninsula area (Kurilpa sustainable growth precinct plan/PPA-002)	
All development where complying with AO30	Unspecified
Otherwise	No change
If in Kurilpa south area (Kurilpa sustainable growth precinct plan/PPA-003)	
All development	30
Development fronting Melbourne Street	50
If in Musgrave Park area (Kurilpa sustainable growth precinct plan/PPA-004)	
All development	30
If in Riverside north area (Kurilpa sustainable growth precinct plan/PPA-005)	
All development where complying with AO30	Unspecified
Otherwise	No change
If in Riverside south area (Kurilpa sustainable growth precinct plan/PPA-006)	
All development where complying with AO30	50
Otherwise	No change
If in Montague Road area (Kurilpa sustainable growth precinct plan/PPA-007)	
All development where complying with AO30	20
Development where adjoining land in the Character residential zone and/or Low-medium density residential zone and complying with AO30	15

Otherwise	No change
If in Hockings Street area (Kurilpa sustainable growth precinct plan/PPA-008)	
All development where complying with AO30	30
Otherwise	No change

Note—Development must comply with both building height parameters where maximum number of storeys and height in metres are specified.

Note—Development height and high-rise construction may be subject to restrictions in accordance with the *Airports (Protection of Airspace) Regulations 1996*

Note – Building height for development not complying with AO30, where indicated, remains unchanged from the Brisbane City Council's South Brisbane Riverside Neighbourhood Plan height requirements identified in the relevant table.

Table F—Minimum green plot ratio for development which is a higher density residential building

Building height (storeys)	Green plot ratio (% of site area)
Up to 15	35
16 to 29	50
30 to 50	75
Above 50	100

Table G—Minimum tower setback distances for development which is a higher density residential building above 30 storeys

Building height (storeys)	Setback to property boundary (metres)		
	Front	Side	Rear
30 to 50	7	8	10
Above 50	10	10	10

Table H—Minimum tower separation for development which is a higher density residential building above 30 storeys

Building height (storeys)	Tower separation distances (metres)		
	Habitable rooms to habitable rooms	Habitable rooms to non-habitable rooms	Non-habitable rooms to non-habitable rooms
31 to 40	18	12	10
41 to 50	20	15	12
Above 50	24	18	15

Table I—Maximum car parking rates for development which is a higher density residential building

Use and specific location	Parking standard
Residential care facility, Retirement facility	Maximum 1 space per 200m ² gross floor area
Multiple dwelling Note—Multiple dwellings described as affordable housing, anticipated to accommodate students, accessed through a dual key arrangement or resulting from conversion from another use (including short-term accommodation) still require parking spaces in compliance with these rates for each room that is capable of being used as a dwelling. Note—Where car share spaces are provided they will not be included in the maximum car parking calculation for the use.	Maximum 0.5 space per 1 bedroom dwelling Maximum 1 space per 2 bedroom dwelling Maximum 1.5 spaces per 3 bedroom dwelling Maximum 2 spaces per 4 and above bedroom dwelling 1 visitor space for every 20 dwelling units Parking may be provided in tandem spaces where 2 spaces are provided for 1 dwelling At least 50% of visitor parking is provided in communal areas, and not in tandem with resident parking
Rooming accommodation, if for a dwelling (other than for on-site management or staff accommodation) Note—Any part of rooming accommodation that can be defined as a dwelling requires car parking at a rate equivalent to a multiple dwelling. Note—Where car share spaces are provided they will not be included in the maximum car parking calculation for the use.	Maximum 0.5 space per 1 bedroom dwelling Maximum 1 space per 2 bedroom dwelling Maximum 1.5 spaces per 3 bedroom dwelling Maximum 2 spaces per 4 and above bedroom dwelling 1 visitor space for every 20 dwelling units Parking may be provided in tandem spaces where 2 spaces are provided for 1 dwelling At least 50% of visitor parking is provided in communal areas, and not in tandem with resident parking
Rooming accommodation, in all other cases Note—Where car share spaces are provided they will not be included in the maximum car parking calculation for the use.	Maximum 0.25 spaces per room

Note—Development in all other circumstances complies with the car parking space standards in the Transport, access, parking and servicing planning scheme policy.

Table J—Development infrastructure for the transport network (road network)

Project description	Project type	Lane configuration	Type of development infrastructure
Montague Road (Mollison Street to Merivale Street)	Road Corridor Project	4 Lane Road	Future trunk infrastructure
Mollison Street/Montague Road Intersection	Road Intersection Project	4 Lane Road / 2 Lane Road	Future trunk infrastructure
Merivale Street/Montague Road Intersection	Road Intersection Project	6 Lane Road / 4 Lane Road	Future trunk infrastructure

Note—Development infrastructure for the transport network (road network) identified in this Table J is preliminary and

conceptual only, and subject to further detailed, site-based infrastructure planning.

