BCC DS
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APPLICATION REF
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6.2.6.1 Community facilities zone code

1. The purpose of the community facilities zone is to provide for
   a. community-related uses, activities and facilities, whether publicly or privately owned, including, for example:
      i. educational establishments; and
      ii. hospitals; and
      iii. transport and telecommunication networks; and
      iv. utility installations; and
   b. residential uses, if all of the dwellings for the residential use, other than caretaker's accommodation, are:
      i. an affordable housing component; and
      ii. either on land:
         A. associated with a community activity comprised of a community care centre, a place of worship or a residential care facility; or
         B. owned, controlled or managed by an entity that carries out a community activity comprised of a community care centre, a place of worship or a residential care facility.

Note—Land in this zone is contained in either the Cemetery zone precinct, Community purposes zone precinct, Education purposes zone precinct, Emergency services zone precinct, Health care purposes zone precinct, Major health care zone precinct or Major sports venue zone precinct.

2. The purpose of the zone will be achieved through overall outcomes for:
   a. zone role;
   b. development location and uses;
   c. development form;
   d. the following zone precincts:
      i. Cemetery zone precinct;
      ii. Community purposes zone precinct;
      iii. Education purposes zone precinct;
      iv. Emergency services zone precinct;
      v. Health care purposes zone precinct;
      vi. Major health care zone precinct;
      vii. Major sports venue zone precinct.
3. Zone role overall outcomes are:
   a. Development in the zone supports the implementation of the policy direction set in the Strategic framework, in particular:
      i. Theme 2: Brisbane's outstanding lifestyle and Element 2.4 – Brisbane's community facilities, services, open space and recreation infrastructure;
      ii. Theme 4: Brisbane's highly effective transport and infrastructure networks and Element 4.2 – Brisbane's other infrastructure networks;
      iii. Theme 5: Brisbane's CityShape, Element 5.3 – Brisbane's Major Centres, Element 5.4 – Brisbane's Special Centres and Element 5.5 – Brisbane's Suburban Living Areas.

4. Development location and uses overall outcomes are:

Overall Outcome	Response
a. Development provides for the continued use of the land for community facilities identified as appropriate for the particular Community facilities zone precinct.	**Not applicable.** The proposal is for Multiple Dwellings. Whilst the subject site is located in the Community facilities zone, it is noted that the site was approved under the Clearview Structure Plan (Preliminary Approval Council Reference: A006485314) for higher density residential development.
b. Development enables community facilities to play a key role in developing and maintaining community networks, services and community health and wellbeing and contributes to the city being well served with community buildings, facilities, spaces and activities meeting the diversity of community needs.	**Not applicable.** The proposal is for the provision of Multiple Dwellings. Whilst the subject site is located in the Community facilities zone, it is noted that the site was approved under the Clearview Structure Plan (Preliminary Approval Council Reference: A006485314) for higher density residential development.
c. Development provides for both privately owned community facilities and community facilities that are owned or operated by federal, state or local government.	**Not applicable.** The proposal is for the provision of Multiple Dwellings. Whilst the subject site is located in the Community facilities zone, it is noted that the site was approved under the Clearview Structure Plan (Preliminary Approval Council Reference: A006485314) for higher density residential development.
d. Development ensures that where a use within a Community facilities zone precinct ceases and is no longer fulfilling the intended purpose of the relevant zone precinct, that it is replaced with another community facility.	**Not applicable.** The proposal is for Multiple Dwellings. Whilst the subject site is located in the Community facilities zone, it is noted that the site was approved under the Clearview Structure Plan (Preliminary Approval Council Reference: A006485314) for higher density residential development.
e. Development that limits the ongoing operation and expansion of an existing community facility or prejudices the establishment of a new community facility appropriate to the relevant zone precinct is not accommodated.	**Not applicable.** The proposal is for Multiple Dwellings. Whilst the subject site is located in the Community facilities zone, it is noted that the site was approved under the Clearview Structure Plan (Preliminary Approval Council Reference: A006485314) for higher density residential development.
f. Development in a particular zone precinct is predominantly for community facilities that are envisaged in that zone precinct, unless an appropriate adaptation of the premises for another community facility use can be demonstrated.	**Not applicable.** The proposal is for Multiple Dwellings. Whilst the subject site is located in the Community facilities zone, it is noted that the site was approved under the Clearview Structure Plan (Preliminary Approval Council

Overall Outcome	Response
	Reference: A006485314) for higher density residential development.
g. Development improves the use of existing community facilities infrastructure to ensure accessibility and multiple uses. Note—Where a community facility ceases or redevelopment occurs, the limited number of sites within the Community facilities zone must be protected for public rather than private use. Not every site within the Community facilities zone is appropriate for every use within the community facilities activity group, however, where a use that is described as suitable within a particular Community facilities zone precinct ceases, its replacement may be another community facility that would typically be located in a different Community facilities zone precinct. For example, a premises formerly used as a school, and included within the Education purposes zone precinct, may be transitioned to accommodate an arts and or cultural services hub, which would usually be included within the Community purposes zone precinct.	**Not applicable.** There is no current Community facilities use which occupies the subject site. The proposal is for Multiple Dwellings located on vacant portion of a site. Whilst the subject site is located in the Community facilities zone, it is noted that the site was approved under the Clearview Structure Plan (Preliminary Approval Council Reference: A006485314) for higher density residential development.
h. Development for a use not anticipated in the relevant zone precinct may be accommodated where it is demonstrated that the proposal is safe, well designed, integrated with the surrounding area and offers compensatory community benefits.	**Complies. T**he proposal is for Multiple Dwellings. Whilst the subject site is located in the Community facilities zone, it is noted that the site was approved under the Clearview Structure Plan (Preliminary Approval Council Reference: A006485314) for higher density residential development. The proposed development presents two buildings with a high standard of architectural design. The proposal will adequately support the local community through the provision of much required housing stock within the Brisbane LGA.
i. Development: i. is appropriately located according to the type of proposed use; ii. is highly accessible and preferably integrated and co-located with complementary uses where possible; iii. is of a scale, height and bulk that provides a high level of amenity; iv. is generally consistent with the character of the area; v. transitions sensitively to surrounding uses.	**Complies.** The proposal is for Multiple Dwellings. Whilst the subject site is located in the Community facilities zone, it is noted that the site was approved under the Clearview Structure Plan (Preliminary Approval Council Reference: A006485314) for higher density residential development. The proposed development exceeds the allowable height limit under the structure plan, however presents a considered design which appropriately mitigates surrounding amenity through a modern and visually pleasing design coupled with extensive landscaping provisions, near-compliant setbacks, articulated facades, recessed balconies and screening additions.
j. Development is supported by complementary uses of an appropriate scale and purpose which directly serve the employees and activities of the relevant zone precinct and do not compromise the commercial, retail or community service role and function of nearby centre activities.	**Complies.** The proposed development will support nearby centre activities through providing increased density in the local area. The subject site is intended for higher density development under the Clearview Structure Plan.

5. Development form overall outcomes are:

Overall Outcome	Response
a. Development for a major government facility or service is of a form tailored to the particular operational, functional and locational requirements of the use.	**Not applicable.** The proposal is not for a major government facility.
b. Development creates a variety of building forms, materials and facade treatments.	**Complies.** The proposed development provides a highly articulated built form and visually appealing design when viewed from all elevations. The built form is described as modern, utilising a mix of arches, wood-look finishes, stone features and a neutral colour scheme. The built form as described above is balanced with cascading landscaping, deep planting within the frontages of the site and internally around entrance points and recreational areas. The building is articulated via batten screening elements, balcony recesses and various landscaping to provide depth, visual interest and contribute to the high quality built form.
c. Development manages amenity impacts (including glare, odour, light, noise, traffic, parking, servicing and hours of operation) and provides a sensitive transition between a use in the Community facilities zone and adjoining sensitive uses.	**Complies.** The proposal has implement an array of design features to ensure a sensitive integration to surrounding uses is achieved. These including, orientation, near-compliant setbacks, articulated façade, deep recessed balconies, screening provision, glazing of windows and extensive landscaping.
d. Development supplies infrastructure, service and utilities at a level that is commensurate with the level of service demands generated by the use.	**Complies.** The proposed development will be adequately serviced as expected for a higher density residential development.
e. Development maximises road, rail, public transport and active transport connections and accessibility between community facilities and key destinations to ensure efficient and safe movement of people and goods and a high level of accessibility for visitors, patrons and employees of the community facility use.	**Not applicable.** The proposal is for Multiple Dwellings. Notwithstanding, the proposal allows for adequate connection to surrounding public and active transport options.
f. Development is designed, constructed and operated to maintain the safety and security of people and property.	**Complies.** The proposed buildings include appropriate safety and security measures.
g. Development achieves a satisfactory standard of environmental performance by adopting principles of innovative, sustainable and efficient design, construction and operation to encourage water conservation and responsiveness to climate.	**Complies.** The proposed development responds to the environmental values and climate to the greatest extent possible. Tree-retention of four large gum trees has been

Overall Outcome	Response
	prioritised as well as most of the units achieving orientation to the north / north-east.
h. Development for a community facility that is a major economic driver, such as a hospital, consolidates its role in facilitating growth in allied fields such as medical research and product development drawing visiting research academics and clinical professionals to the region and functioning as a major employment generator.	**Not applicable.** The proposal is for Multiple Dwellings.
i. Development responds to land constraints, mitigates any adverse impacts on environmental values and natural features, and addresses other specific characteristics as identified by overlays affecting the sites or in a code applicable to the development.	**Complies.** The proposed development responds to the land constraints appropriately.
j. Development for a use other than a community facility that is provided in conjunction with a community facility use incorporates a design that allows for reasonable adaptability and expansion, where necessary, of the community facility.	**Not applicable.** The proposal is for Multiple Dwellings. Whilst the subject site is located in the Community facilities zone, it is noted that the site was approved under the Clearview Structure Plan (Preliminary Approval Council Reference: A006485314) for higher density residential development.

6. Cemetery zone precinct overall outcomes are:

Overall Outcome	Response
a. Development provides premises for the handling and internment of bodies after death.	**Not applicable.** The subject site is not located in the Cemetery zone precinct.

7. Community purposes zone precinct overall outcomes are:

Overall Outcome	Response
a. Development provides premises for the provision of artistic, cultural, social or community services, which may also include ancillary administration and catering facilities.	**Not applicable.** The subject site is not located in the Community purposes zone precinct.
b. Development for a complementary use such as a food and drink outlet, function facility, health care service, office or shop, where they support and enhance the primary use, may also be accommodated.	**Not applicable.** The subject site is not located in the Community purposes zone precinct.
c. Development for purpose-built premises for residential occupation by the elderly, young or people with disabilities, such as a residential care facility or a retirement facility, together with ancillary convenience activities and allied services (care co-located uses), may be accommodated.	**Not applicable.** The subject site is not located in the Community purposes zone precinct.

