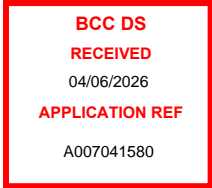




APPENDIX 2 CODE ASSESSMENT

AP02

BCC DS
RECEIVED
04/06/2026
APPLICATION REF
A007041580



BRISBANE CITY PLAN (2014) CODES

MULTIPLE DWELLING CODE

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
Site area and frontage		
<p>PO1 Development has a site area and frontage width that is sufficient to:</p> <ul style="list-style-type: none"> a. accommodate the scale and form of multiple dwelling buildings considering site features such as heritage or character buildings and slope; b. deliver useable communal open space areas and private open spaces; c. achieve viable areas of deep planting and landscaping to retain significant vegetation and protect or establish large subtropical shade trees; d. achieve safe and convenient vehicle access to the site; e. accommodate on-site parking and vehicle manoeuvring for residents, visitors and service providers; f. accommodate the location and size requirements of service authorities and site services to minimise adverse visual and amenity impacts on neighbours and the streetscape; g. minimise the impact of new driveways on the streetscape. 	<p>AO1 Development has a site area and frontage width that meets the minimum requirements set out in:</p> <ul style="list-style-type: none"> • a neighbourhood plan; or • if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements set out in Table 9.3.14.3.B. <p>Note—The site frontage is measured at the property line on the primary road boundary.</p>	<p>Complies The site has an area of 625m² and a frontage of 16.47m which achieve the minimum site requirements of Table 9.3.14.3.B.</p>
<p>PO2 Development in the High density residential zone or Medium density residential zone does not isolate or negatively impact on the potential for adjoining sites to develop to a scale and intensity envisaged for the zone or neighbourhood plan area.</p>	<p>AO2 Development in the High density residential zone or the Medium density residential zone ensures that the site area and frontage width of an adjoining site in the High density residential zone or the Medium density residential zone meets the minimum requirements set out in:</p>	<p>Not applicable Development is in the Low-medium density residential zone.</p>



PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
<p>Note—An indicative concept plan that demonstrates compliant development can be achieved on the adjoining site may be required to demonstrate achievement of this outcome.</p>	<p>a. a neighbourhood plan; or b. if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements set out in Table 9.3.14.3.B.</p>	
Building design and appearance		
<p>PO3 Development height, bulk and scale, siting and layout ensures that:</p> <ul style="list-style-type: none"> a. building height is consistent with the intended form and character of the local area including the predominant height of existing or approved buildings in the street; b. where building height is greater than the acceptable outcome for building height on sites adjoining or opposite the subject site, the development sensitively reduces height towards site boundaries to a compatible scale; c. impacts on residential amenity and privacy from overlooking, visual dominance and overshadowing are minimised and adequate levels of natural light and breezes are maintained to habitable rooms, private and communal open space for both the development and residences on adjoining and nearby sites; d. sufficient visual and acoustic privacy is achieved between dwellings without reliance on screening; e. the development is consistent with the setback pattern and contributes to the character of the streetscape; f. adequate landscape buffering is achieved, including the retention and provision of large 	<p>AO3 Development is contained within the building envelope for the site created by applying:</p> <ul style="list-style-type: none"> a. the maximum building height in Table 9.3.14.3.B; b. front, rear and side boundary setback requirements in Table 9.3.14.3.C; c. car parking boundary setback requirements in Table 9.3.14.3.E; d. building separation requirements in Table 9.3.14.3.F; e. building height transitions specified in Table 9.3.14.3.I where applicable; f. the acceptable outcomes for deep planting and landscaping areas. <p>Refer to Figure b and Figure c. Note—This acceptable outcome can be demonstrated by the preparation of a building envelope plan, elevations and sections.</p>	<p>Performance Outcome The proposed development achieves compliance with the respective performance outcomes as per the following:</p> <ul style="list-style-type: none"> a. The subject site is located within and directly surrounded by land within the Low-medium density residential zone. The land located directly opposite the subject site on Selborne Street is located within the Medium density residential zone which allows for development up to five storeys in height. The subject site has been identified as being suitable for a 3 storey multiple dwelling within the proposed changes to the Low-medium density design criteria outlined in Council’s <i>More homes, sooner Low-medium density residential (LMR) zone review</i>. b. The allowable building height for the sites adjoining or opposite the subject site are the same or greater than that of the proposed development following the implementation of the building height provisions within Council’s <i>More homes, sooner Low-medium density residential (LMR) zone review</i>. c. The directly adjoining properties will retain reasonable access to natural light and breezes as a result of this application.



PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
<p>subtropical shade trees in deep planting areas.</p>		<p>d. The proposed development will not result in visual or acoustic impacts that can't be unreasonable expected within a residential area.</p> <p>e. The proposed setbacks are consistent with the setbacks of other multiple dwellings in the surrounding area.</p> <p>f. The proposal achieves a minimum of 10% of the site for deep planting.</p>
<p>PO4 Development has a building height, scale and form that improves the amenity and achieves the intended outcomes of the zone or neighbourhood plan area, contributes to a cohesive streetscape and built form character and is:</p> <ul style="list-style-type: none"> a. consistent with the anticipated density and assumed infrastructure demand; b. aligned to community expectations about the number of storeys to be built, having regard to the intent for the zone precinct and the predominant height of approved buildings in the street; c. proportionate to and commensurate with the site area and frontage width so as not to be overbearing on the street or adjoining development; d. designed to avoid a significant and undue adverse amenity impact to adjoining development; e. sited to enable existing and future buildings to be well separated from each other and to avoid affecting the potential development of adjoining sites; f. considerate of street conditions, the topography of the area and site slope; 	<p>AO4.1 Development has a maximum building height that complies with:</p> <ul style="list-style-type: none"> a. a neighbourhood plan; or b. if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements set out in Table 9.3.14.3.B. 	<p>Performance Outcome The development proposes a building height of 3 storeys and a maximum height above ground of 10.54m due to the undulating nature of the subject site.</p> <p>While the proposed development exceeds the 2-storey building height outlined in Table 9.3.14.3.B, the proposal achieves the intent of PO4 as the increased height is appropriate to the site context and does not result in adverse amenity impacts for adjoining properties. To demonstrate compliance with the Performance outcomes we provide the following responses:</p> <ul style="list-style-type: none"> a. The subject site is located within and directly surrounded by land within the Low-medium density residential zone. The land located directly opposite the subject site on Selborne Street is located within the Medium density residential zone which allows for development up to five storeys in height. <p>The subject site has been identified as being suitable for a 3 storey multiple dwelling within the proposed changes to the Low-</p>



PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
<ul style="list-style-type: none"> g. designed to maintain significant view points and corridors; h. designed and orientated to retain solar access to key public spaces and adjoining buildings. 		<p>medium density design criteria outlined in Council’s <i>More homes, sooner Low-medium density residential (LMR) zone review</i>.</p> <p>It is noted that a three storey multiple dwelling was approved onsite in 2014 (A003896909). This development approval has subsequently lapsed.</p> <ul style="list-style-type: none"> b. Selborne Street has other existing, approved developments with heights greater than 9.5m, and additionally the zoning on the other side of the street permits 5 storey development to occur. This results in the proposed development being consistent with the development occurring on the street while also being consistent with the current and future building heights within the Low-medium density residential zone. c. The proposed building height is commensurate within the site area (625sqm) and frontage 16.47m and will not result in overbearing development on the street or adjoining properties. <p>It is noted that Council’s <i>More homes, sooner Low-medium density residential (LMR) zone review</i> is proposing that 3 storey buildings can be sited on lots within a minimum area of 400sqm and a minimum frontage of 12m.</p> <ul style="list-style-type: none"> d. The proposed building height will not result in undue amenity impacts to the adjoining property to the south west as the south western elevation of the proposed building



PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
		<p>only marginally exceeds 9.5m above ground and is setback 2.5m from the side boundary which will result in sensitive transition to the adjoining dwelling house.</p> <p>The multiple dwelling to the north east of the subject site will not be adversely impacted as the building height ranges from 9.53m-9.6m above ground level. It is also noted that the upper level on this elevation is setback 2.5m from the side boundary.</p> <ul style="list-style-type: none"> e. The proposed building will be well separated from the existing and future buildings on adjoining properties and will not impact on the development potential of an adjoining property. f. The proposed development has been design taking into consideration the street conditions and topography of the site. The proposal responds to sites topography, with the increased height partially attributable to the natural slope of the land rather than excessive vertical massing. This results in a building that reads consistently within the streetscape. g. The proposed development will not adversely impact on any view points or corridors. h. The proposed building height will maintain the solar access to Selborne Street and the adjoining buildings.



PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
	<p>AO4.2 Development incorporates the building height transition requirements set out in Table 9.3.14.3.I.</p>	<p>Performance Outcome No building height transitions are proposed as part of this development application. Please see the responses to PO4 above. It is noted that the development will comply with the building height transitions specified in Council’s <i>More homes, sooner Low-medium density residential (LMR) zone review</i>.</p>
<p>PO5 Development for services and related structures, including electricity transformers, fire hydrant and booster assemblies, air conditioning and other mechanical plant, vents, exhausts and refuse and recycling storage areas:</p> <ul style="list-style-type: none"> a. are integrated into the development; b. do not dominate the site frontage; c. are compatible with the intended streetscape character; d. ensure adverse amenity impacts to the streetscape and habitable spaces are ameliorated. 	<p>AO5 Development ensures that where services and related structures, including electricity transformers, fire hydrants and booster assemblies, air conditioning and other mechanical plant, vents, exhausts and refuse and recycling storage areas, are located within 4 metres of the front boundary:</p> <ul style="list-style-type: none"> a. comprise no more than 5m or 10% of the street frontage, whichever is the lesser; b. are orientated towards the internal driveways or footpaths onsite; c. are located, screened or landscaped so as not to be visually obtrusive. 	<p>Not applicable Development does not involve services or related structures within 4m of the front boundary.</p>
<p>PO6 Development provides a front boundary setback that:</p> <ul style="list-style-type: none"> a. defines the street edge; b. creates a clear threshold and transition from public to private space; c. assists in achieving visual privacy to ground-floor dwellings from the street; d. supports the location of balconies for casual surveillance of the street and modulation of the facade; e. allows for built form and facade articulation that contributes to the streetscape character and landscape; 	<p>AO6 Development provides setbacks to the primary and secondary frontages that complies with:</p> <ul style="list-style-type: none"> a. a neighbourhood plan; or b. if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements set out in Table 9.3.14.3.C. <p>Note—Roofing of terrace areas on car parking structures are to comply with boundary setback requirements for balconies. Note—Boundary setbacks are also influenced by minimum building separations considering the nature</p>	<p>Complies The proposed front boundary setback of 6.35m meets the requirements of Table 9.3.14.3.C.</p>



PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
<p>f. is consistent with the intended streetscape and setback pattern;</p> <p>g. facilitates landscaping appropriate to soften and screen the built form of the development from the street.</p>	<p>of the wall proposed and the number of openings or balconies.</p>	
<p>PO7 Development provides side and rear boundary setbacks that:</p> <ul style="list-style-type: none"> a. consider future development; b. minimise the impacts of development on the amenity and privacy of future and existing neighbourhood residents; c. support the separation of buildings to provide visual and acoustic privacy without reliance on screening, and ensure access to natural light, sunlight and breezes; d. contribute to the rhythm and pattern of the streetscape in keeping with the intended neighbourhood character; e. maximise the opportunity to retain significant vegetation and protect or establish large subtropical shade trees in deep-planting areas. 	<p>AO7.1 Unless greater setbacks are required to achieve adequate building separation, development provides a rear boundary and side boundary setback that complies with:</p> <ul style="list-style-type: none"> a. a neighbourhood plan; or b. if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements set out in Table 9.3.14.3.C. <p>Refer to Figure d.</p>	<p>Performance Outcome <u>North Eastern Side Boundary</u> The north eastern side boundary has the following setbacks:</p> <ul style="list-style-type: none"> - Ground level – 1.5m; - First level – 1.5m; - Second level – 2.5m; <p>The ground level and second level achieve the required setbacks.</p> <p>The First level adjacent to the north eastern boundary has a setback of 1.5m and a wall height of 5.5m above ground level. This wall height will not result in adverse impacts to the adjoining property as the subject site is approximately 1m lower than the height of the adjoining driveway and the wall will appear to have a height no greater than 4.5m above ground when viewed from the adjoining property. It is noted that the adjoining property does not have any habitable rooms adjacent to the common boundary.</p> <p><u>North Eastern Side Boundary</u> The south western side boundary has the following setbacks:</p> <ul style="list-style-type: none"> - Ground level – 6.8m; - First level – 2.0m; - Second level – 2.5m;



PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
		<p>These setbacks meet the requirements of Table 9.3.14.3.C.</p> <p><u>Rear Boundary</u></p> <p>The proposed rear boundary setback is 5.0m which is less than 6m specified in Table 9.3.14.3.C. The proposed rear wall has a maximum height of 9.5m above ground level and will result in amenity impacts to the adjoining property. The setback to the rear boundary will also be softened by proposed deep planting which will adequately screen the proposed development to the rear properties.</p>
	<p>AO7.2 Development ensures that any built to boundary walls located in a zone in the residential zones category are:</p> <ul style="list-style-type: none"> • not located along both side boundaries unless in the Low-medium density residential zone, Medium density residential zone or High density residential zone; • not located along a common boundary with a lot located in the Low density residential zone or Character residential zone; • for non-habitable rooms or spaces only; • not located within 1.5m of a habitable room in an adjoining dwelling house where not located in the Medium density residential zone or High density residential zone; • not located within the front or rear setback; • where on the side boundaries of a corner lot, located towards the front of the development and separated; • a maximum height of 3m; • low maintenance or constructed of prefinished materials. 	<p>Not Applicable</p> <p>No built to boundary walls are proposed as part of this application.</p>



PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
	<p>Refer to Figure e.</p> <p>AO7.3 Development ensures built to boundary walls:</p> <ul style="list-style-type: none"> a. have a maximum cumulative length along each side boundary of 15m, where located in the Low-medium density residential zone, Medium density residential zone or High density residential zone; or b. have a maximum cumulative length of 9m, where permitted in the Infill housing zone precinct of the Character residential zone; or c. do not exceed the length of an abutting and lawfully constructed built to boundary wall on an adjoining lot. 	<p>Not Applicable No built to boundary walls are proposed as part of this application.</p>
<p>PO8 Development ensures that the proportion of buildings to open space and landscaping on a site:</p> <ul style="list-style-type: none"> a. is consistent with the intended form, character and intensity of the local area and immediate streetscape; b. facilitates modulation and articulation of the building form; c. supports residential amenity for occupants and adjoining properties; d. supports private outdoor subtropical living; e. provides for well-located and functional communal open space areas; f. provides for deep planting areas to retain significant vegetation and protect or establish large subtropical shade trees. 	<p>AO8 Development has:</p> <ul style="list-style-type: none"> a. a building footprint within the building envelope; b. a maximum site cover that: <ul style="list-style-type: none"> a. complies with the requirements set out in a neighbourhood plan; or b. if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan: <ul style="list-style-type: none"> i. where in the Medium density residential zone, Low—medium density residential zone or the Infill housing zone precinct of the Character residential zone, is 45%; or 	<p>Performance Outcome The development proposes a site cover of 346.6sqm which equates to of 55.33% of the site area. The proposed site cover is consistent with the intended form, character and intensity of multiple dwelling development in the surrounding area.</p>



PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
	ii. where in the High density residential zone, is 40%.	
<p>PO9 Development balances the height and footprint of the building, providing modulation and variation in the facade's horizontal and vertical profiles that:</p> <ul style="list-style-type: none"> a. reduces the appearances of bulk through changes in building depth, length and articulated form; b. maintains a human scale and is consistent with the form and character intent of the neighbourhood and street; c. supports residential amenity to occupants and adjoining properties, including access to natural light and breezes; d. provides opportunities for dual aspect dwellings; e. incorporates changes in material, finish or texture at regular intervals; f. provides expressive shadow casting elements; g. provides opportunities for useable and functional open space. <p>Refer to Figure i.</p>	<p>AO9.1 Development where in the Medium density residential zone, Low-medium density residential zone or in the Infill housing zone precinct of the Character residential zone, the maximum length of a wall in any direction is 30m with substantial articulation provided every 15m. Note—Substantial articulation is a full building separation of 6m or a change in building line of plus or minus 2m for a length not less than 5m.</p> <p>AO9.2 Development where in the High density residential zone, the maximum length of a wall in any direction is 50m with substantial articulation provided every 15m. Note—Substantial articulation is a full building separation of 6m or a change in building line of plus or minus 2m for a length not less than 5m.</p> <p>AO9.3 Development incorporates the following design elements:</p> <ul style="list-style-type: none"> a. balconies, verandas or terraces on each level; b. variation in the treatment and patterning of windows to bring visual interest and activation to each facade; c. variation in building form, materials, colours, textures and finishes to articulate finer scale architectural features and building elements such as party walls and slab edges; 	<p>Complies Walls do not exceed 30m in length.</p> <p>Not applicable The subject site is not located in High density residential zone.</p> <p>Complies The proposed building design incorporates balconies and variation in window sizes and materiality which contribute the visual interest of the proposal.</p>



PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
	<p>d. recessions and projections in the roof and wall plane, such as steps, slopes or splays which cast shadows. Refer to Figure l, Figure m and Figure n.</p> <p>AO9.4 Development of the first 3 storeys of the building includes:</p> <ul style="list-style-type: none"> a. balconies and outdoor living areas orientated to the street or public realm; b. expression and promotion of pedestrian entries; c. elements of a finer scale than the building's main structure framing such as party walls and slab edges; d. recesses in built form to allow natural light to access habitable rooms within the building. <p>Refer to Figure j, Figure k and Figure l.</p>	<p>Complies The proposed development will include the following design requirements:</p> <ul style="list-style-type: none"> • Outdoor living areas orientated to the street. • The clearly identifiable pedestrian entry. • Elements of a finer scale than the building's main structure framing such as party walls and slab edges. • Recesses in built form to allow natural light to access habitable rooms within the building.
<p>PO10 Development for rooftops and building caps:</p> <ul style="list-style-type: none"> a. is contextually and climatically appropriate in form; b. reduces the bulk and scale of development when viewed from the street; c. is responsive to orientation and solar access; d. is not marred by plant and equipment; e. may incorporate a rooftop garden where integrated as part of the overall building design and enhancing the presentation and visual amenity of the rooftop and skyline when viewed from external public vantage points. <p>Note—External public vantage points means from at least two mostly unobstructed views of the development from a public area.</p>	<p>AO10.1 Development provides building caps and rooftops which:</p> <ul style="list-style-type: none"> • contribute to the architectural distinction of the building and roofs; • include interesting forms created through pitches, gables, skillions or other features; • provides opportunity for landscaping, alternative water sources, solar energy and communal open space area. <p>Refer to Figure m and Figure n.</p> <p>AO10.2 Development for rooftop service structures, lift motor rooms and mechanical plant and equipment is:</p> <ul style="list-style-type: none"> a. designed as an architectural feature of the building; 	<p>Complies An interesting roof form is created through the use of a parapet on the frontage of the building.</p> <p>Complies No rooftop service structures, lift motor rooms and mechanical plant and equipment are proposed as part of this application.</p>



PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
	<ul style="list-style-type: none"> b. incorporated into the roof form; c. designed to enable future inclusion of plant and equipment such as telecommunications facilities in an unobtrusive manner; d. visually and acoustically screened from any communal open space on the rooftop. 	
	<p>AO10.3 Development for a rooftop garden:</p> <ul style="list-style-type: none"> a. incorporates a combination of built form and soft landscape elements integrated with the overall building design; b. enhances the presentation and visual amenity of the rooftop and skyline when viewed from external public vantage points. <p>Note—External public vantage points means from at least two mostly unobstructed views of the development from a public area.</p>	<p>Not Applicable A rooftop garden is not proposed as part of this application.</p>
<p>PO11 Development provides a building that must define the street edge and reinforce the desired character of the neighbourhood through:</p> <ul style="list-style-type: none"> a. orientation to the street; b. front boundary setback; c. balconies and windows to provide overlooking and casual surveillance; d. building entrances; e. the treatment of retaining walls or basement car parking edges. <p>Refer to Figure r and Figure u.</p>	<p>AO11.1 Development provides a building front elevation that is parallel or nearly parallel to the street frontage.</p> <p>AO11.2 Unless required to achieve landscaping and streetscape outcomes, development provides a building that is not set back further than 2m beyond the minimum required street front setback.</p> <p>AO11.3 Development provides balconies and windows from the primary living area that face and overlook the street or public space.</p>	<p>Complies The front façade is parallel to the street frontage.</p> <p>Complies The proposed front setback is within 2m of the minimum front setback.</p> <p>Performance Outcome The proposed development provides a balcony and windows from the primary living areas that overlook the street frontage.</p>



PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
<p>PO12 Development provides an entrance that must define the threshold between public and private space and provide:</p> <ul style="list-style-type: none"> a. safe, secure and convenient access to the site for residents and visitors; b. a sufficiently scaled and sheltered entry and meeting space; c. clear building signage and numbering for emergency access; d. lighting to ensure the safety of residents and visitors whilst not causing undue nuisance to adjoining premises; e. conveniently located mailboxes; f. individual entrances to ground storey dwellings provide for a varied streetscape. 	<p>AO12.1 Development of a small-scale multiple dwelling of 5 or fewer dwellings in attached form, such as townhouses, ensures access to the front door of each dwelling is at the ground storey and clearly identifiable and visible from the public street or internal driveway.</p> <p>AO12.2 Development where not a small-scale multiple dwelling of 5 or less dwellings, provides at least one prominent pedestrian entry that connects a foyer or building entry directly with the public verge, is separated from the vehicle entry and includes:</p> <ul style="list-style-type: none"> a. entry and waiting space off the footpath; b. shelter; c. lighting in accordance with Category P3 of the AS/NZS 1158.3.1:2005 Lighting for roads and public spaces and complying with Table 2.1 - Illuminance in the vertical plane of AS 4282-1997 Control of the obtrusive effects of outdoor lighting; d. mailboxes. <p>Refer to Figure s.</p> <p>AO12.3 Development provides direct entry from the street for any ground storey dwellings that are adjacent to the street front and ensures that:</p> <ul style="list-style-type: none"> a. any steps are set back a minimum of 1m and are perpendicular to the front boundary; b. retaining walls step to the street level and provide a transition from private outdoor space and the street; c. lighting is provided in accordance with Category P3 of the AS/NZS 1158.3.1:2005 Lighting for roads and public spaces and 	<p>Performance Outcome The front door for each dwelling is not clearly identifiable from the street or internal driveway. However, the main pedestrian entrance to the site is highly visible from the street.</p> <p>Not Applicable The development involves a small-scale multiple dwelling.</p> <p>Not Applicable The development involves a small-scale multiple dwelling.</p>



PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
	complying with Table 2.1 - Illuminance in the vertical plane of AS 4282-1997 Control of the obtrusive effects of outdoor lighting; d. street numbering is provided to support visitor and emergency access. Refer to Figure t.	
Safety, privacy and amenity		
<p>PO13 If:</p> <ul style="list-style-type: none"> a. identified in a neighbourhood plan as a building height transition; or b. in the High density residential zone or the Medium density residential zone and sharing a common boundary with, or located fronting a minor road that is opposite premises in the Low—medium density residential zone, Low density residential zone or Character residential zone. <p>Development provides a transitional built form which protects the amenity of lower density residential areas by:</p> <ul style="list-style-type: none"> a. stepping down in height and scale; b. heavily landscaping interface area; c. minimising impacts including overlooking and visual dominance through building articulation; d. maintaining adequate levels of natural ventilation and light penetration to habitable rooms and private open space; e. avoiding large blank walls on steeply sloping sites. 	<p>AO13.1 Where identified in a neighbourhood plan, development provides a building height transition which ensures that buildings and structures comply with the requirements specified in the neighbourhood plan.</p> <p>AO13.2 Where no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, development in the High density or Medium density residential zones provides a building height transition that complies with the requirements specified in Table 9.3.14.3.I. Refer to Figure f.</p>	<p>Not Applicable The proposed development is not located in a neighbourhood plan area.</p> <p>Not Applicable The proposed development is not located in the High density or Medium density residential zone.</p>
<p>PO14 Development separates buildings from existing or future buildings within a site or on an adjoining site to:</p>	<p>AO14.1 Development provides building placement and design that:</p> <ul style="list-style-type: none"> a. complies with Table 9.3.14.3.F; or 	<p>Performance Outcome Overall the proposed boundary setbacks are sufficiently large enough to retain the natural light,</p>



PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
<p>a. be consistent with the form and character intent for the local area;</p> <p>b. protect residential amenity including access to natural light, sunlight and breeze;</p> <p>c. provide visual privacy to reduce the need for fixed screening.</p>	<p>b. positions the primary balcony or private open space to face the street frontage or rear boundary or adjoining public open space;</p> <p>c. offsets balconies or habitable rooms so that they are positioned outside the cone of vision of existing or approved habitable rooms or outdoor spaces.</p> <p>Refer to Figure g and Figure h. Note—This is demonstrated by a site context plan that includes adjoining and adjacent buildings (including habitable rooms) and strategies to address separation issues. Note— Considered site planning and design and strategies such as offsetting balconies, the location of private space, selective screening or other design elements can reduce building separation requirements.</p>	<p>sunlight and breezes on the adjoining properties. The proposed boundary setbacks are also consistent with the setbacks of the dwellings in the directly adjoining allotments. The proposed development achieves compliance as per the following:</p> <ul style="list-style-type: none"> - The proposed townhouses achieve the required 3m building separation at ground level. <p>Where the proposed townhouses do not achieve the 9m separation distance between the upper level and the adjoining buildings the performance outcomes are achieved as per the following:</p> <ul style="list-style-type: none"> - The proposed boundary setbacks are consistent with boundary setbacks on adjoining lots. - The proposed building separation distances will not unreasonably restrict natural light, sunlight and breeze to adjoining properties. - Screening will be provided to maintain visual privacy.
	<p>AO14.2 Development with a secondary private open space or balcony used for drying or services is located to the side boundary with fixed screens.</p>	<p>Not applicable No secondary private open space proposed</p>



PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
<p>PO15 Development of a building 8 storeys and over ensures that the design mitigates the impacts of ground-level wind acceleration to ensure safe and amenable environment for pedestrians and building occupants. Note—Where building height exceeds 15 storeys, a wind impact report prepared by a suitably qualified professional is required to be submitted to demonstrate achievement of the above outcome.</p>	<p>AO15 Development with a building between 8 storeys and 15 storeys provides wind mitigation that uses at least 2 of the following strategies:</p> <ul style="list-style-type: none"> a. building orientation, plan shape, massing and facade articulation to avoid tall and wide facades that face prevailing winds; b. a podium and tower building form with tower set back at least 10m from all streets above the podium level to deflect wind downdrafts from penetrating to street level; c. canopies, roof structures and awnings to protect pedestrians and building occupants at ground and podium levels; d. trellis structures and a dense network of trees onsite at ground or podium level. <p>Note—No acceptable outcome is prescribed for a development if more than 15 storeys in height. Note—Where a podium provides for unroofed private or communal open space areas, a wind impact report prepared by a suitably qualified professional may be required to justify appropriate wind mitigation measures to ensure the safety of residents and visitors of the building.</p>	<p>Not Applicable The proposed development is only 3 storeys in height.</p>
<p>PO16 Development provides screening and partial enclosure of balconies to:</p> <ul style="list-style-type: none"> a. balance the privacy needs of neighbouring dwellings with the comfort of building occupants; b. ensure buildings are subtropical and climatically responsive; c. reduce the appearance of excessive bulk; 	<p>AO16.1 Development where providing balconies with solid balustrades on the street frontage or visible from public space, limits solid balustrading to a maximum of:</p> <ul style="list-style-type: none"> a. 50% of the balconies on the first 3 storeys; b. 25% on the 4th storey and above. <p>Refer to Figure w.</p>	<p>Complies No solid balustrades are not proposed.</p>



PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
<p>d. provide opportunities for passive surveillance of the street or public spaces.</p> <p>Note—Balconies use a combination of solid balustrades, operable screens and lightweight materials to provide a balance of privacy and engagement with the street and other public spaces.</p>	<p>AO16.2 Development where providing solid walls or fixed screening to balconies limits the walls and screening to:</p> <ul style="list-style-type: none"> a. the side directly adjoining another balcony or private open space within the same building; b. a maximum of 20% or 1m of 1 external face, whichever is lesser, to screen utilities or private clothes lines; c. the full extent of a secondary balcony on a side elevation where for utilities or services. <p>Note—This excludes solid balustrades or screening where provided to reduce amenity or privacy impacts to nearby dwellings.</p> <p>AO16.3 Development where providing operable, moveable or adjustable screening of balconies, limits the screening to a maximum of:</p> <ul style="list-style-type: none"> a. 60% of the front side or rear boundary balconies to achieve visual privacy to an existing dwelling within 9m; b. 100% of west-facing primary balconies. <p>Refer to Figure w.</p>	<p>Complies No solid balustrades are not proposed. The proposed fixed screens are only proposed on the side elevation which faces the driveway in the adjoining property.</p> <p>Not applicable No adjustable screening is proposed.</p>
<p>PO17 Development must minimise direct overlooking between buildings through appropriate building layout, location and the design of windows and balconies or screening devices.</p> <p>Note—Siting and building separation is used to minimise privacy screening requirements.</p>	<p>AO17.1 Development where the dwelling is located within 2m at ground storey or 9m above ground storey of a habitable room window or private open space of an existing dwelling house, ensures habitable rooms and any private outdoor spaces have:</p> <ul style="list-style-type: none"> a. an offset from the habitable room or private open space of the existing dwelling to limit direct outlook; or b. sill heights a minimum of 1.5m above floor level; or 	<p>Complies Screening has been provided where required.</p>



PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
	<p>c. fixed obscure glazing in any part of the window below 1.5m above floor level; or d. fixed external screens; or e. in the case of screening for a ground floor level, fencing to a minimum 1.8m above the ground storey floor level.</p> <p>Refer to Figure h.</p> <p>AO17.2 Development where a direct view is available from balconies, terraces, decks or roof decks into windows of habitable rooms, balconies, terraces or decks in an adjacent existing dwelling house, is screened from floor level to a height above 1.5m above floor level.</p> <p>AO17.3 Development provides screening devices that are solid translucent screens, perforated or slatted panels or fixed louvres that have a maximum of 25% openings, with a maximum opening dimension of 50mm, and that are permanently fixed and durable. Note—The screening device is offset a minimum of 0.3m from the wall around any window. Note—Screening devices may be hinged or otherwise attached to facilitate emergency egress.</p>	<p>Complies Where required, screening will be provided to limit overlooking of the adjoining properties.</p> <p>Complies Where required, screening will be provided.</p>
<p>PO18 Development minimises light nuisance to residents and adjoining premises whilst maintaining safety of publicly accessible areas of the development.</p>	<p>AO18 Development of outdoor lighting is in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting. Note—This includes outdoor lighting to communal open spaces on the roof.</p>	<p>Complies All outdoor lighting will comply with AS4282- 1997.</p>
<p>PO19</p>	<p>AO19</p>	<p>Complies</p>



PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
<p>Development for a building must not incorporate any type of glass or other surface likely to reflect specular rays that could create undue nuisance, discomfort or hazard to the surrounding locality.</p>	<p>Where development incorporates reflective glass material, it is to have:</p> <ol style="list-style-type: none"> a. a level of light reflectivity of not greater than 20%; b. a level of heat transmission of not less than 20%. 	<p>Any protective glass material will have a light reflectivity of less than 20% and heat transmission of less than 20%.</p>
<p>PO20 Development is located, designed and constructed to achieve the:</p> <ol style="list-style-type: none"> a. air quality (planning) criteria in Table 9.3.14.3.G; b. odour criteria in Table 9.3.14.3.H. <p>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.</p>	<p>AO20.1 Development in a zone in the centre zones category or the Mixed use zone, including any outdoor air intakes for the development, is separated from:</p> <ol style="list-style-type: none"> a. exhaust vent outlets of premises where food or cooking odour is released, by a minimum of 6m; b. exhaust vent outlets from car parks or bus stations, by a minimum of 15m. <p>AO20.2 Development is located no closer than 150m to a spray painting workshop. Note—This distance is to be measured between the building containing the spray painting workshop and the property boundary of the sensitive use.</p>	<p>Not Applicable The proposed development is located within the Low-Medium Density Residential Zone.</p> <p>Not Applicable The proposed development is located within 150m to a spray painting workshop.</p>
<p>PO21 Development in a zone in the centre zones category or the Mixed use zone must:</p> <ol style="list-style-type: none"> a. be located, designed and constructed to protect bedrooms and other habitable rooms from exposure to noise arising from non-residential activities outside the building; b. be designed and constructed to achieve a minimum reduction in sound pressure level between the exterior of the building and the bedrooms or indoor primary living areas of 30dBA. 	<p>AO21 Development in a zone in the centre zones category or the Mixed use zone has a minimum acoustic performance of:</p> <ol style="list-style-type: none"> a. Rw 35 for glazing (windows and doors) where total area of glazing is greater than 1.8m²; b. Rw 32 for glazing (windows and doors) where total area of glazing is less than or equal to 1.8m². 	<p>Not Applicable The proposed development is located within the Low-Medium Density Residential Zone.</p>



PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
<p>Note—A noise impact assessment report prepared in accordance with the Noise impact assessment planning scheme policy can assist in demonstrating achievement of this performance outcome.</p> <p>Note—Site-specific criteria will be identified in a neighbourhood plan for sites within a Special Entertainment Precinct Area or within the Transport noise corridor overlay.</p>		
<p>PO22 Development that includes mechanical plant (including air-conditioning plant, heat pumps and swimming pool pumps) ensures it is located, designed and attenuated to achieve the following criteria:</p> <p>a. $L_{Aeq,adj,T}$ emitted from mechanical plant is not greater than the rating background level plus 3 at a sensitive use not associated with the development.</p> <p>Note— Where T is a. Day (7am to 6pm): 11hr, b. Evening (6pm to 10pm): 4hr, c. Night (10pm to 7am): 9hr.</p> <p>Where- a. $L_{Aeq,adj,T}$ is the A-weighted equivalent continuous sound pressure level during measurement time T, adjusted for tonal and impulsive noise characteristics, determined in accordance with the methodology described in the Noise impact assessment planning scheme policy. b. The rating background level is determined in accordance with the methodology described in the Noise impact assessment planning scheme policy.</p> <p>Note—A noise impact assessment report prepared in accordance with the Noise impact assessment planning scheme policy can assist in demonstrating achievement of this performance outcome.</p>	<p>AO22 Development ensures mechanical plant is acoustically screened from nearby sensitive uses.</p>	<p>Not Applicable All mechanical plant areas are to be acoustically screened from nearby residential uses.</p>



PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
<p>PO23 Development must create a safe environment by incorporating the key elements of crime prevention through environmental design in its layout, building or structure design and landscaping by:</p> <ul style="list-style-type: none"> a. facilitating casual surveillance opportunities and including good sightlines to publicly accessible areas such as car parks, pathways, public toilets, and communal areas; b. defining different uses and ownerships through design and restricting access from non-residential uses into private residential dwellings; c. promoting safety and minimising opportunities for graffiti and vandalism through exterior building design and orientation of buildings and use of active frontages; d. ensuring publicly accessible areas such as car parks, pathways, public toilets, and communal areas are well lit; e. including way-finding cues; f. minimising predictable routes and entrapment locations near public spaces such as car parks, public toilets, ATMs, communal areas. <p>Note—For guidance in achieving the key elements of crime prevention through environmental design, refer to the Crime prevention through environmental design planning scheme policy.</p>	<p>AO23 No acceptable outcome prescribed.</p>	<p>Complies The proposed development will incorporate key elements of CPTED by:</p> <ul style="list-style-type: none"> - providing windows, balconies and open space to facilitate casual surveillance; - clearly defines different uses and ownership through key design elements; - limits anti social behaviour and minimises opportunities for graffiti; - ensures that the car parking area open to the public is well lit; - includes way finding cues and pedestrian pathways throughout the site; - minimises any predicable routes and entrapment.
<p>PO24 Development incorporates graffiti and vandalism prevention techniques in its layout, building or structure design and landscaping, by:</p> <ul style="list-style-type: none"> a. denying access to potential canvases through access control techniques; 	<p>AO24 No acceptable outcome prescribed.</p>	<p>Complies Graffiti and vandalism will be minimised throughout the site by:</p> <ul style="list-style-type: none"> - denying access to potential canvases through articulated design;



PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
<ul style="list-style-type: none"> b. reducing potential canvases through canvas reduction techniques; c. ensuring graffiti can be readily and quickly removed through easy maintenance selection techniques. <p>Note—For guidance on graffiti and vandalism prevention techniques refer to the Graffiti prevention planning scheme policy.</p>		<ul style="list-style-type: none"> - reducing canvases through vegetation planting and variations in building material; - ensuring that graffiti can be easily removed in the event of vandalism taking place.
<p>PO25 Development has hours of operation which are controlled so that the use does not detrimentally impact on the amenity of adjoining residents.</p>	<p>AO25 Development:</p> <ul style="list-style-type: none"> a. for accommodation activities, dwelling unit or emergency services has unlimited hours of operation; b. for any other use, has hours of operation, including deliveries, which are limited to 6am to 8pm, or as otherwise identified in a neighbourhood plan. 	<p>Complies The development is for accommodation activities and has unlimited hours of operation.</p>
Subtropical design and landscaping		
<p>PO26 Development supports Brisbane's subtropical character and sustainable lifestyle through functional and climatically responsive building design, layout and orientation that:</p> <ul style="list-style-type: none"> a. reduces the need for mechanical heating, cooling and lighting; b. ensures access to sunlight and natural heating, cooling and ventilation for residents; c. provides protection and relief from the subtropical climate; d. mitigates the impact of urban heat island. 	<p>AO26.1 Development is designed to provide all dwellings with:</p> <ul style="list-style-type: none"> a. floor-to-ceiling heights of at least 2.7m; b. habitable rooms with a minimum of 2 dual aspect windows or openings. <p>Refer to Figure o and Figure p.</p> <p>AO26.2 Development includes:</p> <ul style="list-style-type: none"> a. weather protection and sun shading to all external doors and windows to habitable rooms; b. deep recesses, eaves and sun-shading devices on the north-facing building facades; c. extensively shaded west-facing building facades using building and landscape 	<p>Complies Floor to ceiling heights of 2.75 and windows and openings provide to all habitable rooms.</p> <p>Complies The proposed development will provide adequate weather protection and sun shading to external doors and windows to habitable rooms.</p>



PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
	<p>elements such as adjustable screens, awnings or pergolas, green walls and planting.</p>	
<p>PO27 Development ensures significant vegetation and large subtropical shade trees are retained, or where retention is not possible, compensatory planting is established to balance the bulk, scale and form of the building and provide a subtropical landscape setting including natural shade to mitigate heat island effects. Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy.</p>	<p>AO27.1 Development ensures that the location of new buildings, car parking, driveways, crossovers, retaining walls, filling and excavation, utilities or services will not adversely impact the long-term viability of significant vegetation, including large subtropical shade trees to be retained. Note—Invasive species listed as 'Undesirable plant species' in the Planting species planning scheme policy are not required to be retained unless the tree is a significant, mature and healthy shade tree. Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy.</p> <p>AO27.2 Development provides or retains one tree within the site per 20m of frontage that is capable of growing to a minimum height of 15m at maturity. Note—Landscape design incorporates planting in accordance with the Planting species planning scheme policy. Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy.</p> <p>AO27.3 Development provides tree species that are selected and planted to provide a minimum 50% shade cover to a site’s open space within 10 years. Note—Shade cover is to be measured at 12pm on 21 December.</p>	<p>Complies The development provides deep planning areas. Details are provided on Landscape concept plan prepared by citicene.</p> <p>Complies Details are provided on Landscape concept plan prepared by citicene.</p> <p>Complies Details are provided on Landscape concept plan prepared by citicene.</p>



PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
<p>PO28 Development provides landscaping that must:</p> <ul style="list-style-type: none"> a. provide shade to pedestrian pathways; b. maintained sightlines and support personal safety by allowing for the overlooking of the street and public spaces from the site and balconies; c. present an integrated landscape, neighbourhood and streetscape character; d. contribute positively to amenity and the subtropical microclimate of the site, streetscape and public spaces; e. reduce the appearance of building bulk and soften built form, driveways and hardstand areas from the street and adjoining properties; f. contribute to privacy between residences; g. provide natural shade to mitigate heat island impacts. <p>Note—This is demonstrated by an overall site landscape concept plan. Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy.</p>	<p>AO28.1 Development provides landscaping within the site along the frontage of the site that consists of:</p> <ul style="list-style-type: none"> a. a minimum of 1 area of deep planting with a dimension of 4m x 4m; b. shade and/or rounded canopy trees located to cast a minimum of 50% shade over the adjacent verge within 5 years of planting; c. a minimum of 50% of frontage length planted for a minimum width of 2m, excluding the driveway crossover and pedestrian access. <p>Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy. Note—The above requirements do not apply where a front boundary setback of zero metres is required, such as in a zone in the centre zones category or Mixed use zone.</p> <p>AO28.2 Development provides landscaping along side boundaries as follows:</p> <ul style="list-style-type: none"> a. a minimum of 1.5m wide landscaping for a side boundary excluding the area for built to boundary walls; b. a minimum of 1.5m wide landscaping for a side boundary where a driveway, or at ground level open parking area, is located adjacent to the boundary. 	<p>Performance Outcome A deep planting area 7.1sqm in size is provided at the front of the site. This area has dimensions of 3.9m x 1.85m and will contribute to the shading of the onsite pedestrian pathways and positively contributing to the amenity of the site and street.</p> <p>Performance Outcome Where possible landscaping has been provided along the side boundaries.</p>



PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
<p>PO29 Development provides deep planting areas that:</p> <ul style="list-style-type: none"> a. are of sufficient size and dimension to contain large subtropical shade tree species; b. are maintained exclusively for landscaping, with no underground development or infrastructure; c. are open to the sky with access to light and rainfall into the natural ground; d. are planted with subtropical tree species that at maturity are complementary in scale and height to the building form and respond to the site location and design needs; e. soften the impact of building and hardstand areas and reduces impervious areas to improve stormwater; f. provides natural shade to mitigate heat island effects; g. provides informal recreation spaces that are easily accessible for building occupants; h. is located to retain and protect existing site features such as significant vegetation or grouped with deep-planted areas on adjacent sites to maximise contiguous areas of deep planting. 	<p>AO29.1 Development locates deep-planting areas:</p> <ul style="list-style-type: none"> a. to protect existing significant vegetation including large subtropical shade trees; b. to provide an opportunity for the co-location of deep soil plants and large subtropical shade trees within the street or on adjoining premises; c. within the front or rear set back to soften the built form for the street and adjoining premises. <p>Note—In regards to (c) above, deep planting is not required within the front setback where a front boundary setback of zero metres is required, such as in a zone in the centre zones category or Mixed use zone.</p>	<p>Complies The proposed deep planting areas will provide an opportunity for the co-location of deep soil plants and large subtropical shade trees within the street or on adjoining premises and will soften the built form for the street and adjoining premises. Please see the Landscape concept plan prepared by citicene for further information.</p> <p>Complies The proposed deep planting areas are:</p> <ul style="list-style-type: none"> - minimum of 10% of the site area – 625sqm. - a minimum unobstructed dimension of 2m in any direction; - able to accommodate trees planted in natural ground; - 100% open to the sky; - can be accessed for maintenance purposes. <p>Complies The deep planting areas will be capable of growing shade trees to a minimum canopy diameter of 5m</p>
	<p>AO29.2 Development provides deep-planting areas that are:</p> <ul style="list-style-type: none"> a. a minimum of 10% of the site area; b. a minimum unobstructed dimension of 4m in any direction; c. able to accommodate trees planted in natural ground; d. 100% open to the sky; e. can be accessed for maintenance purposes. 	
	<p>AO29.3 Where there are no existing large subtropical shade trees on the site, development provides trees in the deep-planting areas which:</p>	



PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
	<p>a. are capable of growing to a minimum canopy diameter of 5m and a minimum height of 5m within 5 years of planting;</p> <p>b. are subtropical tree species consistent with the Planting species planning scheme policy.</p> <p>Note—Tree species should be chosen to respond to particular site location or design needs. Where site circumstances permit, tree species that are complementary in scale and height to the building form should be selected. Tree height and canopy spread will be dependent on species.</p> <p>AO29.4 Development ensures that deep-planting areas are exclusively for landscaping and do not contain:</p> <p>a. vehicle driveways, manoeuvring or hardstand areas and pedestrian paths;</p> <p>b. surface structures and infrastructure such as water conservation services, refuse storage areas, fire hydrants or boosters, electrical transformers or other utilities;</p> <p>c. sub-surface structures or infrastructure such as piping, bioretention pits, basement car parking structures.</p>	<p>and a minimum height of 5m within 5 years of planting.</p> <p>Complies The proposed deep planting areas will be used exclusively for landscaping.</p>
Private and communal open space		
<p>PO30 Development provides communal space that must be designed to provide:</p> <p>a. residents with passive and active recreation opportunities;</p>	<p>AO30.1 Development consisting of 10 or more dwellings provides communal open space, that is clearly distinguished from deep planting areas and private open space, and:</p> <p>a. is a minimum of 5% or 40m² of the site area, whichever is greater;</p>	<p>Not Applicable Development is for 4 dwellings, and no communal open space is proposed.</p>



PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
<p>b. a pleasant outlook for residents and maximise opportunities for shared views or access to viewing points;</p> <p>c. opportunity for a range of uses and flexible use.</p>	<p>b. is one consolidated useable space, or where exceeding 100m², two separate useable areas within the site;</p> <p>c. is a minimum 50% open to the sky;</p> <p>d. is a minimum of 25% landscaping;</p> <p>e. is a minimum of 25% shaded by trees within 5 years;</p> <p>f. is a maximum 25% as internal dedicated created space;</p> <p>g. is designed to provide a range of recreational facilities such as seating, barbeque, swimming pool and vegetable gardens;</p> <p>h. incorporates a flat paved or grassed area with a minimum dimension of 5m in any direction.</p> <p>Note—Deep planting areas can be located within communal open space. However, the minimum site percentage requirements for communal open space and deep planting must be calculated separately.</p> <p>Note—In regards to (b) above, one space may be provided on ground as a swimming pool and barbeque area with substantial landscaping, and another on the roof to take advantage of views.</p> <p>Note—Internal spaces may include a gymnasium, movie room or entertainment room.</p> <p>Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy.</p> <p>AO30.2 Development ensures that communal outdoor space areas do not contain:</p> <p>a. vehicle driveways, manoeuvring or hardstand areas; or</p> <p>b. surface structures and infrastructure such as rainwater tanks, transformers and water boosters.</p>	



PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
	<p>Note—Bioretention areas can form part of communal open space provided it is designed as a component of the landscape area but not any area of deep planting. Lightweight shade structures such as pergolas are able to be located within communal open space.</p>	
<p>PO31 Development must provide attractive and functional private open space for residents that:</p> <ol style="list-style-type: none"> a. is appropriately sized and located to enhance amenity and liveability for residents; b. is designed to be functional for the use of the possible number of residents in each dwelling; c. is designed to contribute to the form and detail of the building. <p>Note—Private open space can be provided on ground, on balconies or in a structure over a platform, basement and on rooftops.</p>	<p>AO31.1 Development provides private open space which comprises:</p> <ol style="list-style-type: none"> a. for ground storey dwellings, a minimum area of 35m² with a minimum dimension of 3m; b. for dwellings above ground storey, a balcony with a minimum area of 12m² and a minimum dimension of 3m. <p>Note—The measurement of minimum private open space requirements must be clear of utilities such as hot water systems, air-conditioning units, rainwater tanks, bicycle parking, fire hydrants or other utilities, as well as areas required for deep planting and communal open space.</p> <p>AO31.2 Development provides for private open space areas that are:</p> <ol style="list-style-type: none"> a. for the primary area, directly accessible from the internal primary living areas of the dwelling; b. provided with a screened area of 2m² minimum dimension capable of screening air-conditioning plant, private clothes drying, etc.; 	<p>Performance Outcome Each townhouse is provided with a balcony with an area of 12.4sqm and a minimum dimension greater than 3m. While each unit has access to the ground level, the ground level only contains a garage and functions as a above ground unit. While not directly complying with AO31.1 the proposed private open space complies with AO31.1(b) and achieves compliance with Performance outcome in that:</p> <ul style="list-style-type: none"> - The balconies have suitable area and dimensions to enhance the amenity and liveability for residents; - The balconies are suitably sized for the number of residents within each townhouse. - The balconies contribute positively to the form and detail of the building. <p>Complies The private open space is directly accessible from the main living areas of each dwelling. Balconies are screened by a 1.5m balustrade.</p>



PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
	<p>c. provided with adjustable, moveable or operable privacy screening where appropriate.</p>	
	<p>AO31.3 Development provides balconies that are located to the front or rear of a building except where adequate building separation and screen landscaping can be achieved to maintain privacy along side boundaries.</p>	<p>Performance Outcome The balconies for Townhouses 2 & 3 face the side boundary and have been provided with screening to minimise overlooking of the adjoining property. It is also noted that the driveway and a visitor car parking spaces adjoins the common boundary with the subject site, as such, the proposed balconies will not result in overlooking of habitable rooms or private open space in the adjoining multiple dwelling.</p>
	<p>AO31.4 Development ensures that private open space areas do not contain:</p> <ul style="list-style-type: none"> a. vehicle driveways, manoeuvring or hardstand areas; or b. surface structures and infrastructure such as retaining walls, rainwater tanks, electricity transformers and fire hydrants and boosters. <p>Note—Water conservation services or utilities or stormwater treatment measures, such as bioretention areas, can form part of private open space provided they are designed as a component of the landscape area but not any area of deep planting. Lightweight shade structures, such as pergolas, are able to be located within at-grade and in-structure private open space.</p>	<p>Complies The private open space areas do not include vehicle driveways, manoeuvring or hardstand areas or surface structures and infrastructure such as retaining walls, rainwater tanks, electricity transformers and fire hydrants and boosters.</p>



PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
	<p>AO31.5 Development provides a minimum of 75% of a dwelling's outdoor living area positioned to the north or north-east. This is balanced with street interface desired outcomes. Note—Side boundary facing north or north-east facing windows or balconies may be permitted where this will significantly improve passive solar design, provided privacy for occupants and adjacent dwellings is maintained.</p>	<p>Complies Where possible of 75% of a dwelling's outdoor living area positioned to the north or north-east.</p>
Refuse storage and collection		
<p>PO32 Development provides refuse and recycling collection and storage facilities that:</p> <ul style="list-style-type: none"> a. are located conveniently in an unobtrusive dedicated storage room or separate screened structure; b. are located and managed so that adverse impacts on building occupants, neighbouring properties and the public realm are minimised; c. provide for refuse and recycling including source separation; d. are of a design that allows low-frequency service collection; e. minimise ongoing building management cost for occupants. <p>Note—Refer to the Refuse planning scheme policy for further guidance.</p>	<p>AO32 Development provides refuse and recycling collection and storage facilities, including source separation, in accordance with the Refuse planning scheme policy.</p>	<p>Complies Refuse bin storage is provided that is screened from street view.</p>
Car parking, manoeuvring and hardstand areas		
<p>PO33 Development provides car parking areas, vehicle site access, services and utilities that do not adversely impact on a positive streetscape character and interface being established.</p>	<p>AO33.1 Development ensures that vehicle access comprises no more than 30% of the street frontage width at the front boundary and is located away from the main pedestrian entry.</p>	<p>Complies The proposed crossover does not comprise more than 30% of the property frontage.</p>



PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
	<p>Note—This excludes driveway splays to the kerb.</p> <p>AO33.2 Development provides site access, combined with short-term parking, drop-off zones or porte-cocheres, that does not dominate the street frontage or comprise more than 40% of the street frontage width.</p> <p>AO33.3 Development, where above-ground or partially above-ground car parking, is located so that:</p> <ul style="list-style-type: none"> a. the facade design and materials selection is extended to the car park entry and car park areas on all frontages and boundaries; b. building services, pipes and ducts within the car park are not visible from the street and other public spaces or adjoining properties and are screened and landscaped. <p>Refer to Figure v.</p>	<p>Not Applicable Drop-off zones or porte-cocheres are not proposed as part of this application.</p> <p>Not Applicable The proposed front fencing and landscape buffer along the frontage will be sufficient to screen the proposed car parking space.</p>
<p>PO34 Development where not in a zone in the centre zones category or the Mixed use zone, provides car parking that is sited and of a bulk and form that:</p> <ul style="list-style-type: none"> a. does not dominate the street frontage of the development; b. does not impact on the safety and efficiency of the road networks; c. does not detract from the quality of adjoining streetscape or public spaces; d. is safe and convenient for residents, visitors and service providers; 	<p>AO34.1 Development where not in a zone in the centre zones category or the Mixed use zone, provides car parking that is located:</p> <ul style="list-style-type: none"> a. below ground; or b. at ground level or above ground level only if contained within the development footprint and located behind the main building line, except where for visitor parking; c. set back from front, rear and side boundaries in accordance with a neighbourhood plan or if no neighbourhood plan applies or no requirements are specified in a neighbourhood plan, Table 9.3.14.3.E; 	<p>Performance Outcome The proposed visitor parking space is within the identified front setback, however, front fencing and landscape buffer along the frontage will be sufficient to screen the proposed car parking space.</p> <p>The enclosed parking is contained within the development footprint and is setback from boundaries in accordance with Table 9.3.14.3.E.</p>



PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
<p>e. does not negatively impact on the amenity of adjoining residents by way of noise, odour or light having regard to:</p> <ul style="list-style-type: none"> i. the proximity of dwelling houses or existing multiple dwellings on adjoining sites; ii. the scale and detail of any parking structure walls when viewed from the street and adjoining properties; iii. setback distances to mitigate impacts; iv. the location of active frontages and public spaces. <p>Note—Where in a zone in the centre zones category or the Mixed use zone, the car parking provisions of the Centre or mixed use code apply</p>	<p>d. landscaped and screened from view of the street, other public areas and adjoining properties;</p> <p>e. not in conflict with required vehicle queuing distances.</p> <p>Note—Car parking within the building which extend 1m above ground level will be counted as a storey in the maximum height and will be subject to the relevant boundary setback requirements.</p> <p>AO34.2 Development, where not in a zone in the centre zones category or the Mixed use zone, of a basement car parking structure located between the street frontage and the main building line is no more than 1m above ground level at any point.</p> <p>AO34.3 Development, where not in a zone in the centre zones category or the Mixed use zone, for a basement car parking structure that is 1m or less above ground and located on the side or rear boundary ensures that where retaining walls and fencing are proposed:</p> <ul style="list-style-type: none"> a. the maximum combined height of basement structure, retaining walls and fencing is 2m; b. structures and fences are finished with low-maintenance and pre-finished materials. <p>Note—Structures include car parking walls, retaining walls, fences, planters and roofing to terraces, balconies or patios that are part of or situated on a basement podium or car parking structure.</p> <p>AO34.4 Development where not in a zone in the centre zones category or the Mixed use zone, ensures that the location of visitor parking is:</p> <ul style="list-style-type: none"> a. clearly signposted; 	<p>Not Applicable No basement carparking is proposed.</p> <p>Not Applicable No basement carparking is proposed.</p> <p>Complies The visitor car parking signage can be provided as required.</p>



PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
	b. not located behind a security barrier; c. not located on both sides of the driveway; d. separated from the street frontage boundary by a 4m wide deep planting area.	Not applicable The development does not provide tandem car parking spaces.
	AO34.5 Development, where not in a zone in the centre zones category or Mixed use zone, for a small-scale multiple dwelling, such as attached or townhouse dwellings, provides a tandem car parking space for those units which provide direct vehicle access from the street, that is designed in accordance with Figure q. Note—Direct vehicle access for individual units is subject to availability of on-street parking, street trees and general amenity impacts assessment and is generally not acceptable for development on major roads.	
PO35 Development where not in a zone in the centre zones category or the Mixed use zone, ensures that car parking, hardstand or manoeuvring areas are: <ol style="list-style-type: none"> a. located to minimise noise and fumes disturbance on residents within and adjoining the site; b. acoustically and visually screened to: <ol style="list-style-type: none"> i. minimise the reflection of headlights into dwelling windows; ii. attenuate noise impacts; c. landscaped to: <ol style="list-style-type: none"> i. soften the visual appearance of at grade hardstand areas; ii. enhance pedestrian safety; iii. improve visual amenity for the streetscape and urban area; 	AO35.1 Development where not in a zone in the centre zones category or the Mixed use zone, ensures that a hardstand or manoeuvring area situated at or above ground level is: <ol style="list-style-type: none"> a. located a minimum of 3 metres vertically and horizontally from any habitable window on site to minimise noise disturbance on residents; b. screened to prevent the reflection of car headlights onto dwelling windows adjoining or opposite the site. 	Complies The proposed hardstand areas are to be located at ground level. The hardstand area is: <ul style="list-style-type: none"> • located so as to minimise noise disturbance. • screened to minimise the reflection of car head lights, and attenuate noise. • adequately separated from habitable windows to minimise noise and fume disturbance • adequately landscaped to soften its visual appearance.
	AO35.2 Development where not in a zone in the centre zones category or the Mixed use zone ensures any vehicle	



PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
<p>iv. provide shade for pedestrians and reduce the impact of glare and radiant heat from car parking areas.</p> <p>Note—where in a zone in the centre zones category or the Mixed use zone, the car parking provisions of the Centre or mixed use code apply.</p>	<p>movement or vehicle parking areas along the side or rear boundary are:</p> <ol style="list-style-type: none"> a. acoustically screened from adjoining dwellings to a minimum height of 1.8m; b. provided with a vegetated buffer next to any movement or parking areas: <ol style="list-style-type: none"> i. a minimum of 1m wide along the side boundary; ii. a minimum of 2m wide along the rear boundary; iii. planted at a pot size and density sufficient to screen up to 1.5m above ground level at establishment. <p>AO35.3 Development, where not in a zone in the centre zones category or the Mixed use zone, and where car parking is above ground and uncovered, provides:</p> <ol style="list-style-type: none"> a. a minimum of 1 shade tree for every 6 car spaces; b. trees which are planted to achieve a minimum 50% shade cover along internal pedestrian paths and driveways within 5 years of certification in accordance with the Landscape work code and the Planting species planning scheme policy. <p>AO35.4 Development where not in a zone in the centre zones category or the Mixed use zone, provides:</p> <ol style="list-style-type: none"> a. landscaping that is used to delineate safe pedestrian movement through car parks; b. exterior vehicle movement areas that are broken up by alternative materials, patterns or threshold treatments. 	<p>The proposed vehicle manoeuvring areas will be:</p> <ul style="list-style-type: none"> - acoustically screened along the side boundary. - provided with a vegetation buffer. <p>Complies The proposed development provides adequate shade trees and planting throughout the site.</p> <p>Complies The subject site is adequately landscaped. The proposed driveways and car parking areas are broken up by alternative materials and landscaping articulation.</p>



PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
	<p>AO35.5 Development of ground level or other above ground car parking, where not in a zone in the centre zones category or the Mixed use zone, provides densely planted setbacks. Note—Front boundary setbacks must be treated to address streetscape interface issues and be in accordance with the streetscape interface performance outcomes and acceptable outcomes.</p>	<p>Complies Landscaping is provided between the visitor car parking space and the front boundary.</p>
Transit oriented development		
<p>PO36 Development adjoining or in the immediate vicinity of a railway or busway station or in a location identified in a neighbourhood plan, supports a high level of personal and community safety, and promotes activity at the street front, in public spaces and at the interface with railway and busway stations through:</p> <ul style="list-style-type: none"> a. building design that enables future adaptation to facilitate non-residential uses; b. provision or contribution towards safe, logical and direct pedestrian access to railway or busway station entry points; c. enabling casual surveillance of the street, public spaces and immediate station environment, entries and platform; d. creating vibrant and attractive street environments and active public spaces at the edge of the railway or busway station environment through pedestrian orientated building and landscape design. 	<p>AO36 Development within 200m walking distance of a dedicated public pedestrian access point of a railway or busway station or in a location identified in a neighbourhood plan, is designed to have an active frontage that:</p> <ul style="list-style-type: none"> a. includes ground storey tenancies, with commercial ceiling heights, increased glazing to front facades, and individual pedestrian entries, that can be adapted for conversion to and between non-residential and residential uses; b. provides safe, logical and direct pedestrian access to and from the development to the street front or adjoining public areas; c. provides or maintains safe, logical and direct pedestrian access to the railway or busway station entry points in accordance with the Infrastructure design planning scheme policy; d. ensures that any screening and landscaping provided within the development creates vibrant and attractive street environments whilst not preventing casual surveillance of 	<p>Not Applicable The subject site is not within 200m of a railway or bus station.</p>



PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
	streets, public spaces and the immediate station environment, entries and platform.	
Fencing and retaining walls		
<p>PO37 Development provides fencing and retaining walls that must:</p> <ul style="list-style-type: none"> a. facilitate casual surveillance of the street and public space; b. enable use of private open space; c. assist in highlighting entrances to the property; d. provide a positive interface to the streetscape; e. protect the privacy and amenity for residents and dwellings adjoining the site. 	<p>AO37.1 Development ensures that, where fencing is provided:</p> <ul style="list-style-type: none"> a. along any common boundary to a street or public space, it is a maximum of: <ul style="list-style-type: none"> i. 1.2m in height, where fence construction is solid or less than 50% transparent; ii. 1.5m in height, where fence construction is at least 50% transparent; iii. 1.8m in height and solid only where setback behind landscaping and the site is on an arterial road; b. along any side or rear boundary, it is a minimum of 1.8m in height, except where forward of the main building line; c. along any side boundary, where forward of the main building line to the front boundary, it is: <ul style="list-style-type: none"> i. a maximum of 1.2m in height, where fence construction is solid or less than 50% transparent; or ii. a maximum of 1.5m in height, where fence construction is at least 50% transparent. 	<p>Complies All fencing within the proposed Multiple Dwelling will be:</p> <ul style="list-style-type: none"> - 1.2m high where solid or less than 50% transparent; - 1.5m where fence is at least 50% transparent
	<p>AO37.2 Development incorporating solid front fences or walls that front the street or other public spaces 1.2m or more high and longer than 10m, indentations, material variation and landscaping is provided to add visual interest and soften the visual impact.</p>	<p>Complies Fencing will be provided in accordance with Council’s requirements.</p>



PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
	<p>AO37.3 Development for a retaining wall is:</p> <ul style="list-style-type: none"> a. stepped to minimise impact on the streetscape and pedestrian environment; b. a maximum of 0.6m in height if directly abutting the edge of the adjoining road reserve verge. 	<p>Complies All retaining walls will be constructed in accordance with Council’s requirements.</p>
Adaptable housing		
<p>PO38 Development meets a diverse range of community needs by providing adaptable housing that is responsive to changing community life-cycle needs.</p>	<p>AO38 Where development provides housing, including associated outdoor living areas intended to be adaptable to different persons and households with differing mobility needs, the dwelling units and other site features are constructed in accordance with Table 9.3.14.3.D.</p>	<p>Not Applicable Development is not intended for differing mobility needs.</p>
Additional requirements for sites with an area of 7,000m² or greater, or for 20 or more dwellings if in the Emerging community zone		
<p>PO39 Development contributes to contained, sustainable and functional communities and provides housing to suit residents through different life-cycle stages at a scale and density appropriate for the site's location and commensurate with ease of access to services, facilities and high quality public transport through:</p> <ul style="list-style-type: none"> 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; 	<p>AO39 Development is designed and sited in compliance with a structure plan prepared in accordance with the Structure planning planning scheme policy.</p>	<p>Not Applicable Not greater than 7000m²</p>



PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
<ul style="list-style-type: none"> e. the establishment or extension of public streets and pathways; f. the provision of parks and other public spaces as appropriate to the scale of development; g. buildings that address existing streets; h. building height and setback transitions to an adjoining existing dwelling house and areas of lower density residential development. <p>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.</p>		
Additional criteria for development if identified in a neighbourhood plan		
<p>PO40 Development on a landmark site identified in a neighbourhood plan provides a prominent visual reference and contribution to the city’s public realm by:</p> <ul style="list-style-type: none"> a. exhibiting subtropical architectural excellence through design, treatment and articulation; b. defining the site and its setting through building form, expression, silhouette, scale, materials and landscaping; c. reinforcing a sense of arrival to the neighbourhood plan area, precinct or sub-precinct through marking a node, an intersection or major connection point in the city; d. respecting the prominence of any adjoining or nearby heritage place or local landmark; e. providing a corner land dedication, if required, that: 	<p>AO40.1 Development:</p> <ul style="list-style-type: none"> a. emphasises a landmark site identified in a neighbourhood plan and its setting; b. addresses all elevations, with front, side and rear facades all displaying a high level of modulation and articulation; c. both vertically and horizontally articulates building form and mass with proportions compatible with the height, scale and setting of the building; d. provides an interesting and varied skyline and silhouette; e. uses high-quality and durable materials and finishes; f. integrates landscaping, building entries and the public realm at the ground plane. <p>Note—The Council’s Independent Design Advisory Panel may be invited to provide advice on developments in accordance with the provisions of</p>	<p>Not Applicable The subject site is not located within a neighbourhood plan area.</p>



PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
<p>i. accommodates a deep-planted large feature tree within the dedication area;</p> <p>ii. provides a building envelope that acknowledges and integrates the presence of the large feature tree canopy;</p> <p>iii. accommodates high levels of pedestrian movement and a high quality pedestrian setting.</p> <p>Note—A neighbourhood plan may indicate whether or not a land dedication is required.</p>	<p>the Independent design advisory panel planning scheme policy.</p> <p>AO40.2 Development provides a corner land dedication adjacent to the existing verge area which:</p> <ol style="list-style-type: none"> a. complies with any dimensions identified in a neighbourhood plan; b. accommodates a deep-planted feature tree in compliance with the Infrastructure design planning scheme policy; c. is embellished in compliance with the Infrastructure design planning scheme policy. <p>Note—A neighbourhood plan may indicate if a corner land dedication is to be truncated or inverted. If the configuration is not specified, a truncated land dedication is to be provided where the building or podium is 2 or less storeys height. Where an inverted corner land dedication is provided, the building design accommodates the feature tree canopy at maturity.</p>	<p>Not Applicable The subject site is not located within a neighbourhood plan area.</p>
<p>PO41 Development minimises visual impacts on a view corridor of local significance and enhances opportunities for observation of key vistas and views from identified view points.</p>	<p>AO41.1 Development ensures building placement and design minimise visual impacts on a view corridor identified in a neighbourhood plan. Note—A neighbourhood plan may identify view corridors and may or may not identify any specific view points from which they are observed.</p> <p>AO41.2 Development enhances opportunities for views and vistas from a view point identified in a neighbourhood plan. Note—A neighbourhood plan may identify view points and may or may not identify any specific view corridor that they observe.</p>	<p>Not Applicable The subject site is not located within a neighbourhood plan area.</p> <p>Not Applicable The subject site is not located within a neighbourhood plan area.</p>



PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
<p>PO42 Development on a significant corner site identified in a neighbourhood plan provides a prominent visual reference and contribution to the neighbourhood’s public realm by:</p> <ul style="list-style-type: none"> a. accommodating high levels of pedestrian movement at the corner and enhancing the pedestrian experience; b. emphasising the corner setting through building form, expression, silhouette, scale, materials and landscaping; c. reinforcing a sense of arrival to the neighbourhood plan area, precinct or sub-precinct through marking a node, intersection or connection point in the neighbourhood; d. respecting the prominence of any adjoining or nearby heritage places, traditional character buildings or local landmarks; e. if a corner land dedication is required: <ul style="list-style-type: none"> i. accommodating a deep-planted feature tree within the dedication area; ii. providing a building envelope that acknowledges and respects the presence of the feature tree canopy. <p>Note—A neighbourhood plan will indicate whether or not a land dedication is required.</p>	<p>AO42.1 Development is designed to emphasise the corner setting of a significant corner site identified in a neighbourhood plan and provides:</p> <ul style="list-style-type: none"> a. building entries on both street frontages; or b. a single main entry at the corner. <p>AO42.2 Development provides a significant corner land dedication of a significant corner site identified in a neighbourhood plan, adjacent to the existing verge of the building which:</p> <ul style="list-style-type: none"> a. complies with any dimensions identified in the neighbourhood plan; b. accommodates a deep-planted feature tree in compliance with the road corridor design section of the Infrastructure design planning scheme policy; c. is embellished in compliance with the road corridor design section of the Infrastructure design planning scheme policy. <p>Note—A neighbourhood plan may indicate if a corner land dedication is to be truncated or inverted. If the configuration is not specified, a truncated land dedication is to be provided where the building or podium is 2 or fewer storeys in height. Where an inverted corner land dedication is provided, the building design accommodates the feature tree canopy at maturity.</p>	<p>Not Applicable The subject site is not located within a neighbourhood plan area.</p> <p>Not Applicable The subject site is not located within a neighbourhood plan area.</p>



PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
	<p>AO42.3 Development ensures that any part of the building, including the basement but excluding awnings, is outside the corner land dedication area. Note—A neighbourhood plan may indicate if a building is able to volumetrically extend into the corner land dedication area.</p>	<p>Not Applicable The subject site is not located within a neighbourhood plan area.</p>
If in the Infill housing zone precinct of the Character residential zone		
<p>PO43 Development in the Infill housing zone precinct of the Character residential zone respects the intensity and form of the neighbourhood and demonstrates an appropriate site density.</p>	<p>AO43 Development in the Infill housing zone precinct of the Character residential zone does not exceed 1 dwelling per 300m² of site area.</p>	<p>Not applicable The subject site is not located within the Character residential zone.</p>
<p>PO44 Development provides a side boundary setback that reflects the character and form intent of the area, generally characterised by the separation of buildings.</p>	<p>AO44 Development in the Character residential zone:</p> <ul style="list-style-type: none"> a. does not incorporate a built to boundary wall; or b. matching the extent of an existing built to boundary wall on the adjoining property; or c. incorporates a maximum of 1 built to the boundary wall on a side boundary where the owner of the adjoining premises does not object. <p>Editor's note—Confirmation in writing in the form of a statutory declaration from the registered owner of the adjoining premises is required to be submitted to demonstrate compliance.</p>	<p>Not applicable The subject site is not located within the Character residential zone.</p>



COMMUNITY PURPOSES NETWORK OVERLAY CODE

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
<p>If on a site in the Existing trunk park sub-category, Existing non-trunk park sub category, LGIP planned park acquisition specific location sub-category, LGIP planned park upgrade specific location sub-category, LGIP planned park embellishment specific location sub-category, LGIP planned corridor park specific location sub-category, Long term park specific location sub-category or Long term corridor park specific location sub-category</p>		
<p>PO1 Development which is assumed future urban development provides the existing and planned infrastructure for the parks network in the Local government infrastructure plan on the site:</p> <ul style="list-style-type: none"> a. to serve the recreational needs of Brisbane’s residents, workers and visitors on a local, district and metropolitan scale; <p>to maximise recreational, visual, cultural and biodiversity values;</p> <p>of a sufficient size, suitable topography and regular shape for the intended use and anticipated intensity and level of use;</p> <p>to meet the requirements of intended users;</p> <p>to provide, in appropriate locations, that provide for a diversity of recreational opportunities and avoid duplicating facilities in nearby parks.</p>	<p>AO1 Development which is assumed future urban development provides land and embellishments for existing and planned infrastructure for the parks network in the Local government infrastructure plan on the site in compliance with the standards for the parks network in the Park planning and design code and the Infrastructure design planning scheme policy.</p>	<p>Not Applicable The subject site is not located within any of the identified sub-categories.</p>
<p>PO2 Development provides for the payment of additional trunk infrastructure costs for the following:</p> <ul style="list-style-type: none"> a. for development completely or partly outside the priority infrastructure area in the Local government infrastructure plan; 	<p>AO2 No acceptable outcome is prescribed.</p>	<p>Not Applicable The subject site is not located within any of the identified sub-categories.</p>



PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
<p>for development completely inside the priority infrastructure area in the Local government infrastructure plan:</p> <ul style="list-style-type: none"> i. trunk infrastructure to be provided earlier than planned in the Local government infrastructure plan; ii. long term infrastructure for the parks network which is made necessary by development that is not assumed future urban development; iii. other infrastructure for the parks network associated with development that is not assumed future urban development which is made necessary by the development. <p>Editor’s note—The payment of additional trunk infrastructure costs under the Act for development completely inside the priority infrastructure area in the Local government infrastructure plan is to be worked out in accordance with the Charges Resolution.</p> <p>Editor's note—See section 130 Imposing Development conditions (Conditions for extra trunk infrastructure costs) of the Planning Act 2016.</p>		
<p>PO3</p> <p>Development protects a park shown on the Community purposes network overlay map to ensure the following are not compromised:</p> <ul style="list-style-type: none"> a. the long term infrastructure for the parks network in the Long term infrastructure plans and an applicable neighbourhood plan; 	<p>AO3</p> <p>Development protects a park shown on the Community purposes network overlay map in compliance with the following:</p> <ul style="list-style-type: none"> a. for long term infrastructure for the parks network, the Long term infrastructure plans; <p>for existing and planned infrastructure for the parks network, the Local government infrastructure plan;</p>	<p>Not Applicable</p> <p>The subject site is not located within any of the identified sub-categories.</p>



PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
<p>the existing and planned infrastructure for the parks network in the Local government infrastructure plan;</p> <p>the provision of long term, existing and planned infrastructure for the parks network which:</p> <p>iv. is required to service the development or existing and future urban development in the planning scheme area; or</p> <p>v. is in the interests of rational development or the efficient and orderly planning of the general area in which the site is situated.</p> <p>Editor's note—A condition which requires a proposed development to keep permanent improvements and structures associated with the approved development clear of the area of long term infrastructure, may be imposed.</p>	<p>the standards for the parks network in the Park planning and design code and the Infrastructure design planning scheme policy.</p>	
<p>If on a site in the Existing community facilities and land for community facilities sub-category, LGIP planned land for community facilities specific location sub-category or Long term land for community facilities specific location sub-category</p>		
<p>PO4</p> <p>Development which is assumed future urban development provides the existing and planned infrastructure for the land for community facilities network in the Local government infrastructure plan on the site:</p> <p>a. to serve the physical, social and cultural needs of Brisbane’s residents, workers and visitors on a local, district and metropolitan scale;</p> <p>to maximise recreational, social and cultural values;</p> <p>of a sufficient size, suitable topography and regular shape for the intended use and anticipated intensity and level of use;</p>	<p>AO4</p> <p>Development which is assumed future urban development provides land for existing and planned infrastructure for the land for community facilities network in the Local government infrastructure plan on the site in compliance with the standards for the land for the community facilities network in the Community facilities code and the Infrastructure design planning scheme policy.</p>	<p>Not Applicable</p> <p>The subject site is not located on land within the community facilities sub-category.</p>



PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
<p>to meet the requirements of the intended users; to provide, in appropriate locations, for a diversity of community service, cultural and leisure opportunities, that are integrated or co-located with complementary uses and avoid duplicating facilities on nearby land in the community facilities network.</p>		
<p>PO5 Development provides for the payment of additional trunk infrastructure costs for the following:</p> <ul style="list-style-type: none"> a. for development completely or partly outside the priority infrastructure area in the Local government infrastructure plan; <p>for development completely inside the priority infrastructure area in the Local government infrastructure plan involving:</p> <ul style="list-style-type: none"> i. trunk infrastructure that is to be provided earlier than planned in the Local government infrastructure plan; ii. long term infrastructure for the land for community facilities network which is made necessary by development that is not assumed future urban development; iii. other infrastructure for the land for community facilities network associated with development that is not assumed future urban development which is made necessary by the development. <p>Editor's note—The payment of additional trunk infrastructure costs under the Act for development completely inside the priority infrastructure area in the</p>	<p>AO5 No acceptable outcome is prescribed.</p>	<p>Not Applicable The subject site is not located on land within the community facilities sub-category.</p>



PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
<p>Local government infrastructure plan is to be worked out in accordance with the Charges Resolution.</p> <p>Editor's note—See section 130 Imposing Development conditions (Conditions for extra trunk infrastructure costs) of the Planning Act 2016.</p>		
<p>PO6</p> <p>Development protects land for community facilities shown on the Community purposes network overlay map to ensure the following are not compromised:</p> <ul style="list-style-type: none"> a. the long term infrastructure for the land for community facilities network in the Long term infrastructure plans and an applicable neighbourhood plan; <p>the existing and planned infrastructure for the land for community facilities network in the Local government infrastructure plan;</p> <p>the provision of long term, existing and planned infrastructure for the land for community facilities network which:</p> <ul style="list-style-type: none"> i. is required to service the development or existing and future urban development in the planning scheme areas; or ii. is in the interests of rational development or the efficient and orderly planning of the general area in which the site is situated. <p>Editor's note—A condition which requires a proposed development to keep permanent improvements and structures associated with the approved development clear of the area of long term infrastructure, may be imposed.</p>	<p>AO6</p> <p>Development protects land for community facilities network shown on the Community purposes network overlay map in compliance with the following:</p> <ul style="list-style-type: none"> a. for long term infrastructure for the land for community facilities network, the Long term infrastructure plans; <p>for existing and planned infrastructure for the land for community facilities network, the Local government infrastructure plan;</p> <p>the standards for the land for community facilities network in the Community facilities code and the Infrastructure design planning scheme policy.</p>	<p>Not Applicable</p> <p>The subject site is not located on land within the community facilities sub-category.</p>



ROAD HIERARCHY OVERLAY CODE

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
Section A—If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development for a material change of use		
<p>PO1 Development ensures that: (a) vehicle access is provided to each premises, which has no significant impact on the safety, efficiency, function, convenience of use or capacity of: (i) the road hierarchy shown on the Road hierarchy overlay map; (ii) public transport operations; (iii) pedestrian and cyclist movement; (b) the safety and efficiency of primary freight routes are protected and enhanced, supporting major industry areas; (c) site access driveways in the road area accommodate all turns only when such arrangements are safe and can be demonstrated to not inhibit transport system operation</p>	<p>AO1.1 Development ensures that an access driveway is provided from: (a) a minor road; (b) a district road or suburban road if the development has high traffic-generating potential.</p> <p>AO1.2 Development ensures that an access driveway is not provided to or from a primary freight route identified on the Road hierarchy overlay map.</p> <p>AO1.3 Development ensures that a use other than a use with high traffic-generating potential gains all vehicular access, other than for service vehicles, via the lowest order road in the road hierarchy to which the site has frontage.</p> <p>AO1.4 Development ensures that a turn to and from a major road is restricted to a left turn only.</p> <p>AO1.5 Development ensures that vehicle access is provided to an abutting site that only has frontage to an arterial road, to facilitate access to the abutting site via an alternative street</p>	<p>Complies The proposed multiple dwelling will be accessed from a minor road.</p>
Section B—If for assessable development for a material change of use		



PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
<p>PO2</p> <p>Development does not compromise the safety, efficiency and function of the road hierarchy and addresses all the impacts to the road network</p>	<p>AO2.1</p> <p>Development ensures that the traffic generated by the development is consistent with the road hierarchy classification, function and expected traffic flows for the area.</p> <p>AO2.2</p> <p>Development mitigates an impact on the road hierarchy if the development:</p> <p>(a) is for a major development; or</p> <p>(b) involves an access driveway to a major road; or</p> <p>(c) involves an access driveway within 100m of a signalised intersection.</p> <p>Note—This can be demonstrated in a transport impact assessment report prepared and certified by a Registered Professional Engineer Queensland in accordance with the Transport, access, parking and servicing planning scheme policy.</p>	<p>Complies</p> <p>The proposed townhouses will generate traffic that is consistent with the hierarchy of the surrounding road network.</p> <p>Complies</p> <p>The proposed multiple dwelling will be accessed from a minor road and involves an access driveway greater than 100m from a signalised intersection.</p>
<p>Section C—If for assessable development for a material change of use or reconfiguring of a lot</p>		
<p>PO3</p> <p>Development makes provision for the extension, expansion and widening of the existing and future road network where required.</p>	<p>AO3</p> <p>No acceptable outcome is prescribed.</p>	<p>Not Applicable</p> <p>No extension, expansion and widening to the existing or future road network is proposed or required as part of this application.</p>
<p>PO3A</p> <p>Development provides for the payment of extra trunk infrastructure costs for the following:</p> <p>a. for development completely or partly outside the priority infrastructure area in the Local government infrastructure plan;</p>	<p>AO3A</p> <p>No acceptable outcome is prescribed.</p>	<p>Not Applicable</p> <p>No trunk infrastructure costs are required as part of this application.</p>



PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
<p>for development completely inside the priority infrastructure area in the Local government infrastructure plan involving:</p> <ul style="list-style-type: none"> i. trunk infrastructure that is to be provided earlier than planned in the Local government infrastructure plan; ii. long term infrastructure for the road network which is made necessary by development that is not assumed future urban development; iii. other infrastructure for the road network associated with development that is not assumed future urban development which is made necessary by the development. <p>Editor's note—The payment of extra trunk infrastructure costs for development completely inside the priority infrastructure area in the Local government infrastructure plan is to be worked out in accordance with the Charges Resolution.</p> <p>Editor's note—See section 130 Imposing Development conditions (Conditions for extra trunk infrastructure costs) of the <i>Planning Act 2016</i>.</p>		
<p>If on a site in or adjacent to the District road sub-category which has a width less than 20 metres, or to the Suburban road sub-category or to the Arterial road sub-category</p>		
<p>PO4</p> <p>Development protects a corridor for the road network shown on the Road hierarchy overlay map to ensure the following are not compromised:</p> <ul style="list-style-type: none"> a. the long term infrastructure for the road network in the Long term infrastructure plans; 	<p>AO4</p> <p>Development protects a corridor for the road network shown on the Road hierarchy overlay map in compliance with the following:</p> <ul style="list-style-type: none"> a. for the long term infrastructure for the road network, the Long term infrastructure plans; 	<p>Not Applicable</p> <p>The proposed development has a frontage to a neighbourhood road only.</p>



PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
<p>the existing and planned infrastructure for the road network in the Local government infrastructure plan;</p> <p>the provision of long term, existing and planned infrastructure for the road network which:</p> <p>iv. is required to service the development or existing and future urban development in the planning scheme area; or</p> <p>v. is in the interests of rational development or the efficient and orderly planning of the general area in which the site is situated.</p> <p>Editor's note—A condition which requires a proposed development to keep permanent improvements and structures associated with the approved development clear of the area of long term infrastructure, may be imposed.</p>	<p>for existing and planned infrastructure for the road network, the Local government infrastructure plan;</p> <p>the standards for the road network in the Infrastructure design planning scheme policy.</p>	
Section D—If reconfiguring a lot or involving an extension or change to the road hierarchy		
<p>PO5</p> <p>Development ensures that a new road connection provides:</p> <p>a. safe, efficient and convenient connectivity of the new road to the major road network;</p> <p>a minimum number of intersections to the major road network.</p>	<p>AO5</p> <p>Development provides access to the road network in a manner that preserves the function of the road hierarchy and addresses all impacts to the road network.</p>	<p>Not Applicable</p> <p>The development does not involve reconfiguring a lot.</p>
<p>PO6</p> <p>Development ensures that an extension of or change to the road network:</p> <p>a. provides internal connectivity and connects to the external road network;</p>	<p>AO6.1</p> <p>Development ensures that a new or upgraded road is designed and constructed in accordance with its road hierarchy classification as shown on the Road hierarchy overlay and the standards in the Infrastructure design planning scheme policy.</p>	<p>Not Applicable</p> <p>The development does not involve reconfiguring a lot.</p>



PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
<p>provides pedestrian connectivity to facilitate ease of access by the shortest reasonable route to neighbourhood facilities, parks, schools, shops, bus routes, transport facilities or open space systems;</p> <p>provides cycle connectivity to facilitate ease of access by the shortest reasonable distance to the next higher order cycle route;</p> <p>includes the provision of bus routes that provide ease of access to bus customers;</p> <p>minimises vehicle volumes and speed in residential streets while providing connectivity to major roads in a reasonable travel time;</p> <p>provides a street layout that minimises travel time and traffic volumes on minor roads;</p> <p>provides high permeability for pedestrian and cycle networks;</p> <p>provides safe accessibility to lots by having more than one street providing access to the area;</p> <p>preserves the function of the road hierarchy and addresses all impacts to the road network.</p>	<p>AO6.2</p> <p>Development preserves the function of the road hierarchy and addresses all impacts on the road network.</p> <p>Note—This can be demonstrated in a transport impact assessment report prepared and certified by a Registered Professional Engineer Queensland in accordance with the Transport, access, parking and servicing planning scheme policy and the Infrastructure design planning scheme policy (Traffic impact assessment and definitions section).</p>	
<p>PO7</p> <p>Development ensures that premises and vehicle access are located and controlled so as to have no significant impact on the safety, efficiency, function, convenience of use or capacity of the major road network and preserves the function of the road hierarchy.</p>	<p>AO7</p> <p>Development ensures that residential lots are laid out to ensure a future use does not directly ingress from or egress to a major road.</p>	<p>Not Applicable</p> <p>The development does not involve reconfiguring a lot.</p>
<p>PO8</p> <p>Development ensures that an intersection is designed and constructed in accordance with its hierarchical</p>	<p>AO8</p> <p>Development ensures that an intersection is designed to the standard of the highest order road at</p>	<p>Not Applicable</p> <p>The development does not involve reconfiguring a lot.</p>



PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
classification as shown on the Road hierarchy overlay map.	the point of intersection in accordance with the road design standard in the Infrastructure design planning scheme policy.	