Table K—Development infrastructure for the public parks network

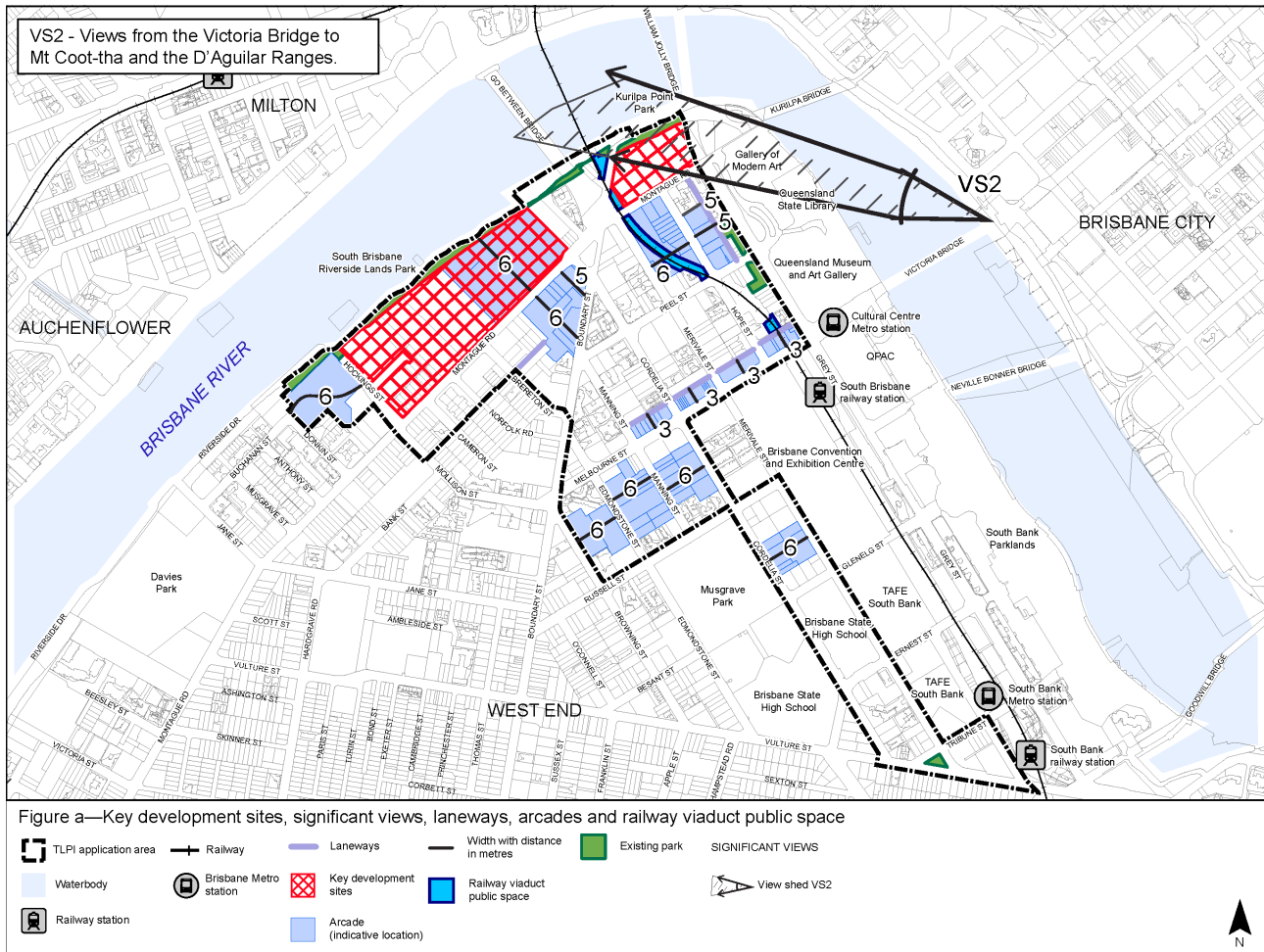
Project description	Location	Service catchment	Area of land (hectares)	Type of development infrastructure
Acquire and embellish land to provide DISTRICT RECREATION infrastructure	Visy Glass site, 99-137 Montague Road	South	2.00	Future trunk infrastructure for 0.30 hectares Proposed future trunk infrastructure for 2 hectares
Acquire and embellish land to provide DISTRICT RECREATION infrastructure	Parmalat site	South	1.00	Future trunk infrastructure
Acquire and embellish land to provide DISTRICT RECREATION infrastructure	Hanson site, 14 Nott Street	South	0.54	Proposed future trunk infrastructure
Upgrade existing park infrastructure to the value of \$1m+ (Metropolitan)	South Brisbane Riverside Lands Park D0342	South	2.32	Future trunk infrastructure
Upgrade existing park infrastructure to the value of \$1m+ (District)	Davies Park D0347	South	5.75	Future trunk infrastructure
Acquire and embellish land to provide LOCAL GENERAL RECREATION infrastructure	75, 77 & 79 Gloucester Street and 7 Colin Street, South Brisbane (4 lots - L3 RP72130, L5 RP12137, L6 RP12137, L17 RP12134)	South	0.228	Proposed future trunk infrastructure
Upgrade existing park infrastructure to the value of \$1-2m (METROPOLITAN GENERAL RECREATION)	Musgrave Park D0350 (general recreation area)	South	5	Proposed future trunk infrastructure

Note—Development infrastructure for the public parks network identified in this Table K is preliminary and conceptual only, and subject to further detailed, site-based infrastructure planning.