Overall Outcome	Response
d. Development for a small-scale non-residential use such as health care service, office, shop or veterinary service, where serving local residents' day-to-day needs, and not undermining the viability of nearby centres, may also be accommodated in a predominantly residential area.	**Not applicable.** The subject site is not located in the Community purposes zone precinct.

8. Education purposes zone precinct overall outcomes are:

Overall Outcome	Response
a. Development provides premises for training and instruction designed to impart knowledge and develop skills.	**Not applicable.** The proposal is for the provision of Multiple Dwellings. Whilst the subject site is located in the Community facilities zone, it is noted that the site was approved under the Clearview Structure Plan (Preliminary Approval Council Reference: A006485314) for higher density residential development.
b. Development may provide for recreation opportunities and ancillary administrative and catering functions to serve students and staff.	**Not applicable.** The proposal is for the provision of Multiple Dwellings. Whilst the subject site is located in the Community facilities zone, it is noted that the site was approved under the Clearview Structure Plan (Preliminary Approval Council Reference: A006485314) for higher density residential development.

9. Emergency services zone precinct overall outcomes are:

Overall Outcome	Response
a. Development provides facilities for government bodies or community organisations that respond to community needs for the protection of persons, property and the environment, offering essential emergency services and disaster management responses, as well as supporting activities such as administration and training facilities.	**Not applicable.** The subject site is not located in the Emergency services zone precinct.

10. Health care purposes zone precinct overall outcomes are:

Overall Outcome	Response
a. Development provides premises with day clinic and administrative functions that involve medical, paramedical, alternative therapies and general health care treatment for the local community.	**Not applicable.** The subject site is not located in the Health care purposes zone precinct.

Overall Outcome	Response
b. Development for purpose-built premises for residential occupation by the elderly, young or people with disabilities, such as a residential care facility or a retirement facility, together with ancillary convenience activities and allied services provided to cater for their particular needs, may be accommodated.	**Not applicable.** The subject site is not located in the Health care purposes zone precinct.

11. Major health care zone precinct overall outcomes are:

Overall Outcome	Response
a. Development provides premises for medical or surgical care or treatment of patients whether or not residing on the premises, including supporting administrative functions and ancillary activities servicing the needs of workers, patients and visitors such as rooming accommodation, convenience shopping and catering.	**Not applicable.** The subject site is not located in the Major health care zone precinct.
b. Development for purpose-built premises for residential occupation by the elderly, young or people with disabilities, such as a residential care facility or a retirement facility, together with ancillary convenience activities and allied services provided to cater for their particular needs, may be accommodated.	**Not applicable.** The subject site is not located in the Major health care zone precinct.

12. Major sports venue zone precinct overall outcomes are:

Overall Outcome	Response
a. Development provides large-scale premises for major sporting events and occasional recreation and entertainment activities and special events associated with public and community group gatherings, including venues for conferences, concerts, private functions, clubs, indoor and outdoor sport and recreation, trade exhibitions and displays, and including ancillary catering, administrative office functions, and sale of merchandise and tickets;	**Not applicable.** The subject site is not located in the Major sports venue zone precinct.
b. Development for a complementary use directly related to the core functions of the Major sports venue zone precinct, including shop, food and drink outlet, office, health care service or telecommunications facility, may also be accommodated.	**Not applicable.** The subject site is not located in the Major sports venue zone precinct.

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

7.2.18.3 River gateway neighbourhood plan code

7.2.18.3.2 Purpose

1. The purpose of the River gateway neighbourhood plan code is to provide finer grained planning at a local level for the River gateway neighbourhood plan area.
2. The purpose of the River gateway neighbourhood plan code will be achieved through overall outcomes including overall outcomes for each precinct of the neighbourhood plan area.
3. The overall outcomes for the neighbourhood plan area are:

Overall Outcome	Response
a. The River gateway area is developed as a distinct, mixed use area, supporting additional housing opportunities, improved connectivity and additional local shops, cafes, services and facilities, as well as small- to medium-scale commercial and industrial development.	**Complies.** The proposed development presents an excellent opportunity for substantial provisioning of housing supply within the inner city suburb of Seven Hills. The proposed development will appropriately support local shops, cafes, services and facilities through increasing density within the areas which in term, will assist in supporting local businesses. The site is located within Precinct H (intended for Multi-unit dwelling) within the Clearview Structure Plan as approved under A006485314. Whilst the proposed development exceeds the height limitation as approved under the Precinct H of the Clearview Structure Plan, the site was intended for higher density development.
b. Development is of scale and form that protects nearby residents and respects the interface of adjoining areas by carefully managing transitions.	**Complies.** The proposed development provides adequate separation to the nearest sensitive uses. The proposed development is located within the overall Clearview Structure Plan, where the site was originally intended for higher density development. It is noted that surrounding developments within the Clearview Structure precinct have not maximised their allowable height and therefore counteracts the height exceedance of the proposed development. For example, the adjacent aged-care (Precinct I) was approved for 5 Storeys and has constructed 2 storeys. The southern adjoining site (Precinct J) was approved under the Clearview Structure Plan for 3 storeys and has only constructed 2 storeys. Additionally, the proposed development implements design features and orientation purposed to protect amenity and privacy of surrounding properties. This has been achieved through near-compliant setbacks, extensive landscaping and screening purposed to soften

Overall Outcome	Response
	the built environment and interface of the overarching Clearview Structure Plan area which includes the subject development, to adjoining residential properties.
c. Development does not constrain the ability of existing development to operate.	**Complies.** The proposed development has been designed to effectively integrate and operate alongside existing and future development within the Clearview precinct area. The proposed Multiple Dwellings are coherent and present a well-integrated design with the approved townhouse development to be located on the southern side of the lot.
d. Development protects and enhances the long-term viability of environmentally significant areas, regional ecosystems, fauna habitat and movement corridors. The Seven Hills Bushland Reserve and Minnippi Parklands continue to provide a range of sustainable open space and recreational opportunities.	**Complies.** The proposal will not cause any adverse impact to the environmentally significant areas within the River gateway neighbourhood area. The subject site is separated from the Seven Hills Bushland Reserve and Minnippi Parklands.
e. Development is of a height, scale and form which is consistent with the amenity and character, community expectations and infrastructure assumptions intended for the relevant precinct, sub-precinct or site and is only developed at a greater height, scale and form where there is both a community need and an economic need for the development.	The subject development exceed the allowable height as required within Precinct H of the Clearview Structure Plan area. Despite this, the proposed development is considered to remain in keeping with the reasonable expectation for built form and site layout as follows: • The subject site is a particularly large land holding of 12,640m^2; allowing any increase to building heights to be appropriately managed within the allotment via setbacks, building form and orientation that continue to maintain the reasonable amenity expectations of surrounding allotments that would otherwise be subject to a 5 storey building height as identified within the River Gateway Plan area. • Due to the topography of the site and building design, the development is positioned on the lower side of the existing western allotments and results in a perceived building height of 6 storeys with level 7 being considerably setback as mentioned above. The resulting development is therefore perceived as

Overall Outcome	Response
	being one additional storey than that allowable under the Seven Hills TAFE precinct. • The building design includes cascading landscaping that provide a visual buffer to aid in mitigating overlooking opportunities into private open space areas. • Each unit is coupled with extensive screening and significantly recessed balconies (Private Open Space areas). The proposed development provides opportunity for significant and much required housing stock within the Brisbane LGA and on a site where high density development is anticipated.

4. Morningside precinct (River gateway neighbourhood plan/NPP-001) overall outcomes are:

Overall Outcome	Response
a. This precinct provides for a range of residential, retail and commercial uses along Wynnum Road which contributes to the revitalisation of the area into a vibrant urban village within the neighbourhood plan area.	**Not applicable.** The subject site is not located within the Morningside precinct.
b. The mixed use area on the south eastern side of Wynnum Road extends through to Key Street and provides for site amalgamation and rear access. Site amalgamation is supported through a range of plot ratios. Redevelopment fronting Key Street is restricted to residential use and provides a transition in height to the residential area beyond. A similar transition in height is provided north of Wynnum Road.	**Not applicable.** The subject site is not located within the Morningside precinct.
c. Increased plot ratios within the Low—medium density residential zone are supported to increase the viability of redevelopment and to provide for high-quality development outcomes.	**Not applicable.** The subject site is not located within the Morningside precinct.
d. Building setbacks and land dedications will be required for new development on lots fronting Wynnum Road to provide for future road widening and creating a subtropical boulevard.	**Not applicable.** The subject site is not located within the Morningside precinct.
e. The amalgamation of properties provides an opportunity to reduce the number of access ways and the number of vehicles accessing directly onto Wynnum Road.	**Not applicable.**

Overall Outcome	Response
	The subject site is not located within the Morningside precinct.
f. Development in this precinct cannot expect the same level of noise amenity as other parts of the city, due to the proximity of Brisbane Airport and its associated aircraft noise.	**Not applicable.** The subject site is not located within the Morningside precinct.
g. Impact assessable uses consistent with the outcomes sought include: i. outdoor sales, industry or entertainment facility; ii. service station where in the District centre sub-precinct (River gateway neighbourhood plan/NPP-001b).	**Not applicable.** The subject site is not located within the Morningside precinct.

5. Seven Hills TAFE precinct (River gateway neighbourhood plan/NPP-002) overall outcomes are:

Overall Outcome	Response
a. Future redevelopment delivers residential and community uses that sensitively integrate with the character and scale of the neighbouring Low density residential zone, focusing on high-quality, ecologically sustainable design outcomes.	**Complies.** The proposed development seeks to deliver 116 residential units ranging from 2 to 4 bedrooms in various internal configurations and comprised within two detached buildings. As previously approved under the Clearview Structure Plan, the subject site is intended for higher density development, such as Multiple Dwellings. Whilst the proposed development exceeds the height allowance as required under the Clearview Structure Plan, the proposed buildings present a high standard of architectural design that is purposed to integrate appropriately within the immediate and local context of the area. The built form is visually attractive when viewed from all elevations and is described as modern, utilising a mix of arches, wood-look finishes, stone features and a neutral colour scheme. The built form as described above is balanced with cascading landscaping, deep planting within the frontages of the site and internally around entrance points and recreational areas. The building is articulated via batten screening elements, balcony recesses and various landscaping to provide depth, visual interest and contribute to the high quality built form. The proposed development provides adequate (near-

Overall Outcome	Response
	compliant) setbacks to the adjoining Low density residential zoned properties. Therefore, the proposed development will appropriately integrate within the surrounding local context through it's high quality, ecologically sustainable and considered design.
b. Development delivers housing diversity, catering for a range of household types, and aged care.	**Complies.** The proposal presents a range of different Multiple Dwelling styles and types which vary in number of bedrooms (ie. 2 to 4 bedrooms) and internal layouts to appropriately cater for different household types. Units will have different orientations ie. north, east, south and west facing to maximise sunlight and cross ventilation breezes.
c. Development sensitively responds to the site topography and views from the surrounding area and maintains the vegetated character of the site.	**Complies.** The subject site maintains a gradual slope to the south-eastern corner of the site. The proposed development appropriately responds to the character of the site and maximises views to all directions (ie. north, east, south and west). As shown in the provided architectural plans, four existing on-site trees are proposed to remain and extensive provision has been given to on-site post-development landscaping provisions.
d. Significant bushland is preserved and additional public open space is provided for the recreational needs of residents within the precinct.	**Complies.** The proposed development does not have any negative impact to or involve the significant bushland within the Seven Hills TAFE precinct. The proposal does not involve public open space related uses, however will appropriately support nearby public open space areas.
e. The existing theatre complex is retained for community uses.	**Complies.** The proposed development does not involve the existing theatre complex.
f. The environmental and hydraulic characteristics of Perrin Creek are protected and managed.	**Complies.** The proposed works are sufficiently separated from Perrin Creek and therefore will not create any adverse impacts to the environmental and hydraulic characteristics of the environmentally significant area.
g. A safe and attractive pedestrian and cycle network provides direct, convenient access to local shops at The Corso, open space, schools and public transport and a local road network provides access through the site.	**Complies.** The proposed development will maintain the existing pedestrian accessibility along the sites frontage to Griffith place.