STREETSCAPE HIERARCHY OVERLAY CODE

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
Section A—If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development		
<p>PO1</p> <p>Development must improve pedestrian movement and amenity by providing for verges to a width that is appropriate to accommodate large subtropical street tree planting and high levels of pedestrian movement.</p>	<p>AO1</p> <p>Development ensures that a verge is provided via a linear land dedication to create a minimum verge width as specified in Table 8.2.20.3.B and the streetscape locality advice and road corridor design standards in the Infrastructure design planning scheme policy.</p>	<p>Complies</p> <p>The existing verge on Selborne Street complies with the required minimum verge width as specified in Table 8.2.20.3.B.</p>
<p>PO2</p> <p>Development must construct verges including street tree planting, street furniture, paving, lighting and verge and kerb treatments that establish a high-quality subtropical streetscape with a strong pedestrian amenity focus.</p>	<p>AO2.1</p> <p>Development ensures that existing street trees are retained and protected.</p>	<p>Performance Outcome</p> <p>The proposed development involves the removal of an existing street tree to accommodate the new driveway. The design of the development went through various iterations to retain the street tree, however, it was ultimately required to be removed to accommodate the width of the required crossover. We note that as part of the previous multiple dwelling development approval (A005413153) over this site, the street tree was approved to be removed.</p>
	<p>AO2.2</p> <p>Development ensures that street tree planting, street furniture, paving, lighting and verge and kerb treatment are designed and constructed in compliance with the specifications of the</p>	<p>Not Applicable</p> <p>Streetscape works are not required nor proposed as a result of this development.</p>



PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
	streetscape locality advice and road corridor design standards in the Infrastructure design planning scheme policy.	
Section B—If for assessable development		
<p>PO3 Development ensures that the design of a corner land dedication identified on the Streetscape hierarchy overlay map:</p> <p>a. facilitates a high level of pedestrian movement and activity;</p> <p>enforces the sense of arrival to individual precincts and major connections;</p> <p>provides a landmark definition through its materials and landscaping including deep-planting feature trees, seating and public art that integrates with the public realm.</p>	<p>AO3.1 Development ensures that a corner land dedication is provided:</p> <p>a. where identified in the Streetscape hierarchy overlay map;</p> <p>in compliance with a neighbourhood plan and the road corridor design and streetscape locality advice standards in the Infrastructure design planning scheme policy.</p>	<p>Not Applicable The site is not identified on the overlay map as requiring a corner land dedication.</p>
	<p>AO3.2 Development ensures that landscaping including a large feature tree and seating is provided in a corner land dedication area in compliance with the specifications and standards in the road corridor design and streetscape locality advice standards in the Infrastructure design planning scheme policy.</p>	<p>Not Applicable The proposed development does not involve landscaping.</p>
	<p>AO3.3 Development ensures that public art is provided in a corner land dedication area where identified in a neighbourhood plan and in compliance with the specifications and standards in the streetscape locality advice and public art standards in the Infrastructure design planning scheme policy.</p>	<p>Not Applicable The proposed development does not involve public art.</p>
If in or on a site adjoining the Wildlife movement solution sub-category		



PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
PO4	AO4	Not Applicable The proposed development is not in the Wildlife movement solution sub-category.

LANDSCAPE CODE

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
PO1 Development ensures that trees are protected from development impacts.	AO1.1 Development ensures that trees identified in a landscape concept plan or development approval are retained and protected in accordance with AS 4970-2009 Protection of trees on development sites.	Complies No vegetation is identified to be retained on the landscape concept plan.
	AO1.2 Development ensures that tree surgery and pruning is carried out in accordance with AS 4373-2007 Pruning of amenity trees for: <ul style="list-style-type: none"> a. vegetation damaged as a result of the development; b. vegetation requiring pruning of branches and/or roots. 	
PO2 Development provides acoustic barriers and long fences along street frontages which: <ul style="list-style-type: none"> c. are enhanced by appropriate planting; d. are of high visual quality; e. are designed for longevity; f. provide maintenance access and promote pedestrian permeability in appropriate circumstances. 	AO2.1 Development ensures that an acoustic barrier or fence which is required by a use code to be provided along a fence or within the site: <ul style="list-style-type: none"> g. is designed in compliance with the standards in the Infrastructure design planning scheme policy; h. incorporates elements of visual interest appropriate to the scale of the development for a fence or acoustic barrier over 40m long; 	Complies Any acoustic fencing will be constructed in accordance with Council’s requirements.



PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
	i. incorporates a gate for maintenance access to the street frontage side of the barrier or fence if a gate can open on to a publicly accessible area within the site; j. incorporates a gate or appropriately designed opening for public pedestrian access where linking two publicly accessible areas.	
	AO2.2 Development ensures that a planting buffer required by a use code for an acoustic barrier or fence incorporates: k. species in accordance with the Planting species planning scheme policy; l. a minimum of 2 tier planting.	Not Applicable A planting buffer is not required as part of this development application.
PO3 Development provides species as a screen or buffer which maintain the amenity of adjoining premises.	AO3 Development ensures that a landscape buffer required by a use code incorporates: a. species in accordance with the Planting species planning scheme policy; b. a minimum of 2 tier planting.	Not Applicable A landscape buffer is not required as part of this development application.
PO4 Development provides growing media and volumes appropriate for landscape work to ensure the long-term performance, ease of maintenance and sustainability of plantings.	AO4.1 Development provides drainage for podium planters which is connected to the stormwater drain and allows for flush out.	Complies Appropriate drainage will be provided for the above ground planters.
	AO4.2 Development provides species which are chosen to ensure the long-term performance and access requirements of the landscape.	Complies The development proposes species which are chosen to ensure the long-term performance and access requirements of the landscape. Please see the landscape concept plan for further details.



PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
	<p>AO4.3 Development provides podium planting in compliance with BSD-9010, BSD-9011, BSD-9012.</p>	<p>Complies The planters will be provided in accordance with Council’s requirements.</p>
<p>PO5 Development provides landscaping in a common area which provides for clear sightlines and good visibility to entrance and exit points.</p>	<p>AO5.1 Development incorporates a plant selection along a pathway which ensures:</p> <ul style="list-style-type: none"> a. a clear trunk height of minimum 1.8m at maturity; b. a shrub height of maximum 1m at maturity. <p>Refer to the Crime prevention through environmental design planning scheme policy.</p>	<p>Complies The development proposes species which are chosen to ensure the long-term performance and access requirements of the landscape. Please see the landscape concept plan for further details.</p>
	<p>AO5.2 Landscaping and mounding do not interfere with visibility along a pathway. Refer to the Crime prevention through environmental design planning scheme policy.</p>	<p>Complies Please see the landscape concept plan for further details.</p>
<p>PO6 Development provides landscaping which supports a legible environment that can be safely navigated by pedestrians and cyclists.</p>	<p>AO6 Development ensures that the landscape design provides cues to distinguish between a public area, a semi-public area and a private area. Note—Cues could include changes in levels, surface or landscape treatment or fencing.</p>	<p>Complies Please see the landscape concept plan for further details.</p>
<p>PO7 Development provides a plant selection which addresses the functional issues of the development including:</p> <ul style="list-style-type: none"> c. screening and buffering; 	<p>AO7 Development provides species in accordance with the Planting species planning scheme policy.</p>	<p>Complies Please see the landscape concept plan for further details.</p>



PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
street presentation; shading; character; amenity; ecology; water availability and stormwater treatment.		
PO8 Development provides planting densities and stock sizes which are optimised to reduce maintenance and erosion and to achieve amenity and ecological outcomes.	AO8 Development provides planting densities and stock sizes which are based on achieving full coverage of the mulched planting areas within 2 years.	Complies Please see the landscape concept plan for further details.
PO9 Development provides planting areas in open-air car parking areas which are designed and constructed to ensure that landscaping and shade trees thrive and achieve a minimum 50% shade cover within 5 years of planting.	AO9.1 Development provides species in a car park that are selected in accordance with the Planting species planning scheme policy.	Complies Please see the landscape concept plan for further details.
	AO9.2 Development provides planting areas within car parking areas that are protected by wheel stops or bollards.	Complies Please see the landscape concept plan for further details.
PO10 Development for a shade structure does not compromise landscape outcomes.	AO10 Development for a shade structure in a car park allows unimpeded access to natural sunlight and rainwater for landscaping and shade trees.	Complies Please see the landscape concept plan for further details.
PO11 Development involving the construction of retaining walls provides for: d. safety;	AO11 Development of a retaining wall: is constructed in compliance with the structures standards in the Infrastructure design planning scheme policy and is certified by a Registered Professional Engineer Queensland;	Complies Please see the landscape concept plan for further details.



PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
an attractive appearance appropriate to the surrounding area; easy maintenance; longevity; minimal water seepage impacts.	incorporates planting areas.	
PO12 Development provides for: e. water sensitive urban design measures which are employed within the landscape design to maximise stormwater use and to reduce any adverse impacts on the landscape; f. stormwater harvesting to be maximised and any adverse impacts of stormwater minimised.	AO12.1 Development provides landscaping which is designed using the standards in the Landscape design guidelines for water conservation planning scheme policy.	Complies Please see the landscape concept plan for further details.
	AO12.2 Development ensures that the design and requirements for irrigation is in accordance with the standards in the Landscape design guidelines for water conservation planning scheme policy.	Complies Please see the landscape concept plan for further details.
	AO12.3 Development provides areas of pavement, turf and mulched garden beds which are adequately drained. Note—This may be achieved through the provision and/or treatment of swales, spoon drains, field gullies, sub-surface drainage and stormwater connections.	Complies Please see the landscape concept plan for further details.
PO13 Development provides landscaping which is capable of efficient and effective maintenance that ensures the success of the landscaping.	AO13.1 Development ensures that all turf areas on the site are accessible externally by standard lawn maintenance equipment and receive adequate sunlight.	Complies Please see the landscape concept plan for further details.
	AO13.2	Complies



PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
	Development provides a reticulated irrigation system to common landscape and recreation areas and ensures that podium planters serviced from tank water and the control device are located in a common area.	Please see the landscape concept plan for further details.
	AO13.3 Development provides one hose cock within each private landscape and recreation area.	Complies Please see the landscape concept plan for further details.
	AO13.4 Development provides landscaping that uses appropriate materials to maintain the function of an overland flow path.	Complies Please see the landscape concept plan for further details.
	AO13.5 Development provides planting media and mulch in accordance with AS4454 Composts, soil conditioners and mulches and AS 4419-2003 Soils for landscaping and garden use.	Complies Please see the landscape concept plan for further details.
PO14 Development ensures that the location and type of planting do not compromise the function and accessibility of services and facilities.	AO14 Development provides plant species which are selected and sited, taking into consideration the location and access requirements of overhead and underground services.	Complies Please see the landscape concept plan for further details.

TRANSPORT, ACCESS PARKING AND SERVICING CODE

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
PO1 Development is designed:	AO1	Complies



PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
<p>a. to include a technically competent and accurate response to the transport and traffic elements of the development;</p> <p>in accordance with the standards in the Transport, access, parking and servicing planning scheme policy;</p> <p>to ensure the efficient operation and safety of the development and its surrounds.</p> <p>Note—The acceptable outcome and performance outcome can be demonstrated through a development application that:</p> <ul style="list-style-type: none"> • is accompanied by sufficient information, including computer modelling input and output data, to allow the proposed development to be properly assessed against the requirements of this code and the standards and guidelines of the Transport, access, parking and servicing planning scheme policy; • is certified by a Registered Professional Engineer Queensland that all plans, documents and dimensioned drawings comply with the requirements of this code and the standards and guidelines of the Transport, access, parking and servicing planning scheme policy; • ensures that any computer modelling input and output data are accurate, reasonable and 	<p>Development complies with the standards in the Transport, access, parking and servicing planning scheme policy.</p>	<p>This development will comply with the standards in the Transport, access, parking and servicing planning scheme policy.</p>



PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
<p>carried out in accordance with sound traffic engineering practices.</p>		
<p>PO2 Development of a major size incorporates on-site provision for integration with the public transport network and the management of vehicles, public transport, pedestrians and cyclists, including providing appropriate pedestrian and cyclist linkages to adjoining uses, public areas and the transport network consistent with the planning by the Queensland Government and Council.</p>	<p>AO2 No acceptable outcome is prescribed.</p>	<p>Not Applicable The subject site is not considered to be of a major size.</p>
<p>PO3 Development provides vehicle access that is located and designed so as to have no significant impact on the safety, efficiency, function, convenience of use or capacity of the road network.</p>	<p>AO3.1 Development provides site access that is located and designed in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.</p>	<p>Complies The existing access driveway will be replaced and widened as part of this application.</p>
	<p>AO3.2 Development provides an easement for a vehicular access benefiting all adjoining landowners and the Council if the vehicular access services more than an individual development or premises.</p>	<p>Not Applicable An access easement is not proposed or required as part of this application.</p>
<p>PO4 Development provides walking and cycle routes through the site which: a. link to the external network and pedestrian and cyclist destinations such as schools, shopping centres, open space, public transport stations, shops and local activity centres along the safest, most direct and convenient routes; encourage walking and cycling;</p>	<p>AO4.1 Development provides walking and cycle routes which are constructed on the carriageway or through the site to: a. create a walking or cycle route along the full frontage of the site; connect to public transport and existing cycle and walking routes at the frontage or boundary of the site.</p>	<p>Complies No walking or cycling routes are proposed or required as part of this application.</p>



PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
ensure pedestrian and cyclist safety; provide a direct and legible network. Note—The Infrastructure design planning scheme policy provides additional guidance on how to comply with this performance outcome.	AO4.2 Development provides walking and cycle routes that are constructed in compliance with the standards in the Transport, access, parking and servicing planning scheme policy and the Infrastructure design planning scheme policy.	Complies No walking or cycling routes are proposed or required as part of this application.
	AO4.3 Development provides walking and cycle routes which do not include a potential entrapment area, blind corner or sudden change in level that restrict sightlines.	Complies No walking or cycling routes are proposed or required as part of this application.
PO5 Development provides secure and convenient bicycle parking which: a. for visitors is obvious and located close to the building’s main entrance; for employees is conveniently located to provide secure and convenient access between the bicycle storage area, end-of-trip facilities and the main area of the building; is easily and safely accessible from outside the site; does not impact adversely on visual amenity; does not impede the movement of pedestrians or other vehicles; is designed to comply with a recognised standard for the construction of bicycle facilities. Note—For a performance outcome relating to the number of bicycle parking spaces provided, the application must demonstrate how the needs of the intended users of the site differ from the	AO5.1 Development provides on-site bicycle parking spaces in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.	Complies On-site bicycle parking can be provided within the respective garages for each townhouse.
	AO5.2 Development provides bicycle parking spaces for employees which are co-located with end-of-trip facilities (shower cubicles and lockers) in compliance with the Transport, access, parking and servicing planning scheme policy and AS 2890.3-1993 Bicycle parking facilities.	Complies On-site bicycle parking can be provided within the respective garages for each townhouse.
	AO5.3 Development ensures that the location of visitor bicycle parking is discernible either by direct view or using signs from the street.	Complies On-site bicycle parking can be provided within the respective garages for each townhouse.
	AO5.4 Development provides visitor bicycle parking which does not impede pedestrian movement.	Complies On-site bicycle parking can be provided within the respective garages for each townhouse.



PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
standard rates in the Transport, access, parking and servicing planning scheme policy.	AO5.5 Development provides bicycle parking which is constructed in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.	Complies On-site bicycle parking can be provided within the respective garages for each townhouse.
PO6 Development provides shower cubicles and lockers in sufficient numbers to meet the needs and volume of predicted pedestrian and cyclist users. Note—For a performance outcome the application must demonstrate how the needs of the intended users of the site differ from the standard rates in the Transport, access, parking and servicing planning scheme policy.	AO6 Development provides shower cubicles and lockers for pedestrians and cyclists in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.	Complies The amenities will be available within each townhouse.
PO7 Development provides pedestrian and cyclist access to the site which is designed to provide safe movement and avoid unnecessary conflict between pedestrians, cyclists and motor vehicles.	AO7 Development provides pedestrian and cycle access that is designed and constructed in compliance with the site access design guidelines, pedestrian facilities standards and cyclist facilities standards in the Transport, access, parking and servicing planning scheme policy.	Complies On-site bicycle parking can be provided within the respective garages for each townhouse.
PO8 Development provides pedestrian and cyclist access to and from the site which is located to take advantage of safe crossing points of the adjacent road system, key destinations and public transport facilities.	AO8 No acceptable outcome is prescribed.	Not Applicable No pedestrian or cyclist access to and from the site is required beyond what is already available.
PO9	AO9.1 No acceptable outcome for access is prescribed, for a major development (as described in the Transport,	Complies



PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
Development provides access driveways in the road area that are located, designed and controlled to: <ul style="list-style-type: none"> a. minimise adverse impacts on the safety and operation of the transport network, including the movement of pedestrians and cyclists; ensure the amenity of adjacent premises, from impacts such as noise and light.	access, parking and servicing planning scheme policy).	The existing access driveway will be replaced and widened as part of this application. The subject site has access to neighbourhood roads only.
	AO9.2 Development which is not a major development (as described in the Transport, access, parking and servicing planning scheme policy) provides a single site access driveway in the road area to the lowest order road to which the site has frontage.	Complies The proposed development will access a neighbourhood road only.
	AO9.3 Development ensures that sight distances to and from all proposed access driveways in the road area and intersections are in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.	Complies The proposed crossover achieves the required sight distances.
	AO9.4 Development provides access driveways in the road area which: <ul style="list-style-type: none"> a. are located, designed and controlled in compliance with the standards in the Transport, access, parking and servicing planning scheme policy; b. are not provided through a bus stop, taxi rank or pedestrian crossing or refuge. 	Complies The proposed development will be provided with a driveway that achieves compliance with Council's requirements.
	AO9.5 Development makes provision for shared access arrangements particularly where it is necessary to limit access points to a major road.	Not Applicable Shared access is not proposed or required as part of this application.
PO10 Redevelopment provides for:	AO10 No acceptable outcome is prescribed.	Complies



PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
<p>a. the closure of all access driveways in the road area that no longer comply with the standards in the Transport, access, parking and servicing planning scheme policy;</p> <p>the reinstatement of adjacent footpaths.</p>		<p>The existing access driveway will be replaced and widened as part of this application.</p>
<p>PO11</p> <p>Development provides that an internal approach to an access driveway in the road area is designed and located to provide for the safety of pedestrians and cyclists using paths adjacent to the frontage of the site, and motorists.</p>	<p>AO11.1</p> <p>Development provides sight distances to and from all proposed access driveways in the road area and intersections which are in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.</p>	<p>Complies</p> <p>The sight distances from the frontage of the site achieve compliance with the relevant requirements.</p>
	<p>AO11.2</p> <p>Development ensures that convex mirrors are only used in a site:</p> <p>a. as a secondary support at access driveways;</p> <p>b. in addition to acceptable sight splays that comply with the sight distances standards in the Transport, access, parking and servicing planning scheme policy.</p>	<p>Not Applicable</p> <p>No convex mirrors are proposed or required as part of this application.</p>
<p>PO13</p> <p>Development outside of the City core and City frame as identified in Figure a provides on-site car parking spaces to accommodate the design peak parking demand without any overflow of car parking to an adjacent premises or adjacent street.</p>	<p>AO13</p> <p>Development outside of the City core and City frame as identified in Figure a:</p> <p>a. provides on-site car parking spaces in compliance with the standards in the Transport, access, parking and servicing planning scheme policy; or</p> <p>for accepted development subject to compliance with identified requirements, does not result in on-street car parking if no parking standard is</p>	<p>Complies</p> <p>A total of 8 resident parking spaces and 1 visitor spaces are proposed. In accordance with Table 13 - Schedule 6.31 of the Planning Scheme, the development requires a total of 10 resident car parking spaces and 1 visitor car park for a Multiple Dwelling use, with a car parking rate of 2.5 per 4 bedroom dwelling 1 visitor space every 20 dwellings.</p> <p>A proposed amendment (<i>Planning scheme policy amendment package – More Homes, Sooner – Car parking for Multiple dwellings</i>) is currently being considered by BCC. The amendment would allow</p>



PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
	<p>identified in the Transport, access, parking and servicing planning scheme policy.</p> <p>Note—For accepted development subject to compliance with identified requirements including an existing premises, no reduction to existing car parking is required to comply with a maximum car-parking rate in the Transport, access, parking and servicing planning scheme policy.</p>	<p>Multiple Dwelling developments in a key location to provide a minimum of 2 parking spaces per 4 bedroom dwelling.</p> <p>Of relevance for the proposed development, is the definition of key location being land within 400m walking distance of 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. For the subject site there is a pair of bus stops on Logan Road (Logan Road at High Street, stop 36 both inbound and outbound) which are between 450m and 550m walking distance from the proposed development. Route 175 services both of these stops with a maximum of 15 minutes headways between 7am and 7pm, 7 days a week. In addition to Route 175, each stop is also serviced by another 4 services further increasing the public transport availability within walking distance to the development site.</p> <p>While the proposed development is slightly outside the required 400m walking distance, the excellent range of services (including frequency and headway) of the 2 bus stops on Logan Road mean that adopting a parking rate of 2 parking spaces per 4 or above bedroom dwelling is appropriate in this case. Adopting this rate means that the proposed development would be required to provide 8 parking spaces, all of which are currently proposed to be provided on site.</p> <p>Please see the Traffic Engineering Advice prepared by PSA Consulting included as Appendix 5 for further information on the parking and access matters.</p>



PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
<p>PO14</p> <p>Development ensures that the number of car parking spaces and design of the car parking area:</p> <ul style="list-style-type: none"> meet the combined design peak parking demand for residential, visitor and business parking; allow for the temporal sharing of car-parking spaces for uses with different peak parking demands. <p>Note—In order to demonstrate that adequate car parking is provided, a traffic impact assessment prepared in compliance with the Transport, access, parking and servicing planning scheme policy is to identify the appropriate number of car parking spaces to be provided.</p>	<p>AO14.1</p> <p>Development provides a number of car parking spaces on site equalling the sum of the maximum design peak parking demand for the individual uses at any point in time.</p> <p>AO14.2</p> <p>Development involving mixed use provides a non-residential car parking area with shared parking for all the businesses in the development.</p>	<p>Complies</p> <p>The proposed onsite car parking will be sufficient to accommodate the demand created by the proposed townhouses.</p> <p>Not Applicable</p> <p>The development does not involve a mixed use.</p>
<p>PO15</p> <p>Development provides a car park layout which allows for on-site vehicle parking that:</p> <ul style="list-style-type: none"> a. is clearly defined, safe and easily accessible; <ul style="list-style-type: none"> is designed to contain potential adverse impacts within the site; does not detract from the aesthetics or amenity of an area; discourages on-street parking if parking has an adverse traffic management safety or amenity impact; is consistent with safe and convenient pedestrian and cyclist movement. 	<p>AO15</p> <p>Development provides parking bays, queue areas and manoeuvring areas which are designed for the design service vehicle to the standards in the Transport, access, parking and servicing planning scheme policy.</p>	<p>Complies</p> <p>The development provides parking bays, queue areas and manoeuvring area which are designed in accordance with the relevant standards. Please see the Traffic Engineering Advice prepared by PSA Consulting included as Appendix 5 for further information on these matters.</p>
<p>PO16</p> <p>Development creates a safe environment by incorporating the key elements of crime prevention through environmental design.</p>	<p>AO16</p> <p>Development incorporates the key elements of crime prevention through environmental design in its layout, building and structure design and landscaping by:</p>	<p>Complies</p> <p>The proposed car parking area achieves the required cpted design requirements.</p>



PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
	<p>a. facilitating casual surveillance opportunities and including good sightlines to publicly accessible areas such as car parks, pathways, public toilets and communal areas;</p> <p>defining different uses and ownerships through design and restricting access from non-residential uses into private residential dwellings;</p> <p>promoting safety and minimising opportunities for graffiti and vandalism through exterior building design and orientation of buildings and use of active frontages;</p> <p>ensuring publicly accessible areas such as car parks, pathways, public toilets and communal areas are well lit;</p> <p>including way-finding cues;</p> <p>minimising predictable routes and entrapment locations near public spaces such as car parks, public toilets, ATMs and communal areas.</p> <p>Note—For guidance in achieving the key elements of crime prevention through environmental design, refer to the Crime prevention through environmental design planning scheme policy.</p>	
<p>PO17 Development minimises the potential for graffiti and vandalism through access control, canvas reduction and easy maintenance selection.</p>	<p>AO17 Development incorporates graffiti and vandalism prevention techniques in its layout, building and structure design and landscaping, by: denying access to potential canvases through access control techniques; reducing potential canvases through canvas reduction techniques;</p>	<p>Complies Graffiti and vandalism will be minimised throughout the site by:</p> <ul style="list-style-type: none"> - denying access to potential canvases through articulated design; - reducing canvases through vegetation planting and variations in building material;



PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
	ensuring graffiti can be readily and quickly removed through easy maintenance selection techniques. Note—For guidance on graffiti and vandalism prevention techniques, refer to the Graffiti prevention planning scheme policy.	- ensuring that graffiti can be easily removed in the event of vandalism taking place.
PO18 Development is serviced by an adequate number and size of service vehicles.	AO18 Development ensures that the number and size of design service vehicles selected for the site is in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.	Complies Service vehicles will be able to attend this site.
PO19 Development layout provides for services which: <ol style="list-style-type: none"> a. are wholly within the site, other than service vehicle manoeuvring areas which may overhang the verge on a minor road where use of the footpath is not adversely affected; are clearly defined, safe and easily accessible; are designed to contain potential adverse impacts of servicing within the site; do not detract from the aesthetics or amenity of the surrounding area.	AO19.1 Development ensures that a service bay provided on site: <ol style="list-style-type: none"> a. is provided and designed to comply with the design vehicle table and service area design standards in the Transport, access, parking and servicing planning scheme policy; b. is located away from street frontages and screened from adjoining premises. 	Not Applicable This application will not result in any service vehicles requiring a dedicated bay.
	AO19.2 Development provides on-site servicing facilities and associated on-site vehicle manoeuvring areas which are designed in compliance with the service area design standards in the Transport, access, parking and servicing planning scheme policy.	Not Applicable This application will not result in any service vehicles requiring a dedicated bay.
	AO19.3 Development provides service areas for refuse collection in compliance with the standards in the Refuse planning scheme policy, Transport, access,	Not Applicable Waste collection will occur at the street frontage via individual wheelie bins.



PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
	parking and servicing planning scheme policy and the Infrastructure design planning scheme policy.	
<p>PO20</p> <p>Development provides service vehicle access routes to and from the site which minimise the impact on:</p> <ul style="list-style-type: none"> a. amenity and safety in residential areas; b. streets not constructed to a standard that accommodate increased heavy vehicle movements. 	<p>AO20</p> <p>Development ensures that service vehicles use the shortest and most direct route to the major road network in compliance with the heavy vehicle standards in the Transport, access, parking and servicing planning scheme policy.</p>	<p>Complies</p> <p>Services vehicles will be able to utilise major roads for parts of the journey to the subject site.</p>
<p>If for development which is required to be serviced by a b-double (Austroad class 10 vehicle), multi-combination vehicle, over-dimensioned vehicle or any on vehicle identified by the Queensland Government as requiring a permit to operate on the road (freight-dependent development)</p>		
<p>PO21</p> <p>Development which is freight-dependent development ensures that the traffic generated by the development does not impact on:</p> <ul style="list-style-type: none"> a. the operation of the transport network; the safety and amenity of a residential area; a road not constructed to accommodate a non-standard vehicle such as a road only constructed to accommodate a vehicle that has a legal right of access to all roads including Austroads vehicles classes 1–9. 	<p>AO21.1</p> <p>Development which is freight-dependent development is located on a site which:</p> <ul style="list-style-type: none"> a. has frontage to or direct access to the freight network in the Road hierarchy overlay via roads in a zone in the Industry zones category; or b. can be serviced by a route that can act as a primary freight access route and connect to an existing primary freight route without impacting on the safe operation of the road network in compliance with the heavy vehicle standards in the Transport, access, parking and servicing planning scheme policy. 	<p>Not Applicable</p> <p>This application will not result in any of the vehicles identified above attending proposed lots.</p>
	<p>AO21.2</p> <p>Development which is freight-dependent development provides any necessary upgrade to a road used as an access route in compliance with the Infrastructure design planning scheme policy.</p>	<p>Not Applicable</p> <p>The development is not freight-dependant.</p>

*36 Selborne Street, Mt Gravatt East
Material Change of Use – Multiple Dwelling (4 Townhouses)*