Table L—Development infrastructure for the land for community facilities network

Project description	Location	Service catchment	Area of land (hectares)	Type of development infrastructure
Land acquisition, basic site preparation and connection to services to provide LOCAL COMMUNITY CENTRE AND LIBRARY EXTENSION	South Brisbane Riverside Neighbourhood Plan area	Urban South	0.18	Future trunk infrastructure
Land acquisition, basic site preparation and connection to services to provide PRINCIPAL INDOOR SPORTS CENTRE	Kurilpa sustainable growth precinct plan area	Urban South	2	Proposed future trunk infrastructure and Long term infrastructure
Land acquisition, basic site preparation and connection to services to provide DISTRICT COMMUNITY ARTS CENTRE	Kurilpa sustainable growth precinct plan area	Urban South	0.4	Long term infrastructure

Note—Development infrastructure for the land for community facilities network identified in this Table L is preliminary and conceptual only, and subject to further detailed, site-based infrastructure planning.



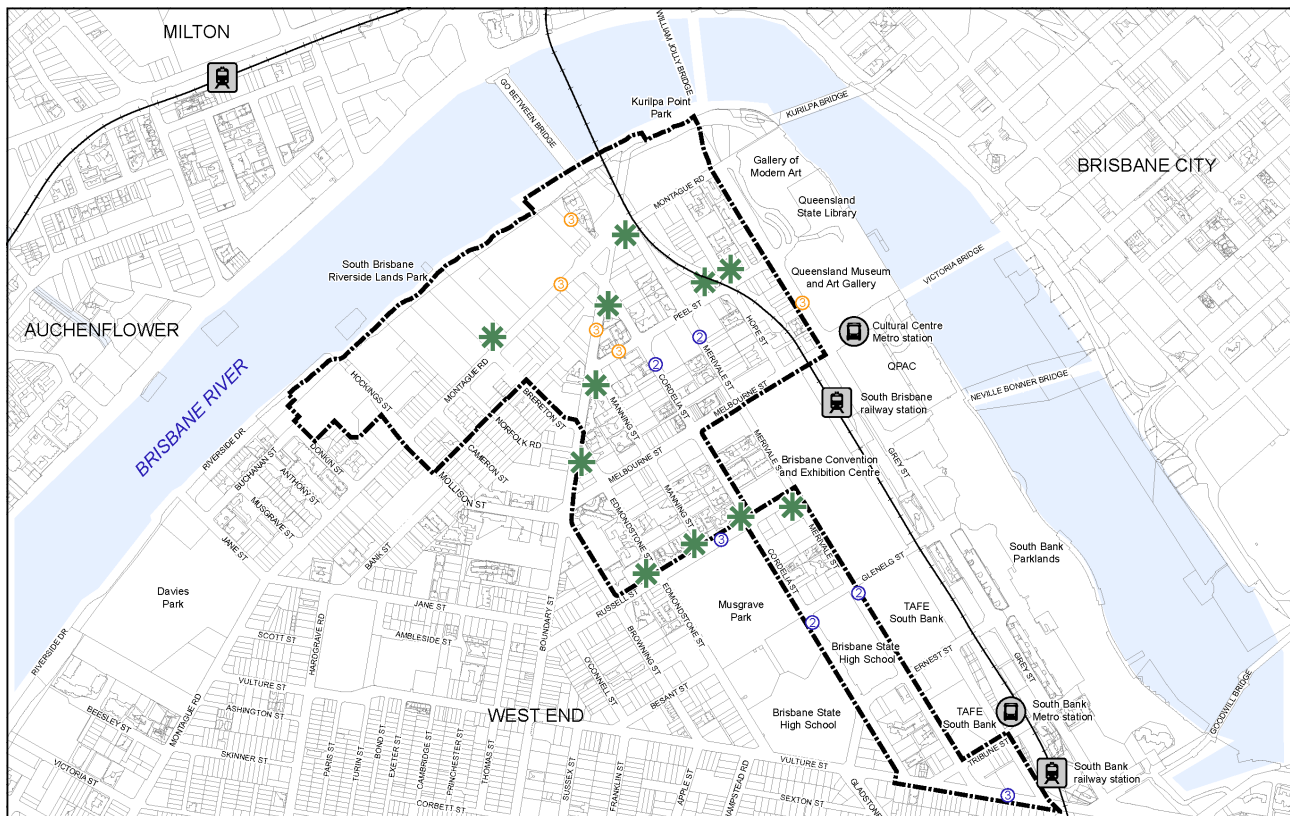


Figure b—Front setbacks