Overall Outcome	Response
h. Future redevelopment will require a structure plan that includes strategies to protect significant vegetation.	**Not applicable.** The subject site is located within the Clearview structure plan as established under the Preliminary Approval with Council reference A006485314.
i. Development in this precinct cannot expect the same level of noise amenity as other parts of the city, due to the proximity of Brisbane Airport and its associated aircraft noise.	**Complies.** The proposal has been designed to be sympathetic to anticipated aircraft noise.

6. Cannon Hill/Murarrie precinct (River gateway neighbourhood plan/NPP-003) overall outcomes are:

Overall Outcome	Response
a. A range of residential, retail and commercial uses contribute to the revitalisation of Wynnum Road. Growth in this precinct provides for increased housing diversity, additional employment opportunities and greater use of active and public transport modes.	**Not applicable.** The subject site is not located within the Cannon Hill/Murarrie precinct.
b. Medium density residential development on the southern side of Wynnum Road provides a distinct break between the commercial nodes centred around the intersections with Creek Road and Barrack Road.	**Not applicable.** The subject site is not located within the Cannon Hill/Murarrie precinct.
c. Vehicular access to commercial, residential and mixed use development is encouraged at the rear of properties or side streets, rather than from Wynnum Road, in order to minimise traffic impacts on Wynnum Road.	**Not applicable.** The subject site is not located within the Cannon Hill/Murarrie precinct.
d. Building setbacks and land dedications will be required for new development on lots fronting Wynnum Road to allow for future road widening and creating a subtropical boulevard.	**Not applicable.** The subject site is not located within the Cannon Hill/Murarrie precinct.
e. Development must be compatible with the safety, security and operational requirements of the Brisbane Airport.	**Not applicable.** The subject site is not located within the Cannon Hill/Murarrie precinct.
f. Development in the Low—medium density residential sub-precinct (River gateway neighbourhood plan/NPP-003a): i. provides for additional residential densities in areas within close proximity to public transport and transitions between higher density development along the Wynnum Road corridor and nearby areas in the Low density residential zone; ii. creates a new local park at Pickwick Street adjacent to the Wynnum Road corridor sub-precinct (River gateway neighbourhood plan/NPP-003b), to serve the increased population in the area south of Wynnum Road.	**Not applicable.** The subject site is not located within the Cannon Hill/Murarrie precinct.

Overall Outcome	Response
g. Development in the Wynnum Road corridor sub-precinct (River gateway neighbourhood plan/NPP-003b): i. achieves a mix of land uses with centre activities and medium density residential development. Redevelopment of existing residential properties in this area supports the development of additional local shops, cafes, services and facilities, as well as small- to medium-scale commercial development; ii. provides deep planting along the Wynnum Road frontages of areas in the Medium density residential zone, to act as a visual break to the built to boundary frontages of the adjacent mixed use areas, providing interest and variety for street users; iii. provides transitions in scale to the adjoining residential areas, helping to preserve the character of the area and minimise potential shadowing and surveillance impacts; iv. Development in this precinct cannot expect the same level of noise amenity as other parts of the city, due to the proximity of Brisbane Airport and its associated aircraft noise.	**Not applicable.** The subject site is not located within the Cannon Hill/Murarrie precinct.
h. Development in the Cannon Hill shopping centre sub-precinct (River gateway neighbourhood plan/NPP-003c): i. revitalises it as a mixed use centre, capitalising on its prominent position at the junction of Wynnum Road and Creek Road, with the Cannon Hill bus interchange on the western portion of the site; ii. ensures that expansion or redevelopment of the Cannon Hill shopping centre exhibits a high standard of urban design and activates the frontage to Wynnum Road and Creek Road. Development provides for safe and convenient access across the site, and reduces the visual impact of open-air car parking by incorporating mature landscaping. A more-diverse land use mix in the sub-precinct is supported. Where residential activities are proposed, high-quality private open space and public realm must be provided. The ongoing operation of the Cannon Hill shopping centre is provided for in redevelopment proposals.	**Not applicable.** The subject site is not located within the Cannon Hill/Murarrie precinct.
i. Development in the Park Hill south sub-precinct (River gateway neighbourhood plan/NPP-003d): i. ensures that the large vacant site on the corner of Creek Road and Mitchell Boulevard is developed for low—medium density residential development that respects and preserves the amenity of the existing residential area; ii. provides a connection to a new pedestrian and cycle link to the railway station to the west.	**Not applicable.** The subject site is not located within the Cannon Hill/Murarrie precinct.
j. Development in the Former CSIRO site sub-precinct (River gateway neighbourhood plan/NPP-003e): i. capitalises on its prominent location at the junction of Wynnum Road and Creek Road, and the large size and single ownership of the landholding. It will develop as a vibrant mixed use	**Not applicable.** The subject site is not located within the Cannon Hill/Murarrie precinct.

Overall Outcome	Response
centre, accommodating a range of activities, including multiple dwellings, offices, shops, entertainment and open space; ii. provides a new local park to meet the needs of residents in this sub-precinct which accommodates a range of dwelling types from low-rise townhouses to high-rise apartments; iii. ensures that the district centre provides the main retail and commercial focus of the sub-precinct. It contains a variety of centre activities, including multiple dwelling, cinema, restaurant, shop, indoor sport and recreation, office and hotel uses, as well as publicly accessible, privately owned open space; iv. comprising larger commercial and mixed use buildings positions them along Wynnum Road and Creek Road to respond to the high traffic exposure of these roads. Such development provides pedestrian access to the adjoining Southgate Business Park and the Cannon Hill railway station. Pedestrian movement is also facilitated through the site to provide convenient access to the Cannon Hill shopping centre and Cannon Hill bus interchange.	
k. Development in the Cannon Hill Station sub-precinct (River gateway neighbourhood plan NPP-003f): i. cannot expect the same level of noise amenity as other parts of the city, due to the proximity of Brisbane Airport and its associated aircraft noise. ii. in the area to the south of the Cannon Hill railway station is medium density residential development, increasing housing choice in close proximity to high-frequency public transport and the Southgate Business Park.	**Not applicable.** The subject site is not located within the Cannon Hill/Murarrie precinct.

7. Minnippi precinct (River gateway neighbourhood plan/NPP-004) overall outcomes are:

Overall Outcome	Response
a. A network of shared bikeways and pedestrian pathways improve circulation and linkages to external features and communities, including Murarrie Recreation Reserve, Cannon Hill Shopping Centre, surrounding residential areas, Bulimba Creek and Minnippi Parklands from Creek Road and between Ellen Street and Wynnum Road.	**Not applicable.** The subject site is not located within the Minnippi precinct.

8. Industry precinct (River gateway neighbourhood plan/NPP-005) overall outcomes are:

Overall Outcome	Response
a. Development comprising the consolidation of existing uses is consistent with the outcomes sought in established industrial areas where impacts on existing sensitive zones are managed through separation distances. Separation distances between industry and sensitive zones are a minimum of 250m for medium impact industry and 500m for high impact industry, unless it can be	**Not applicable.** The subject site is not located within the industrial precinct.

Overall Outcome	Response
demonstrated that emissions and risks can be quantified and effectively managed to achieve appropriate environmental outcomes.	
b. Existing parks and outdoor sport and recreation facilities within the precinct are retained.	**Not applicable.** The subject site is not located within the industrial precinct.
c. Pedestrian and bicycle connections to the riverside parks are improved. Development provides for a new off-road pedestrian/bicycle pathway connecting Colmslie Recreation Reserve and Colmslie Beach Reserve.	**Not applicable.** The subject site is not located within the industrial precinct.
d. Special industries are not consistent with the outcomes sought.	**Not applicable.** The subject site is not located within the industrial precinct.

Table 7.2.18.3.3.A – Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	Solution	Response
PO1 Development is of a height, scale and form that achieves the intended outcome for the precinct, improves the amenity of the neighbourhood plan area, contributes to a cohesive streetscape and built form character and is: a. consistent with the anticipated density and assumed infrastructure demand; b. aligned to community expectations about the number of storeys to be built; c. proportionate to and commensurate with the utility of the site area and frontage width; d. designed to avoid a significant and undue adverse amenity impact to adjoining development; e. sited to enable existing and future buildings to be well separated from each other and to avoid affecting the potential development of adjoining sites.	**AO1.1** Development complies with the number of storeys and building height in Table 7.2.18.3.3.B. Note—Neighbourhood plans will mostly specify a maximum number of storeys where zone outcomes have been varied in relation to building height. Some neighbourhood plans may also specify height in metres. Development must comply with both parameters where maximum number of storeys and height in metres are specified.	**Not applicable.**	No building height requirements are stipulated in Table 7.2.18.3.3.B for the Seven Hills TAFE precinct – NPP-002.
	AO1.2 Development has a maximum plot ratio that complies with Table 7.2.18.3.3.C.	**Not applicable.**	No maximum plot ratio requirements are stipulated in Table 7.2.18.3.3.C for the Seven Hills TAFE precinct – NPP-002.
	AO1.3 Development has boundary setbacks that comply with Table 7.2.18.3.3.D. Note—For development that fronts a street that is subject to a road-widening requirement, the minimum building setback is to be measured from the new property boundary.	**Not applicable.**	No boundary setback requirements are stipulated in Table 7.2.18.3.3.D for the Seven Hills TAFE precinct – NPP-002.

Performance outcomes	Acceptable outcomes	Solution	Response
Note—Development that exceeds the intended number of storeys or building height can place disproportionate pressure on the transport network, public space or community facilities in particular. Note—Development that is over-scaled for its site can result in an undesirable dominance of vehicle access, parking and manoeuvring areas that significantly reduce streetscape character and amenity.			
PO2 Development provides a range of open space and recreational opportunities that meet the needs of the community.	**AO2** Development incorporates future parks in accordance with Figure d.	**Complies with PO2.**	The proposal incorporates extensive communal open space areas as part of the development which include a gym, swimming pool, indoor common area and turfed lawn areas. Each dwelling is accompanied by compliant private open space areas which are directly accessible off the main living area. It is note that a Park (Griffith Place Park) is located across Griffith Place, as was approved under Precinct F of the Clearview Structure Plan (Council reference: A006485324). Whilst the development does not include the establishment of Parks, the proposed development will continue to support surrounding open space areas.
PO3 Development of a sensitive use on land that is affected by environmental emissions generated by an operational rail corridor are: a. suitably located and orientated on the site; b. designed and finished to mitigate noise intrusion.	**AO3** No acceptable outcome is prescribed.	**Not applicable.**	The subject site is greatly separated from the nearest operational rail corridor to the west.
If in the Morningside precinct (River gateway neighbourhood plan/NPP-001) or the Cannon Hill/Murarrie precinct (River gateway neighbourhood plan/NPP-003)			
PO4 Development of buildings incorporates a design and form typology that:	**AO4** Development above the second storey is: a. no more than 75% of the width of the site; or	**Not applicable.**	The subject site is not located within the Morningside precinct or the Cannon Hill/Murarrie precinct.

Performance outcomes	Acceptable outcomes	Solution	Response
a. creates an interesting and cohesive streetscape; b. enables existing and future buildings to be well separated from each other to allow light penetration, air circulation and privacy and ensure windows are not built out by adjoining buildings; c. does not prejudice the development of adjoining sites; d. does not dominate the street or other pedestrian space; e. provides variation in building form, height and materials, and an articulated facade; f. sensitively responds to changes in topography and gradients.	b. a maximum of 30m in any direction. Note—The lesser of (a) or (b) is to be used.		
PO5 Development protects the amenity of adjoining areas by: a. minimising impacts, including overshadowing, overlooking, and visual dominance; b. providing an appropriate interface by stepping down in height and scale at site boundaries; c. maintaining natural ventilation and light penetration to neighbouring habitable rooms, balconies and private open space.	**AO5.1** Development adjoining a building height transition area shown in Figure c or Figure d has a maximum building height of 3 storeys within 10m of the common property boundary.	**Not applicable.**	The subject site is not located within the Morningside precinct or the Cannon Hill/Murarrie precinct.
	AO5.2 Development adjoining a building height transition area shown in Figure c has a maximum building height of 2 storeys within 10m from any property boundary if fronting Key Street.	**Not applicable.**	The subject site is not located within the Morningside precinct or the Cannon Hill/Murarrie precinct.
	AO5.3 Development fronting Key Street, Morningside or Ludwick Street, Cannon Hill within the building height transition area as shown in Figure a and Figure b is used for residential purposes only.	**Not applicable.**	The subject site is not located within the Morningside precinct or the Cannon Hill/Murarrie precinct.
PO6 Development fronting Wynnum Road does not result in a significant increase in vehicular traffic entering and exiting onto Wynnum Road.	**AO6** Development on Wynnum Road that does not achieve vehicle access from a rear lane or adjoining lane is limited to: a. a maximum building height of 3 storeys;	**Not applicable.**	The subject site is not located within the Morningside precinct or the Cannon Hill/Murarrie precinct.

Performance outcomes	Acceptable outcomes	Solution	Response
	b. a maximum plot ratio of 100%.		
PO7 Development maintains the predominantly residential character of Ragoona Street.	**AO7** Development above ground level and fronting Ragoona Street is for residential purposes only.	**Not applicable.**	The subject site is not located within the Morningside precinct or the Cannon Hill/Murarrie precinct.
If in the Seven Hills TAFE precinct (River gateway neighbourhood plan/NPP-002)			
PO8 Development achieves an integrated long-term vision for the site and demonstrates the following: a. residential development with a range of housing types, including dwelling houses; b. a mix of building heights to create interesting internal streetscapes; c. building heights above 3 storeys and up to 5 storeys concealed in the landscape and maintenance of the vegetated character of the site; d. preservation of amenity, outlook and levels of sunlight enjoyed by adjoining residents; e. building layout, heights and form that are sympathetic to views and vistas from public areas within and to/from the precinct; f. retention and protection of a minimum 1.1ha of existing bushland as a single area to the east of the site; g. new public open space of 2,500m^2 minimum to meet the needs of the residents; h. dedication of 5,000m^2 of land to Council for an integrated community hub; i. provision and dedication of land for a minimum of 50 car parking spaces to serve the integrated community hub; j. provision of performing arts space and community services space, including and retaining the existing theatre complex as part of the integrated community hub;	**AO8** No acceptable outcome is prescribed.	**Complies with PO8 and Overall Outcomes.**	Please refer to section 5.7 of the Town Planning Report for detailed assessment against PO8 of the River gateway neighbourhood plan code.

Performance outcomes	Acceptable outcomes	Solution	Response
k. a new local road network that provides access through the site, serving residential development, theatre complex and parkland; l. pedestrian and bicycle networks that provide connectivity to schools, shops, parks and public transport; m. infrastructure, including water, sewer and stormwater meets the needs of the development. Note—A structure plan prepared in accordance with the Structure planning planning scheme policy can assist in demonstrating the achievement of this outcome. Note—Development of the public open space is to be located west of the existing theatre. Note—Further residential driveway access is not to be provided from D'Arcy Road.			
If in the Cannon Hill/Murarrie precinct (River gateway neighbourhood plan/NPP-003), where in the Cannon Hill shopping centre sub-precinct (River gateway neighbourhood plan/NPP-003c)			
PO9 Development, redevelopment or expansion of the Cannon Hill Shopping Centre achieves the following: a. diversified land uses including shops, offices and residential, in accordance with Table 7.2.18.3.3.E; b. reduced building bulk and scale by using podium and tower building typology elements; c. podium heights that are a minimum of 2 storeys and built to the side boundary for a minimum distance of 10m from the front property boundary; d. podium levels occupied by retail, office or entertainment uses; e. podium wall planes articulated by providing recesses and projections, using a range of materials including glass to avoid creating a featureless or overbearing building facade;	**AO9** No acceptable outcome is prescribed.	**Not applicable.**	The subject site is not located within the Cannon Hill/Murarrie precinct.

Performance outcomes	Acceptable outcomes	Solution	Response
f. tower elements set back an average of 6m from the street frontage to reduce the visual dominance of the building in the streetscape; g. individual tower elements with a maximum building footprint of 1,200m^2. Note—This can be demonstrated using a concept plan.			
If in the Cannon Hill/Murarrie precinct (River gateway neighbourhood plan/NPP-003), where in the Park Hill south sub-precinct (River gateway neighbourhood plan/NPP-003d)			
PO10 Development sensitively manages the interface to the adjoining 2-storey residential area.	**AO10** Development provides a deep planted area with a minimum dimension of 4m along frontage to Mitchell Boulevard, Calliope Circuit and Rosewood Place.	**Not applicable.**	The subject site is not located within the Cannon Hill/Murarrie precinct.
If in the Cannon Hill/Murarrie precinct (River gateway neighbourhood plan/NPP-003), where in the Former CSIRO site sub-precinct (River gateway neighbourhood plan/NPP-003e)			
PO11 Development includes new public open space to meet the recreational needs of residents and workers.	**AO11** Development includes a minimum of 17.5% of the total site area (59,750m^2) as publicly accessible open space as follows: a. a minimum of 2,500m^2 of land is dedicated to Council for a local park, to be provided as a single parcel, centrally located within the Low—medium residential density zone of the site; b. 2 separate sites of publicly accessible, privately owned open space within the District centre zone with a minimum size of: i. 1,930m^2; ii. 2,070m^2; c. a minimum of 1,500m^2 of publicly accessible, privately owned open space in the Low—medium density residential zone.	**Not applicable.**	The subject site is not located within the Cannon Hill/Murarrie precinct.
PO12	**AO12.1**	**Not applicable.**	The subject site is not located within the Cannon Hill/Murarrie precinct.

Performance outcomes	Acceptable outcomes	Solution	Response
Development within the District centre zone achieves a mix of uses, which complements the existing uses in the surrounding area.	Development within the District centre zone provides a range of land uses in accordance with Table 7.2.18.3.3.E.		
	AO12.2 Multistorey buildings within the District centre zone comprise non-residential centre activities on podium levels with either commercial or residential activities above.	**Not applicable.**	The subject site is not located within the Cannon Hill/Murarrie precinct.
	AO12.3 Development for shop and restaurant uses on the site does not exceed 6,300m^2, including: a. 1 shop being a supermarket of a maximum gross floor area of 2,500m^2; b. other shops tenancies not exceeding 1,000m^2 in gross floor area.	**Not applicable.**	The subject site is not located within the Cannon Hill/Murarrie precinct.
PO13 Development provides for safe and convenient vehicular access to Wynnum Road and Creek Road.	**AO13** Development ensures new vehicular access and road layouts are constructed and dedicated to Council as specified in Figure d.	**Not applicable.**	The subject site is not located within the Cannon Hill/Murarrie precinct.

8.2.2 Airport environs overlay code

Table 8.2.2.3.A – Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	Solution	Response
Section A—If in the OLS sub-categories, the PANS OPS sub-categories or the height restriction zone sub-categories			
General			
PO1 Development does not create or potentially create a permanent or temporary obstruction or hazard to operational airspace of Brisbane, Archerfield or Amberley airports.	**AO1** Development does not penetrate or create any physical obstruction into the OLS, height restriction zone or PANS-OPS and create an obstacle to an aircraft operating to or from the Brisbane, Archerfield or Amberley airports unless approved in accordance with the relevant federal legislation. Editor's note— Where development intrudes into an airport's OLS or PANS-OPS, advice from the Civil Aviation Safety Authority should be sought.	**Complies with AO1.**	Building A and Building B will not penetrate or create any physical obstruction into the OLS (140-150m) height restriction zone or the PANS-OPS (139m).
PO2 Development ensures that emissions do not significantly affect air turbulence, visibility or aircraft engine operation within the operational airspace of Brisbane, Archerfield or Amberley airports. Editor's note— Where development does emit gases or particulates above those outlined in AO2, advice from the Civil Aviation Safety Authority should be sought.	**AO2** Development does not emit into the OLS or height restriction zone: a. a gaseous plume at velocity exceeding 4.3m/s, as determined in conjunction with CASA Advisory Circular AC-139-05(1) Plume rise assessments; b. smoke, dust, ash, steam or other airborne particulate.	**Complies with AO2.**	The proposed development is for a residential use which will not emit gaseous plumes, smoke, dust, ash, steam or other airborne particulates.
Additional performance outcomes and acceptable outcomes if involving air service			
PO3 Development does not create a hazard to aviation operations conducted to or from the Brisbane or Archerfield airports.	**AO3** Development will not create a hazard to airport operations in accordance with the written confirmation of the Civil Aviation Safety Authority.	**Not applicable.**	The proposed development does not involve air service.
Section B—If in the Bird and bat strike zone sub-categories			
PO4	**AO4.1** Development within the Bird and bat strike zone sub-categories area ensures that waste is	**Complies with AO4.1.**	The subject site is located within the Distance from airport 8-13km sub-category. As detailed within the

Performance outcomes	Acceptable outcomes	Solution	Response
Development does not attract birds and bats into operational airspace in significant numbers likely to cause a safety hazard to airport operations.	covered and collected so that it is inaccessible to birds and bats.		Architectural Plans, waste will be stored within dedicated refuse areas within the basin. Therefore, waste will appropriately covered and collected so that it is inaccessible to birds and bats.
	AO4.2 Development involving landscaping or drainage works, including artificial water bodies located within the distance from airport 0-3km sub-category, are designed and installed to minimise the potential to attract birds and bats.	**Not applicable.**	The subject site is not located within the distance from airport 0-3km sub-category.
Section C—If in the Public safety area sub-categories			
PO5 Development does not expose or increase the risk to public safety.	**AO5.1** Development does not increase the number of people living, working or congregating in the Public safety area sub-categories.	**Not applicable.**	The subject site is not located within the Public safety area sub-category.
	AO5.2 Development does not materially increase the storage and handling of dangerous goods or combustible liquids within the Public safety area sub-categories.	**Not applicable.**	The subject site is not located within the Public safety area sub-category.
Section D—If in the Light intensity sub-categories			
PO6 Development ensures that buildings and structures do not adversely impact airport operations or interfere with pilot vision.	**AO6.1** Development ensures that outdoor lighting: a. does not imitate the format of approach or runway lighting by configuring lights in straight parallel lines greater than 500m in length; b. does not emit light that will exceed the maximum light intensity specified within the light intensity area identified on the Light intensity sub-categories. Note—Compliance with this acceptable outcome may be demonstrated by complying with the standards specified in the Civil Aviation Safety Authority guideline Chapter 12—	**Not applicable.**	The subject site is not located within the Light intensity sub-category.