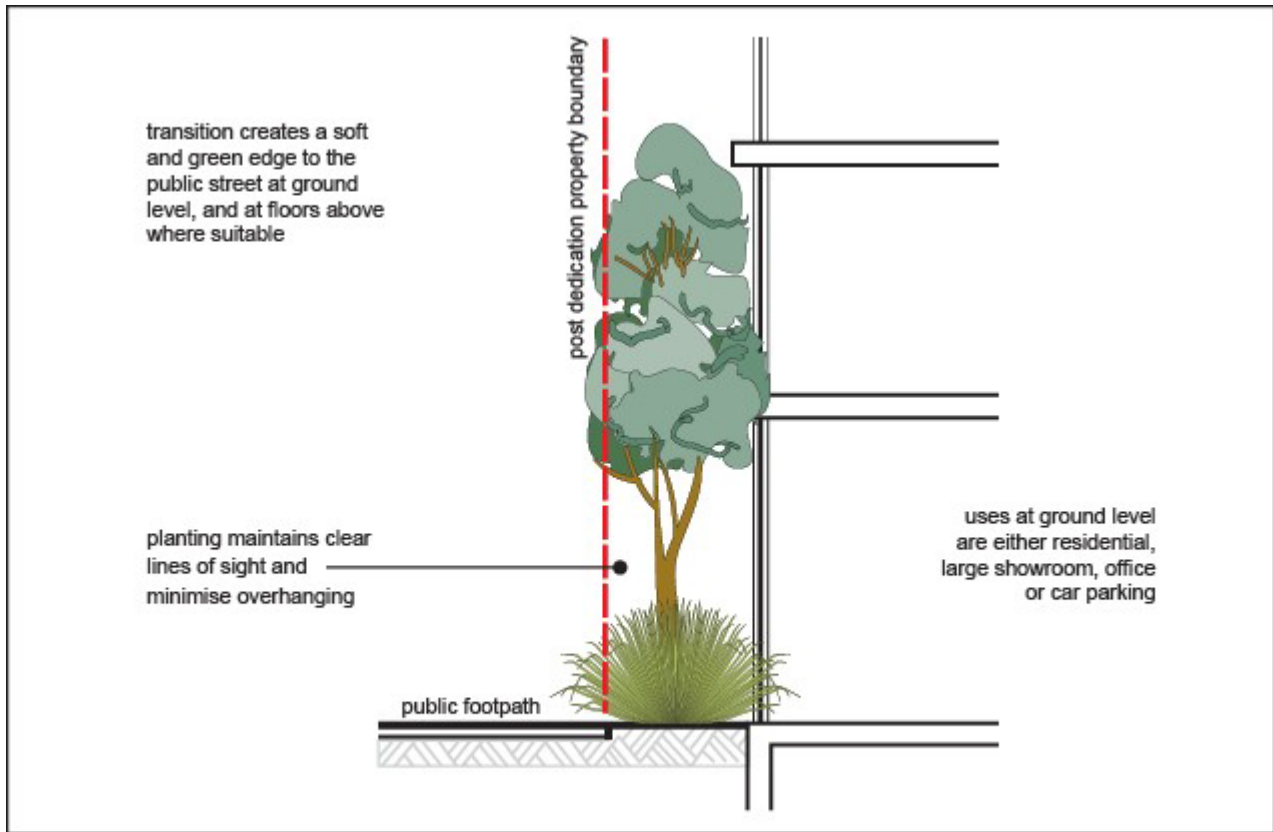


Figure c—Landscape transition

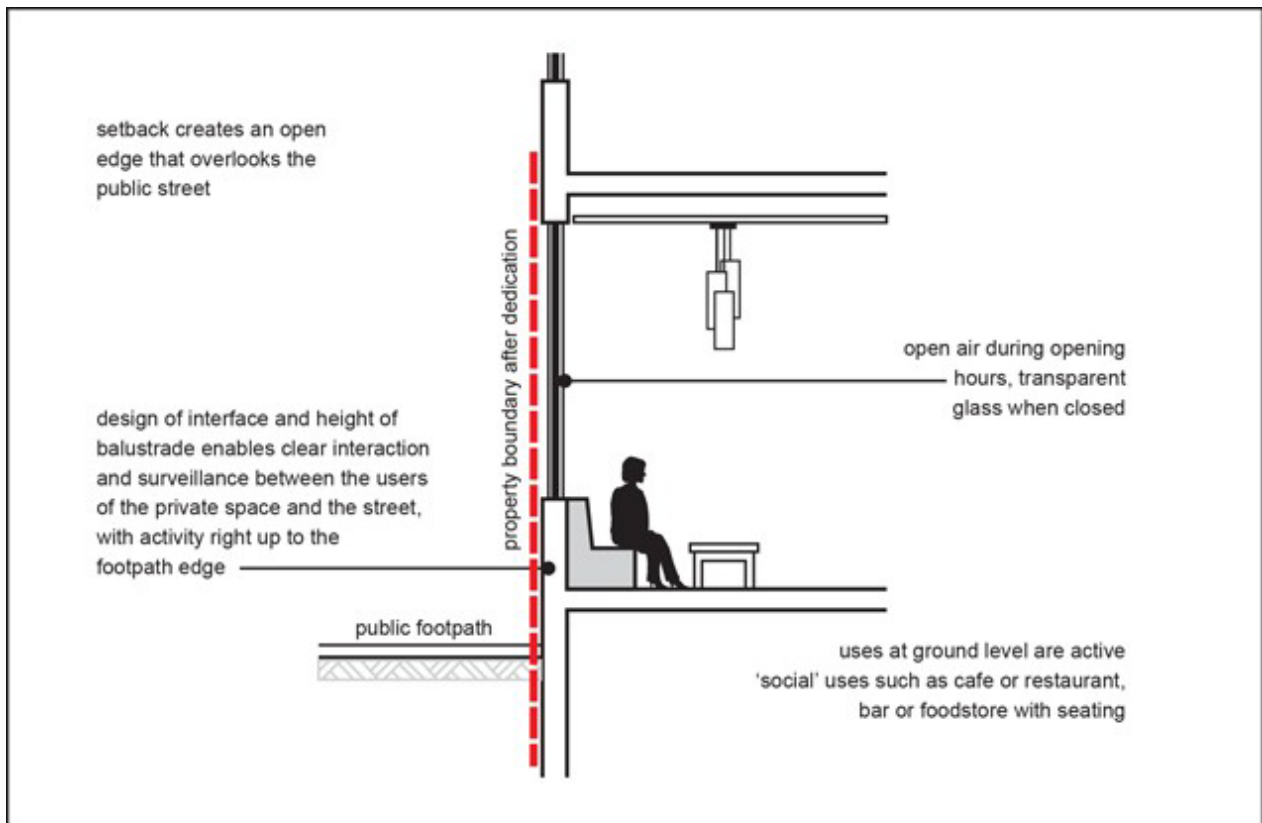


Figure d—Outdoor room — Hard landscape edge

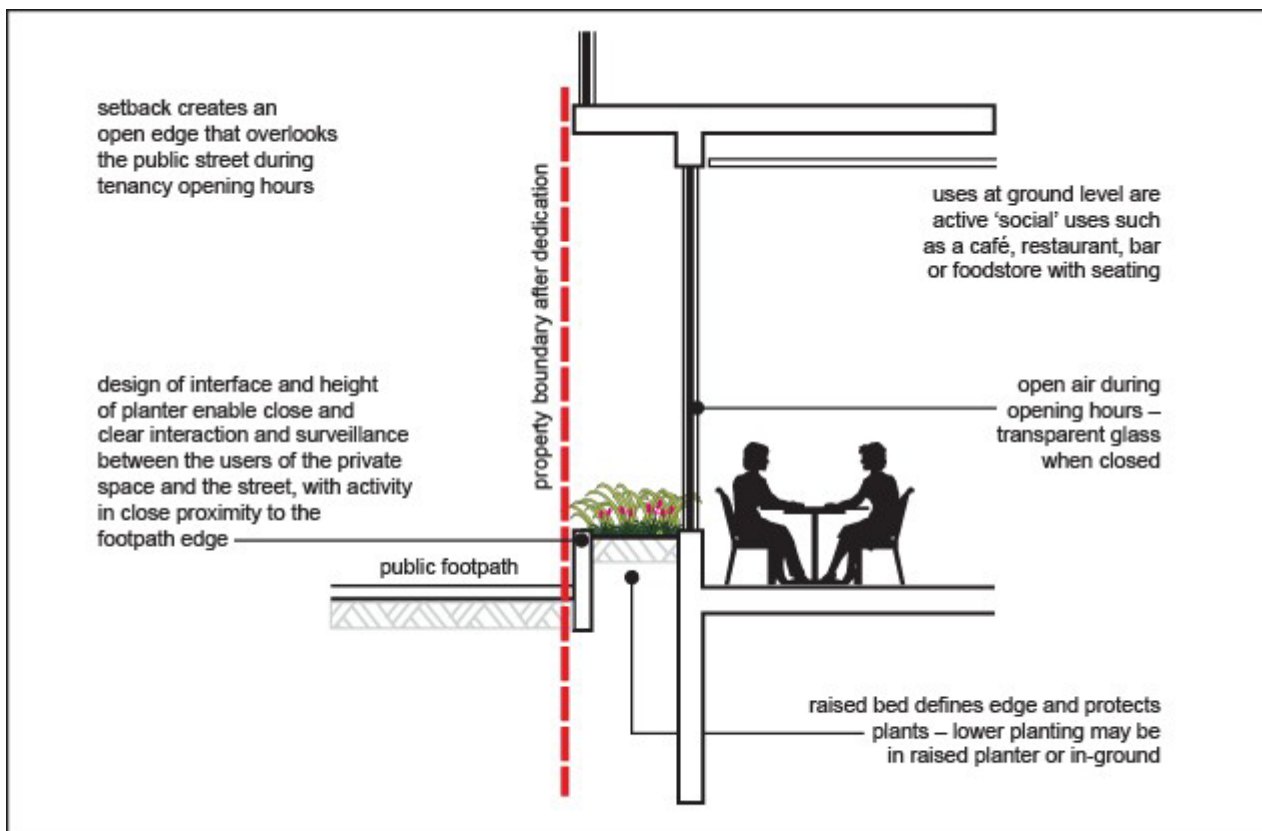


Figure e—Outdoor room — Soft landscape edge

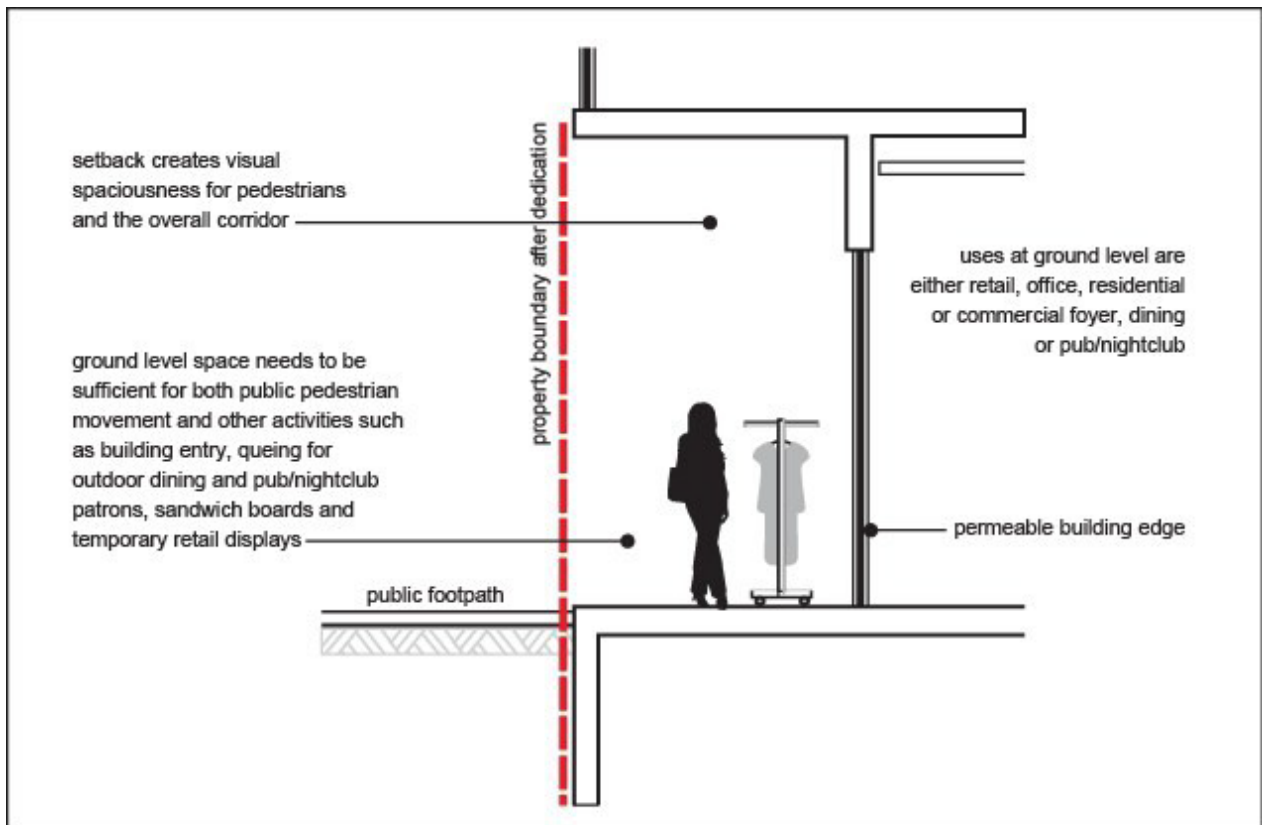