Performance outcomes	Acceptable outcomes	Solution	Response
	Aerodrome lighting, 1.2 Lighting in the vicinity of an aerodrome and written confirmation from the airport operator.		
	AO6.2 Development in the Within 6km-Max intensity of light sources 3 degrees above horizon sub-category does not involve: a. coloured flashing or sodium lighting; or b. glare or upward shining lights; or c. flare plumes.	**Not applicable.**	The subject site is not located within the Light intensity sub-category.
Section E—If in the Aviation facilities sub-categories			
PO7 Development is of an appropriate design or implements management measures that avoid potential adverse impacts on an aviation facility. Note—Development complies with this performance outcome where written confirmation from Air Services Australia confirms that the development will not impair the functioning of the aviation facility.	**AO7** Development does not impair the functioning of an aviation facility by creating a permanent or temporary structure or any other physical line-of-sight obstruction between transmitting or receiving devices that: a. transmits an electromagnetic field that will interfere with the functioning of the aviation facility; or b. contains a reflective surface that will interfere with the functioning of the aviation facility. Note—Advice from Air Services Australia should be sought when proposing development within the Aviation facility sub-category. The SPP guidance: Strategic airports and aviation facilities identifies development likely to impact certain aviation facilities.	**Not applicable.**	The subject site is not located within the Aviation facilities sub-category.
Section F—If in the Australian Noise Exposure Forecast (ANEF) contour sub-categories			
PO8 Development adequately attenuates for aircraft noise in buildings to protect the health and wellbeing of occupants by complying with the internal noise criteria in Table 8.2.2.3.B. Note—A noise impact assessment report prepared in accordance with the Noise impact assessment planning	**AO8.1** Development for a caretaker's accommodation, childcare centre, community care centre, community residence, dual occupancy, dwelling house, dwelling unit, educational establishment, health care service, hospital, multiple dwelling, relocatable home park, residential care facility,	**Not applicable.**	The subject site is not located within the ANEF contour sub-category.

Performance outcomes	Acceptable outcomes	Solution	Response
scheme policy can assist in demonstrating achievement of this performance outcome.	retirement facility or rooming accommodation located in the ANEF 20-25 sub-category: a. provides external windows and doors which are acoustically rated to a minimum of Rw 30: b. ensures that the roof, ceiling and insulation combination is acoustically rated to a minimum of Rw 45; c. ensures that external walls are acoustically rated to a minimum of Rw 50.		
	AO8.2 Development for a resort complex, rural workers' accommodation, short-term accommodation or tourist park located in the ANEF 25-30 sub-category: a. provides external windows and doors which are acoustically rated to a minimum of Rw 30; b. ensures that the roof, ceiling and insulation combination is acoustically rated to a minimum of Rw 45; c. ensures that external walls are acoustically rated to a minimum of Rw 50.	**Not applicable.**	The subject site is not located within the ANEF contour sub-category.
	AO8.3 Development for an office is not located in the ANEF 25-30 sub-category, ANEF 30-35 sub-category, ANEF 35-40 sub-category, or ANEF 40-45 sub-category.	**Not applicable.**	The subject site is not located within the ANEF contour sub-category.
	AO8.4 No acceptable outcome is prescribed where development for a community use, detention facility, funeral parlour, place of worship, theatre or veterinary service.	**Not applicable.**	The subject site is not located within the ANEF contour sub-category.
	AO8.5	**Not applicable.**	The subject site is not located within the ANEF contour sub-category.

Performance outcomes	Acceptable outcomes	Solution	Response
	Development for a use not identified in AO8.1, AO8.2, AO8.3 or AO8.4 is not located in the ANEF 40-45 sub-category.		
PO9 Development for a sensitive use is appropriately located to prevent inappropriate exposure to very high levels of aircraft noise.	**AO9.1** Development for a caretaker's accommodation, childcare centre, community care centre, community residence, dual occupancy, dwelling house, dwelling unit, educational establishment, health care service, hospital, multiple dwelling, relocatable home park, residential care facility, retirement facility or rooming accommodation is not located within the ANEF 25-30 sub-category, ANEF 30-35 sub-category, ANEF 35-40 sub-category, or ANEF 40-45 sub-category.	**Not applicable.**	The subject site is not located within the ANEF contour sub-category.
	AO9.2 Development for a resort complex, rural workers' accommodation, short-term accommodation or tourist park is not located within the ANEF 30-35 sub-category, ANEF 35-40 sub-category, or ANEF 40-45 sub-category.	**Not applicable.**	The subject site is not located within the ANEF contour sub-category.

8.2.9 Critical infrastructure and movement network overlay code

Table 8.2.9.3 – Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	Solution	Response
Access to air service, detention facilities, emergency services, hospital, port service or residential care facility			
PO1 Development ensures that air service, detention facilities, emergency services, hospital, port service and residential care facilities maintain essential functions and retain transport connections necessary for their function during a natural disaster event.	**AO1** Development for air service, detention facilities, emergency services, hospital, port service or residential care facilities: a. has direct vehicular access to a critical route or an interim critical route; or b. has a hazard-free route (up to and including a 0.05% AEP (2000 year ARI) flood event) to a critical route or an interim critical route during a natural disaster event; or c. includes upgrades to infrastructure to enable access to a critical route or an interim critical route during a natural disaster event; or d. where the development cannot access a critical route or an interim critical route during a natural disaster event, the development: i. demonstrates that it services a local/district catchment and can continue to service and access that catchment during a natural disaster event; ii. includes a business continuity plan for the operation of the use or throughout the natural disaster event.	**Not applicable.**	The proposal is not for air service, detention facilities, emergency services, hospital, port service or a residential care facility.
Access to telecommunications facility, major electricity infrastructure, substation, renewable energy facility, transport depot or utility installation			

Performance outcomes	Acceptable outcomes	Solution	Response
PO2 Development ensures that a telecommunications facility, major electricity infrastructure, substation, renewable energy facility, transport depot or utility installation which support a disaster response activity retains necessary access during a natural disaster event to ensure its continued operation.	**AO2** Development for a telecommunications facility, major electricity infrastructure, substation, renewable energy facility, transport depot or utility installation: a. has direct vehicular access to a critical route or an interim critical route; or b. has a hazard-free route to a critical route or an interim critical route during a natural disaster event; or c. includes upgrades to infrastructure to enable access to a critical route or an interim critical route during a natural disaster event; or d. has been designed to operate in all flood events without human intervention.	**Not applicable.**	The proposed development is not fir a telecommunications facility, major electricity infrastructure, substation, renewable energy facility, transport depot or utility installation.
Access by emergency services to medium impact industry, high impact industry or special industry			
PO3 Development for medium impact industry, high impact industry and special industry achieves appropriate access and egress for personnel and emergency services during a natural disaster event.	**AO3** Development for medium impact industry, high impact industry or special industry: a. has direct vehicular access a critical route or an interim critical route; or b. has a hazard-free route to a critical route or an interim critical route during a natural disaster event; or c. includes upgrades to infrastructure to enable access to a critical route or an interim critical route during a natural disaster event.	**Not applicable.**	The proposed development is not for medium impact industry, high impact industry or special industry.

8.2.18 Road hierarchy overlay code

Table 8.2.18.3 Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	Solution	Response
Section A—If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development for a material change of use			
PO1 Development ensures that: a. vehicle access is provided to each premises, which has no significant impact on the safety, efficiency, function, convenience of use or capacity of: i. the road hierarchy shown on the Road hierarchy overlay map; ii. public transport operations; iii. pedestrian and cyclist movement; b. the safety and efficiency of primary freight routes are protected and enhanced, supporting major industry areas; c. site access driveways in the road area accommodate all turns only when such arrangements are safe and can be demonstrated to not inhibit transport system operation.	**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.	**Complies with AO1.1.**	Griffith Place is not a categorised road type under the Road hierarchy overlay. However, is considered as a local access road.
	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.	**Complies with AO1.2.**	Access to the proposed development is not provided to or from a primary freight route.
	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.	**Complies with AO1.3.**	Griffith Place is not a categorised road type under the Road hierarchy overlay. However, is considered as a local access road.
	AO1.4 Development ensures that a turn to and from a major road is restricted to a left turn only.	**Not applicable.**	The subject site does not adjoin an arterial road, suburban road or district road.
	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.	**Not applicable.**	The subject premises does not adjoin an arterial road.
Section B—If for assessable development for a material change of use			
PO2	**AO2.1**	**Complies with AO2.1.**	Griffith Place is not a categorised road type under the Road hierarchy overlay. However, is considered as a local access

Performance outcomes	Acceptable outcomes	Solution	Response
Development does not compromise the safety, efficiency and function of the road hierarchy and addresses all the impacts to the road network.	Development ensures that the traffic generated by the development is consistent with the road hierarchy classification, function and expected traffic flows for the area.		road. The subject site is intended for Multi-unit development due to its strategic location within Precinct H of the Clearview Structure Plan. Please refer to the Traffic Impact Assessment for further details relating to the developments anticipated traffic generation.
	AO2.2 Development mitigates an impact on the road hierarchy if the development: a. is for a major development; or b. involves an access driveway to a major road; or c. involves an access driveway within 100m of a signalised intersection. Note—This can be demonstrated in a transport impact assessment report prepared and certified by a Registered Professional Engineer Queensland in accordance with the Transport, access, parking and servicing planning scheme policy.	**Complies with AO2.2.**	The proposed development has been designed to ensure no adverse impact to the surrounding road network. Please refer to the Traffic Impact Assessment for further details.
Section C—If for assessable development for a material change of use or reconfiguring of a lot			
PO3 Development makes provision for the extension, expansion and widening of the existing and future road network where required.	**AO3** No acceptable outcome is prescribed.	**Not applicable.**	The subject site was established under a preliminary approval with Council reference A006485314, where internal access road's we're established as part of the approval. The site adjoins Griffith Place which is a newly established, 16m wide road. It is not expected that the expansion or widening of the existing road network will be required.
PO3A Development provides for the payment of extra trunk infrastructure costs for the following: a. for development completely or partly outside the priority infrastructure area in the Local government infrastructure plan;	**AO3** No acceptable outcome is prescribed.	**Not applicable.**	The subject site is located within the Priority infrastructure area within the Local government infrastructure plan and does not adjoin any PFTI's under the LGIP interactive mapping layer.

Performance outcomes	Acceptable outcomes	Solution	Response
b. for development completely inside the priority infrastructure area in the Local government infrastructure plan involving: i. trunk infrastructure that is to be provided earlier than planned in the Local government infrastructure plan; ii. long term infrastructure for the road network which is made necessary by development that is not assumed future urban development; iii. other infrastructure for the road network associated with development that is not assumed future urban development which is made necessary by the development. Editor's note—The payment of extra trunk infrastructure costs for development completely inside the priority infrastructure area in the Local government infrastructure plan is to be worked out in accordance with the Charges Resolution. Editor's note—See section 130 Imposing Development conditions (Conditions for extra trunk infrastructure costs) of the *Planning Act 2016*.			
If on a site in or adjacent to the District road sub-category which has a width less than 20 metres, or to the Suburban road sub-category or to the Arterial road sub-category			
PO4 Development protects a corridor for the road network shown on the Road hierarchy overlay map to ensure the following are not compromised: a. the long term infrastructure for the road network in the Long term infrastructure plans; b. the existing and planned infrastructure for the road network in the Local government infrastructure plan; c. the provision of long term, existing and planned infrastructure for the road network which:	**AO4** Development protects a corridor for the road network shown on the Road hierarchy overlay map in compliance with the following: a. for the long term infrastructure for the road network, the Long term infrastructure plans; b. for existing and planned infrastructure for the road network, the Local government infrastructure plan; c. the standards for the road network in the Infrastructure design planning scheme policy.	**Not applicable.**	The subject site is not located in or adjacent to the District road sub-category, the Suburban road sub-category, or to Arterial road sub-category.

Performance outcomes	Acceptable outcomes	Solution	Response
i. is required to service the development or existing and future urban development in the planning scheme area; 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. 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.			
Section D—If reconfiguring a lot or involving an extension or change to the road hierarchy			
PO5 Development ensures that a new road connection provides: a. safe, efficient and convenient connectivity of the new road to the major road network; b. a minimum number of intersections to the major road network.	**AO5** 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.	**Not applicable.**	The proposed development does not involve reconfiguring a lot or extension or change to the road hierarchy.
PO6 Development ensures that an extension of or change to the road network: a. provides internal connectivity and connects to the external road network; b. 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; c. provides cycle connectivity to facilitate ease of access by the shortest reasonable distance to the next higher order cycle route; d. includes the provision of bus routes that provide ease of access to bus customers; e. minimises vehicle volumes and speed in residential streets while providing connectivity to major roads in a reasonable travel time;	**AO6.1** 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.	**Not applicable.**	The proposed development does not involve reconfiguring a lot or extension or change to the road hierarchy.
	AO6.2 Development preserves the function of the road hierarchy and addresses all impacts on the road network. 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).	**Not applicable.**	The proposed development does not involve reconfiguring a lot or extension or change to the road hierarchy.

Performance outcomes	Acceptable outcomes	Solution	Response
f. provides a street layout that minimises travel time and traffic volumes on minor roads; g. provides high permeability for pedestrian and cycle networks; h. provides safe accessibility to lots by having more than one street providing access to the area; i. preserves the function of the road hierarchy and addresses all impacts to the road network.			
PO7 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.	**AO7** Development ensures that residential lots are laid out to ensure a future use does not directly ingress from or egress to a major road.	**Not applicable.**	The proposed development does not involve reconfiguring a lot or extension or change to the road hierarchy.
PO8 Development ensures that an intersection is designed and constructed in accordance with its hierarchical classification as shown on the Road hierarchy overlay map.	**AO8** Development ensures that an intersection is designed to the standard of the highest order road at the point of intersection in accordance with the road design standard in the Infrastructure design planning scheme policy.	**Not applicable.**	The proposed development does not involve reconfiguring a lot or extension or change to the road hierarchy.

8.2.20 Streetscape hierarchy overlay code

Table 8.2.20.3 Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	Solution	Response
Section A—If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development			
PO1 Development must improve pedestrian movement and amenity by providing for verges to a width that is appropriate to accommodate large subtropical street tree planting and high levels of pedestrian movement.	**AO1** Development ensures that a verge is provided via a linear land dedication to create a minimum verge width as specified in Table 8.2.20.3.B and the streetscape locality advice and road corridor design standards in the Infrastructure design planning scheme policy.	**Complies with PO1.**	The development provides a verge width capable of accommodating large street-trees and appropriate levels of pedestrian movement.
PO2 Development must construct verges including street tree planting, street furniture, paving, lighting and verge and kerb treatments that establish a high-quality subtropical streetscape with a strong pedestrian amenity focus.	**AO2.1** Development ensures that existing street trees are retained and protected.	**Complies with PO2.**	The subject site contains 5 existing street tree's along the frontage to Griffith Place. The removal of one (1) tree is required to facilitate the establish vehicle access to the proposed development. Ample area's within the verge of the site's frontage to Griffith Place remain available for relocation or additional street-tree planting.
	AO2.2 Development ensures that street tree planting, street furniture, paving, lighting and verge and kerb treatment are designed and constructed in compliance with the specifications of the streetscape locality advice and road corridor design standards in the Infrastructure design planning scheme policy.	**Will Comply with AO2.2.**	The development will ensure street tree planting, street furniture, paving, lighting and verge and kerb treatments are designed and constructed in according with requirements stipulated under AO2.2.
Section B—If for assessable development			
PO3 Development ensures that the design of a corner land dedication identified on the Streetscape hierarchy overlay map:	**AO3.1** Development ensures that a corner land dedication is provided: a. where identified in the Streetscape hierarchy overlay map;	**Not applicable.**	Corner land dedication is not required.

Performance outcomes	Acceptable outcomes	Solution	Response
a. facilitates a high level of pedestrian movement and activity; b. enforces the sense of arrival to individual precincts and major connections; c. provides a landmark definition through its materials and landscaping including deep-planting feature trees, seating and public art that integrates with the public realm.	b. in compliance with a neighbourhood plan and the road corridor design and streetscape locality advice standards in the Infrastructure design planning scheme policy.		
	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.	**Not applicable.**	Corner land dedication is not required.
	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.	**Not applicable.**	Corner land dedication is not required.
If in or on a site adjoining the Wildlife movement solution sub-category			
PO4 Development incorporates effective wildlife movement infrastructure that enables safe wildlife movement across and past transport infrastructure.	**AO4** Development ensures that infrastructure solutions are: a. provided at the locations identified on the Streetscape hierarchy overlay map; b. designed to: i. account for daily and seasonal movement needs of native wildlife, such as foraging, breeding, predator and natural disaster avoidance; ii. achieve physical separation of native wildlife and the road; iii. adopt designs and treatments known to be used by native species, including	**Not applicable.**	The subject site does not adjoin the Wildlife movement solution sub-category.

Performance outcomes	Acceptable outcomes	Solution	Response
	significant fauna species listed in the Biodiversity area overlay code. Note—Refer to the Infrastructure design planning scheme policy for further guidance of the design of wildlife movement solutions.		

9.3.14 Multiple dwelling code

Table 9.3.14.3.A – Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	Solution	Response
Site area and frontage			
PO1 Development has a site area and frontage width that is sufficient to: a. accommodate the scale and form of multiple dwelling buildings considering site features such as heritage or character buildings and slope; b. deliver useable communal open space areas and private open spaces; c. achieve viable areas of deep planting and landscaping to retain significant vegetation and protect or establish large subtropical shade trees; d. achieve safe and convenient vehicle access to the site; e. accommodate on-site parking and vehicle manoeuvring for residents, visitors and service providers; f. accommodate the location and size requirements of service authorities and site services to minimise adverse visual and amenity impacts on neighbours and the streetscape; g. minimise the impact of new driveways on the streetscape.	**AO1** Development has a site area and frontage width that meets the minimum requirements set out in: a. a neighbourhood plan; or b. if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements set out in Table 9.3.14.3.B. Note—The site frontage is measured at the property line on the primary road boundary.	**Not applicable.**	There are no site area or frontage width requirements stipulated for the River Gateway neighbourhood plan code for the Seven Hills TAFE precinct. Furthermore, there are no requirements outlined in Table 9.3.14.3.B for the Community facilities zone. However, the subject site is adequate to accommodate the proposed development.
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.	**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:	**Not applicable.**	The proposal is not located in the High density residential zone or the Medium density residential zone.

Performance outcomes	Acceptable outcomes	Solution	Response
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.	a. a neighbourhood plan; or b. if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements set out in Table 9.3.14.3.B.		
Building design and appearance			
PO3 Development height, bulk and scale, siting and layout ensures that: a. building height is consistent with the intended form and character of the local area including the predominant height of existing or approved buildings in the street; b. where building height is greater than the acceptable outcome for building height on sites adjoining or opposite the subject site, the development sensitively reduces height towards site boundaries to a compatible scale; c. impacts on residential amenity and privacy from overlooking, visual dominance and overshadowing are minimised and adequate levels of natural light and breezes are maintained to habitable rooms, private and communal open space for both the development and residences on adjoining and nearby sites; d. sufficient visual and acoustic privacy is achieved between dwellings without reliance on screening; e. the development is consistent with the setback pattern and contributes to the character of the streetscape; f. adequate landscape buffering is achieved, including the retention and provision of large subtropical shade trees in deep planting areas.	**AO3** Development is contained within the building envelope for the site created by applying: a. the maximum building height in Table 9.3.14.3.B; b. front, rear and side boundary setback requirements in Table 9.3.14.3.C; c. car parking boundary setback requirements in Table 9.3.14.3.E; d. building separation requirements in Table 9.3.14.3.F; e. building height transitions specified in Table 9.3.14.3.I where applicable; f. the acceptable outcomes for deep planting and landscaping areas. Refer to Figure b and Figure c. Note—This acceptable outcome can be demonstrated by the preparation of a building envelope plan, elevations and sections.	**Refer to Town Planning Report.**	Refer to section 5.8 of the Town Planning Report for detailed justification against PO3 of the Multiple dwelling code.