Figure f—Hardstand and forecourt entry

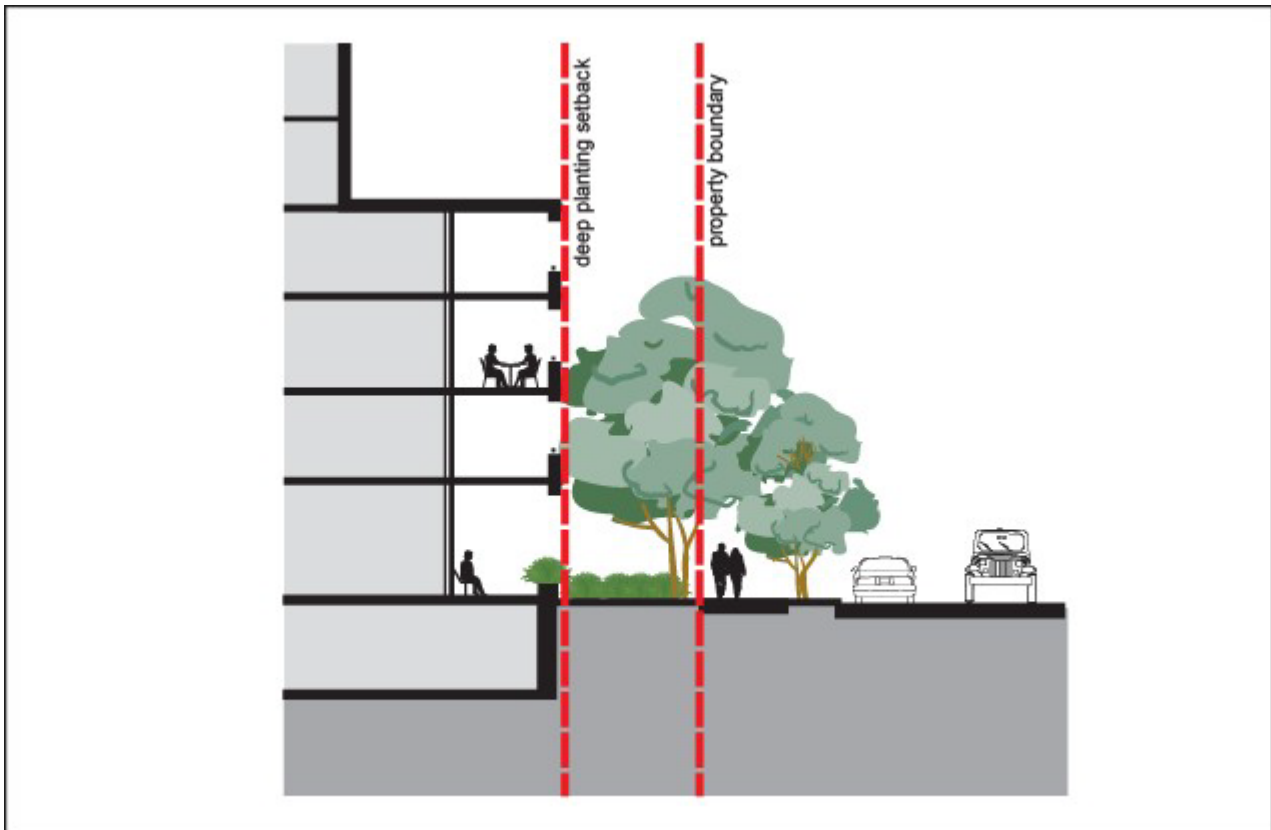


Figure g—Residential transition

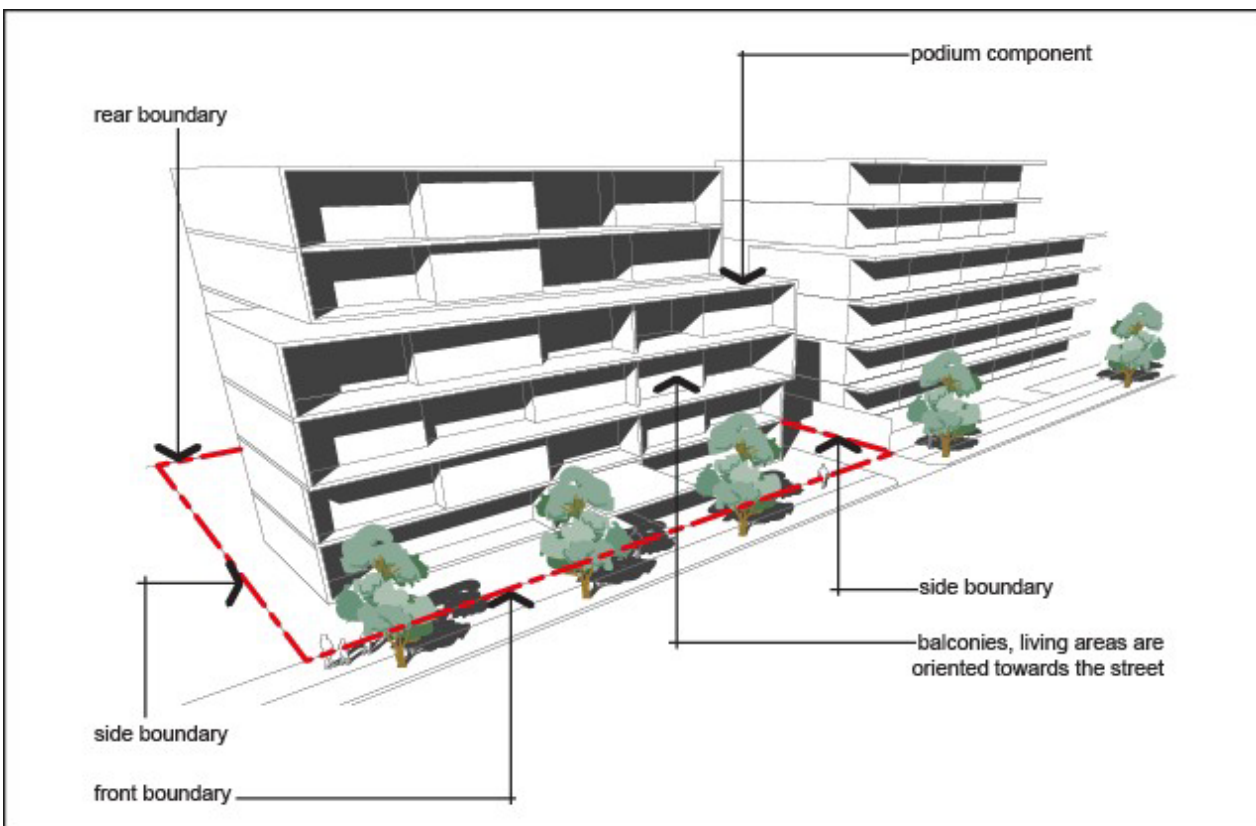


Figure h—Podium component

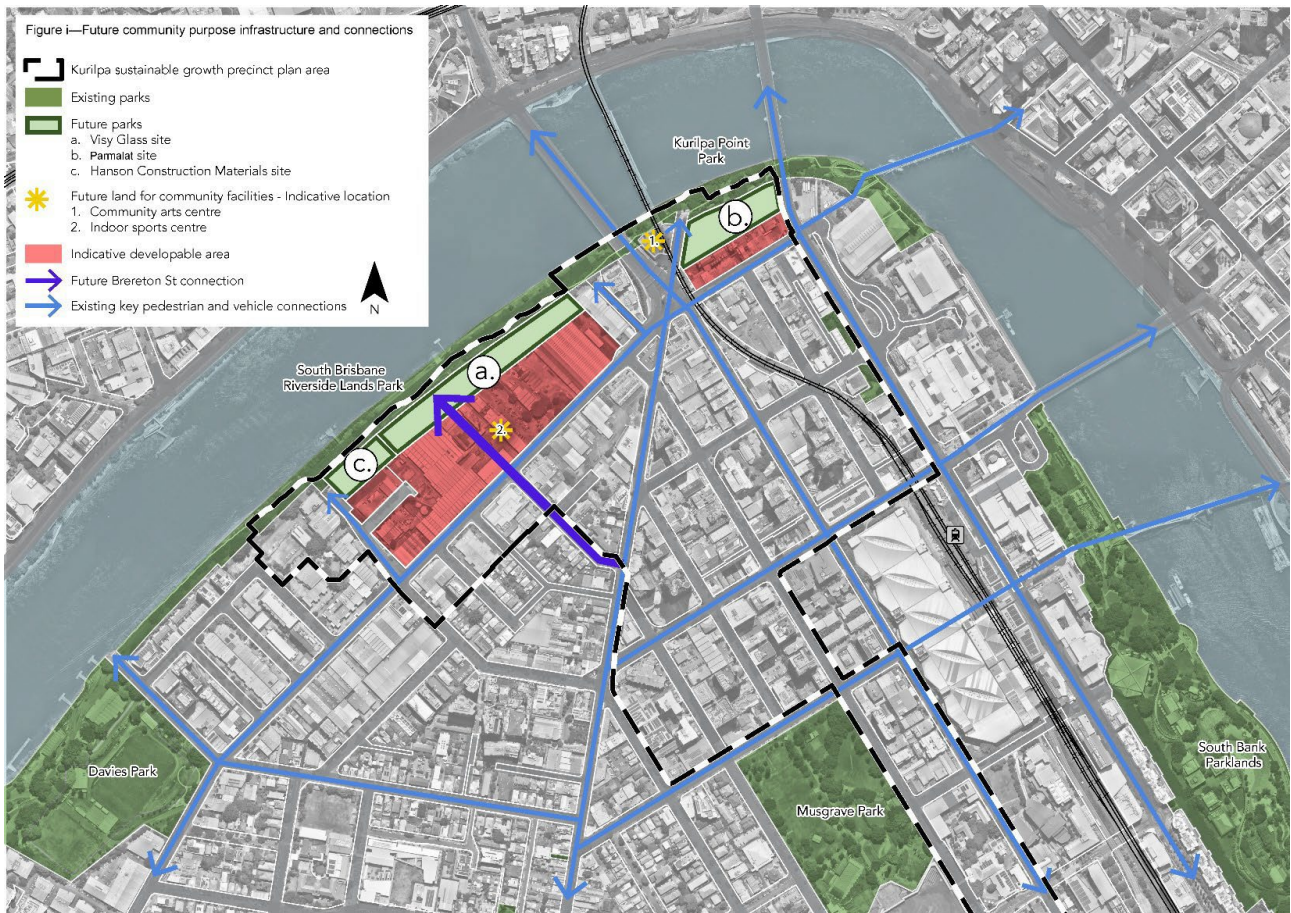


Figure i—Future community purpose infrastructure and connections