Performance outcomes	Acceptable outcomes	Solution	Response
PO4 Development has a building height, scale and form that improves the amenity and achieves the intended outcomes of the zone or neighbourhood plan area, contributes to a cohesive streetscape and built form character and is: a. consistent with the anticipated density and assumed infrastructure demand; b. aligned to community expectations about the number of storeys to be built, having regard to the intent for the zone precinct and the predominant height of approved buildings in the street; c. proportionate to and commensurate with the site area and frontage width so as not to be overbearing on the street or adjoining development; d. designed to avoid a significant and undue adverse amenity impact to adjoining development; e. sited to enable existing and future buildings to be well separated from each other and to avoid affecting the potential development of adjoining sites; f. considerate of street conditions, the topography of the area and site slope; g. designed to maintain significant view points and corridors; h. designed and orientated to retain solar access to key public spaces and adjoining buildings.	**AO4.1** Development has a maximum building height that complies with: a. a neighbourhood plan; or b. if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements set out in Table 9.3.14.3.B.	**Not applicable.**	There are no building height requirements stipulated for the Seven Hills TAFE precinct – NPP-002 of the River gateway neighbourhood plan or under Table 9.3.14.3 B of the Multiple dwelling code.
	AO4.2 Development incorporates the building height transition requirements set out in Table 9.3.14.3.I.	**Not applicable.**	No building height transition requirements are stipulated for the Community Facilities zone.

Performance outcomes	Acceptable outcomes	Solution	Response
PO5 Development for services and related structures, including electricity transformers, fire hydrant and booster assemblies, air conditioning and other mechanical plant, vents, exhausts and refuse and recycling storage areas: a. are integrated into the development; b. do not dominate the site frontage; c. are compatible with the intended streetscape character; d. ensure adverse amenity impacts to the streetscape and habitable spaces are ameliorated.	**AO5** Development ensures that where services and related structures, including electricity transformers, fire hydrants and booster assemblies, air conditioning and other mechanical plant, vents, exhausts and refuse and recycling storage areas, are located within 4 metres of the front boundary: a. comprise no more than 5m or 10% of the street frontage, whichever is the lesser; b. are orientated towards the internal driveways or footpaths onsite; c. are located, screened or landscaped so as not to be visually obtrusive.	**Complies with PO5.**	It is noted that plant equipment including the new location of the padmount transformer (PMT) is located on the site's frontage to Griffith Place. The PMT is approximately 4.8m wide, located on a frontage (to Griffith Place) of approximately 130m. As shown on the proposed elevations, the PMT is well-integrated and coupled with extensive landscaping and architectural treatments to ensure no dominance to the streetscape. Notwithstanding, all services are well-integrated within the overall design of the buildings.
PO6 Development provides a front boundary setback that: a. defines the street edge; b. creates a clear threshold and transition from public to private space; c. assists in achieving visual privacy to ground-floor dwellings from the street; d. supports the location of balconies for casual surveillance of the street and modulation of the facade; e. allows for built form and facade articulation that contributes to the streetscape character and landscape; f. is consistent with the intended streetscape and setback pattern; g. facilitates landscaping appropriate to soften and screen the built form of the development from the street.	**AO6** Development provides setbacks to the primary and secondary frontages that complies with: a. a neighbourhood plan; or b. if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements set out in Table 9.3.14.3.C. Note—Roofing of terrace areas on car parking structures are to comply with boundary setback requirements for balconies. Note—Boundary setbacks are also influenced by minimum building separations considering the nature of the wall proposed and the number of openings or balconies.	**Complies with PO6.**	There are no stipulated setback requirements for the Seven Hills TAFE precinct – NPP-002 of the River gateway neighbourhood plan code. Therefore, Table 9.3.14.3.C of the Multiple Dwelling Code applies. Please refer to section 5.8 of the Town Planning Report for detailed assessment against PO6 of the Multiple Dwelling Code.
PO7	**AO7.1**	**Not applicable.**	Greater setbacks are not required to achieve building separation.

Performance outcomes	Acceptable outcomes	Solution	Response
Development provides side and rear boundary setbacks that: a. consider future development; b. minimise the impacts of development on the amenity and privacy of future and existing neighbourhood residents; c. support the separation of buildings to provide visual and acoustic privacy without reliance on screening, and ensure access to natural light, sunlight and breezes; d. contribute to the rhythm and pattern of the streetscape in keeping with the intended neighbourhood character; e. maximise the opportunity to retain significant vegetation and protect or establish large subtropical shade trees in deep-planting areas.	Unless greater setbacks are required to achieve adequate building separation, development provides a rear boundary and side boundary setback that complies with: a. a neighbourhood plan; or b. if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements set out in Table 9.3.14.3.C. Refer to Figure d.		
	AO7.2 Development ensures that any built to boundary walls located in a zone in the residential zones category are: a. not located along both side boundaries unless in the Low-medium density residential zone, Medium density residential zone or High density residential zone; b. not located along a common boundary with a lot located in the Low density residential zone or Character residential zone; c. for non-habitable rooms or spaces only; d. not located within 1.5m of a habitable room in an adjoining dwelling house where not located in the Medium density residential zone or High density residential zone; e. not located within the front or rear setback; f. where on the side boundaries of a corner lot, located towards the front of the development and separated; g. a maximum height of 3m; h. low maintenance or constructed of prefinished materials. Refer to Figure e.	**Not applicable.**	No built to boundary walls are proposed.

Performance outcomes	Acceptable outcomes	Solution	Response
	AO7.3 Development ensures built to boundary walls: a. have a maximum cumulative length along each side boundary of 15m, where located in the Low-medium density residential zone, Medium density residential zone or High density residential zone; or b. have a maximum cumulative length of 9m, where permitted in the Infill housing zone precinct of the Character residential zone; or c. do not exceed the length of an abutting and lawfully constructed built to boundary wall on an adjoining lot.	**Not applicable.**	No built to boundary walls are proposed.
PO8 Development ensures that the proportion of buildings to open space and landscaping on a site: a. is consistent with the intended form, character and intensity of the local area and immediate streetscape; b. facilitates modulation and articulation of the building form; c. supports residential amenity for occupants and adjoining properties; d. supports private outdoor subtropical living; e. provides for well-located and functional communal open space areas; f. provides for deep planting areas to retain significant vegetation and protect or establish large subtropical shade trees.	**AO8** Development has: a. a building footprint within the building envelope; b. a maximum site cover that: i. complies with the requirements set out in a neighbourhood plan; or ii. if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan: A. where in the Medium density residential zone, Low–medium density residential zone or the Infill housing zone precinct of the Character residential zone, is 45%; or B. where in the High density residential zone, is 40%.	**Not applicable.**	There are no approved building envelopes over the site. No site cover requirement is stipulated for development within the Seven Hills TAFE precinct of the River gateway neighbourhood plan – NPP-002. The subject site is located within the Community facilities zone.
PO9 Development balances the height and footprint of the building, providing modulation and variation in the façade's horizontal and vertical profiles that:	**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	**Not applicable.**	The proposal is not located in the Medium density residential zone, Low-medium density residential zone or the Infill housing zone precinct of the Character residential zone.

Performance outcomes	Acceptable outcomes	Solution	Response
a. reduces the appearances of bulk through changes in building depth, length and articulated form; b. maintains a human scale and is consistent with the form and character intent of the neighbourhood and street; c. supports residential amenity to occupants and adjoining properties, including access to natural light and breezes; d. provides opportunities for dual aspect dwellings; e. incorporates changes in material, finish or texture at regular intervals; f. provides expressive shadow casting elements; g. provides opportunities for useable and functional open space. Refer to Figure i.	of a wall in any direction is 30m with substantial articulation provided every 15m. Note—Substantial articulation is a full building separation of 6m or a change in building line of plus or minus 2m for a length not less than 5m.		
	AO9.2 Development where in the High density residential zone, the maximum length of a wall in any direction is 50m with substantial articulation provided every 15m. Note—Substantial articulation is a full building separation of 6m or a change in building line of plus or minus 2m for a length not less than 5m.	**Not applicable.**	The subject site is not located in the High density residential zone.
	AO9.3 Development incorporates the following design elements: a. balconies, verandas or terraces on each level; b. variation in the treatment and patterning of windows to bring visual interest and activation to each facade; c. variation in building form, materials, colours, textures and finishes to articulate finer scale architectural features and building elements such as party walls and slab edges; d. recessions and projections in the roof and wall plane, such as steps, slopes or splays which cast shadows. Refer to Figure l, Figure m and Figure n.	**Complies with AO9.3.**	The proposed development incorporates the following design features into Building 1 and Building 2: a. Each dwelling includes an adequate sized balcony to be directly accessible from the internal living areas of each unit. As shown within the Architectural Plans, balconies are provided on all elevations. The buildings also incorporate Outdoor common areas on the ground level, level 2 and 4 of Building 2 are also located in form of a outdoor terrace / balcony. b. The design achieves effective variation through placement and design of windows along each elevation. As displayed in the Streetscape elevation – North, the design incorporates floor to ceiling windows, setback windows within balcony areas and windows with higher sill heights creating effective articulation. c. Both the design of Building 1 and 2 incorporates variation in building form

Performance outcomes	Acceptable outcomes	Solution	Response
			and design through incorporation balconies, differing window styles, batten screening, feature stonework and vertical timber, rendered blockwork and concrete. As shown on the proposed elevation, party walls are clearing defined. d. The southern streetscape elevation outlines that the design incorporates extensive recessions and projections of built form which will cast desired shadows. The shadow diagrams within the Architectural Plans outline that shadows will be articulated.
	AO9.4 Development of the first 3 storeys of the building includes: a. balconies and outdoor living areas orientated to the street or public realm; b. expression and promotion of pedestrian entries; c. elements of a finer scale than the building's main structure framing such as party walls and slab edges; d. recesses in built form to allow natural light to access habitable rooms within the building. Refer to Figure j, Figure k and Figure l.	**Complies with AO9.4.**	The first three storeys of both Building 1 and Building 2 include: a. Balconies / outdoor living areas are provided off all unit's. All units with orientation to Griffith Place / the Access Road include a balcony which is orientated towards the streetscape. This ensures casual surveillance is achieved. b. Pedestrian entries to the site are clearly defined and presented on Griffith Place, specifically through their architectural variation in form. Please refer to the northern elevation within the Architectural Plans. c. The provided elevations outline that party walls and slab edges are clearly defined. d. The buildings have been appropriately designed to maximise natural light.

Performance outcomes	Acceptable outcomes	Solution	Response
PO10 Development for rooftops and building caps: a. is contextually and climatically appropriate in form; b. reduces the bulk and scale of development when viewed from the street; c. is responsive to orientation and solar access; d. is not marred by plant and equipment; e. may incorporate a rooftop garden where integrated as part of the overall building design and enhancing the presentation and visual amenity of the rooftop and skyline when viewed from external public vantage points. Note—External public vantage points means from at least two mostly unobstructed views of the development from a public area.	**AO10.1** Development provides building caps and rooftops which: a. contribute to the architectural distinction of the building and roofs; b. include interesting forms created through pitches, gables, skillions or other features; c. provides opportunity for landscaping, alternative water sources, solar energy and communal open space area. Refer to Figure m and Figure n.	**Complies with AO10.1.**	The proposal does not include rooftop. The proposed design incorporates architecturally distinct roof caps. Building 2 involves four (4) units on the top level which are setback further than units located on the lower floor and present a contrasting design allowing for the top level to be clearly identified. Each building is further defined through the use of arched façade screening which defines the roof line. Refer to the elevation plan for further details.
	AO10.2 Development for rooftop service structures, lift motor rooms and mechanical plant and equipment is: a. designed as an architectural feature of the building; b. incorporated into the roof form; c. designed to enable future inclusion of plant and equipment such as telecommunications facilities in an unobtrusive manner; d. visually and acoustically screened from any communal open space on the rooftop.	**Complies with AO10.2.**	Rooftop service structures are appropriately integrated within the overall built form of Building 1 and 2. The building do not contain communal open space on the rooftop.
	AO10.3 Development for a rooftop garden: a. incorporates a combination of built form and soft landscape elements integrated with the overall building design; b. enhances the presentation and visual amenity of the rooftop and skyline when viewed from external public vantage points. Note—External public vantage points means from at least two mostly unobstructed views of the development from a public area.	**Not applicable.**	The proposal does not include a rooftop garden.

Performance outcomes	Acceptable outcomes	Solution	Response
PO11 Development provides a building that must define the street edge and reinforce the desired character of the neighbourhood through: a. orientation to the street; b. front boundary setback; c. balconies and windows to provide overlooking and casual surveillance; d. building entrances; e. the treatment of retaining walls or basement car parking edges. Refer to Figure r and Figure u.	**AO11.1** Development provides a building front elevation that is parallel or nearly parallel to the street frontage.	**Complies with PO11.**	The orientation of each building has prioritised privacy and amenity of surrounding properties as well as achievement of natural sunlight and ventilation to each unit. Casual surveillance of surrounding streets is achieved.
	AO11.2 Unless required to achieve landscaping and streetscape outcomes, development provides a building that is not set back further than 2m beyond the minimum required street front setback.	**Complies with AO11.2.**	The development is not setback greater than 2 metres beyond the required street front setback.
	AO11.3 Development provides balconies and windows from the primary living area that face and overlook the street or public space.	**Complies with AO11.3.**	Each of the proposed buildings have been designed to maximise units containing balconies and windows which primarily overlook Griffith Place, as well as orientations to other surrounding street frontages (Kensington Avenue and unknown access road to the east). The units have been designed to be strategically accessible off habitable rooms.
PO12 Development provides an entrance that must define the threshold between public and private space and provide: a. safe, secure and convenient access to the site for residents and visitors; b. a sufficiently scaled and sheltered entry and meeting space; c. clear building signage and numbering for emergency access; d. lighting to ensure the safety of residents and visitors whilst not causing undue nuisance to adjoining premises; e. conveniently located mailboxes;	**AO12.1** Development of a small-scale multiple dwelling of 5 or fewer dwellings in attached form, such as townhouses, ensures access to the front door of each dwelling is at the ground storey and clearly identifiable and visible from the public street or internal driveway.	**Not applicable.**	The proposed Multiple Dwelling contains more than 5 dwellings.
	AO12.2 Development where not a small-scale multiple dwelling of 5 or less dwellings, provides at least one prominent pedestrian entry that connects a foyer or building entry directly with the public verge, is separated from the vehicle entry and includes: a. entry and waiting space off the footpath;	**Not applicable.**	The proposed development is for greater than 5 dwellings.

Performance outcomes	Acceptable outcomes	Solution	Response
f. individual entrances to ground storey dwellings provide for a varied streetscape.	b. shelter; c. lighting in accordance with Category P3 of the AS/NZS 1158.3.1:2005 Lighting for roads and public spaces and complying with Table 2.1 - Illuminance in the vertical plane of AS 4282-1997 Control of the obtrusive effects of outdoor lighting; d. mailboxes. Refer to Figure s.		
	AO12.3 Development provides direct entry from the street for any ground storey dwellings that are adjacent to the street front and ensures that: a. any steps are set back a minimum of 1m and are perpendicular to the front boundary; b. retaining walls step to the street level and provide a transition from private outdoor space and the street; c. lighting is provided in accordance with Category P3 of the AS/NZS 1158.3.1:2005 Lighting for roads and public spaces and complying with Table 2.1 - Illuminance in the vertical plane of AS 4282-1997 Control of the obtrusive effects of outdoor lighting; d. street numbering is provided to support visitor and emergency access. Refer to Figure t.	**Will Comply with AO12.3.**	Entrances will be provided to ground storey dwellings in accordance with the requirements of AO12.3.
Safety, privacy and amenity			
PO13 If: a. identified in a neighbourhood plan as a building height transition; or b. in the High density residential zone or the Medium density residential zone and sharing a	**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.	**Complies with AO13.1.**	The River gateway neighbourhood plan does not specify specific transition requirements other than that that must carefully manage transitions. The proposed development has been designed to appropriately respond to nearby residential areas through the proposed

Performance outcomes	Acceptable outcomes	Solution	Response
common boundary with, or located fronting a minor road that is opposite, premises in the Low–medium density residential zone, Low density residential zone or Character residential zone. Development provides a transitional built form which protects the amenity of lower density residential areas by: a. stepping down in height and scale; b. heavily landscaping interface area; c. minimising impacts including overlooking and visual dominance through building articulation; d. maintaining adequate levels of natural ventilation and light penetration to habitable rooms and private open space; e. avoiding large blank walls on steeply sloping sites.			setbacks, building design which extensively considers screening and other privacy solutions. Extensive landscaping and building form articulation is also provide to assist with softening the interface between the development and nearby residential lots. The site is located within the Clearview structure plan and was specifically anticipated for higher density, Multiple Dwelling development. The subject site emits a large lot area of 12,640m^2 and capable of accommodating the proposed development whilst maintaining adequate amenity outcomes for nearby residential properties. The proposal provides building height transition to the west.
	AO13.2 Where no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, development in the High density or Medium density residential zones provides a building height transition that complies with the requirements specified in Table 9.3.14.3.I. Refer to Figure f.	**Not applicable.**	The subject site is not located in the High density or Medium density residential zones.
PO14 Development separates buildings from existing or future buildings within a site or on an adjoining site to: a. be consistent with the form and character intent for the local area; b. protect residential amenity including access to natural light, sunlight and breeze;	**AO14.1** Development provides building placement and design that: a. complies with Table 9.3.14.3.F; or b. positions the primary balcony or private open space to face the street frontage or rear boundary or adjoining public open space; c. offsets balconies or habitable rooms so that they are positioned outside the cone of	**Complies with PO14.**	The subject site is located within the Community facilities zone, where no requirements are application within Table 9.3.14.3.F. Notwithstanding, the proposed development has been designed to maximise orientation inward of the Clearview Structure Plan (north, north-east). The building design incorporates with extensive screening devices, privacy measures, cascading landscaping and adequate setbacks to the

Performance outcomes	Acceptable outcomes	Solution	Response
c. provide visual privacy to reduce the need for fixed screening.	vision of existing or approved habitable rooms or outdoor spaces. Refer to Figure g and Figure h. Note—This is demonstrated by a site context plan that includes adjoining and adjacent buildings (including habitable rooms) and strategies to address separation issues. Note— Considered site planning and design and strategies such as offsetting balconies, the location of private space, selective screening or other design elements can reduce building separation requirements.		west to ensure that where balconies orientation to the west is provided, is mitigated to ensure no adverse overlooking impacts. The proposed design provides adequate separation to site boundaries to allow for continued cross-ventilation and natural sunlight. Due to the topography of the site and building design, the development is positioned on the lower side of the existing western allotments and results in a perceived building height of 6 storeys with level 7 being considerably setback and therefore appropriately manages the amenity impacts of adjoining residential lots.
	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.	**Not applicable.**	The proposed Multiple Dwellings do not include secondary open spaces or balconies.
PO15 Development of a building 8 storeys and over ensures that the design mitigates the impacts of ground-level wind acceleration to ensure safe and amenable environment for pedestrians and building occupants. Note—Where building height exceeds 15 storeys, a wind impact report prepared by a suitably qualified professional is required to be submitted to demonstrate achievement of the above outcome.	**AO15** Development with a building between 8 storeys and 15 storeys provides wind mitigation that uses at least 2 of the following strategies: a. building orientation, plan shape, massing and facade articulation to avoid tall and wide facades that face prevailing winds; b. a podium and tower building form with tower set back at least 10m from all streets above the podium level to deflect wind downdrafts from penetrating to street level; c. canopies, roof structures and awnings to protect pedestrians and building occupants at ground and podium levels; d. trellis structures and a dense network of trees onsite at ground or podium level. Note—No acceptable outcome is prescribed for a development if more than 15 storeys in height.	**Not applicable**	The proposed development involves 7 storeys.

Performance outcomes	Acceptable outcomes	Solution	Response
	Note—Where a podium provides for unroofed private or communal open space areas, a wind impact report prepared by a suitably qualified professional may be required to justify appropriate wind mitigation measures to ensure the safety of residents and visitors of the building.		
PO16 Development provides screening and partial enclosure of balconies to: a. balance the privacy needs of neighbouring dwellings with the comfort of building occupants; b. ensure buildings are subtropical and climatically responsive; c. reduce the appearance of excessive bulk; d. provide opportunities for passive surveillance of the street or public spaces. Note—Balconies use a combination of solid balustrades, operable screens and lightweight materials to provide a balance of privacy and engagement with the street and other public spaces.	**AO16.1** Development where providing balconies with solid balustrades on the street frontage or visible from public space, limits solid balustrading to a maximum of: a. 50% of the balconies on the first 3 storeys; b. 25% on the 4th storey and above. Refer to Figure w.	Complies with PO16.	Each unit is provided with balconies which are climatically responsive and provided adequate privacy measures through orientation and screening measures. Passive surveillance of Griffith Place and common areas on the site is achieved.
	AO16.2 Development where providing solid walls or fixed screening to balconies limits the walls and screening to: a. the side directly adjoining another balcony or private open space within the same building; b. a maximum of 20% or 1m of 1 external face, whichever is lesser, to screen utilities or private clothes lines;	Complies with PO16.	Each unit is provided with balconies which are climatically responsive and provided adequate privacy measures through orientation and screening measures. Passive surveillance of Griffith Place and common areas on the site is achieved.

Performance outcomes	Acceptable outcomes	Solution	Response
	c. the full extent of a secondary balcony on a side elevation where for utilities or services. Note—This excludes solid balustrades or screening where provided to reduce amenity or privacy impacts to nearby dwellings.		
	AO16.3 Development where providing operable, moveable or adjustable screening of balconies, limits the screening to a maximum of: a. 60% of the front side or rear boundary balconies to achieve visual privacy to an existing dwelling within 9m; b. 100% of west-facing primary balconies. Refer to Figure w.	**Not applicable.**	Operable, moveable or adjustable screens are not proposed.
PO17 Development must minimise direct overlooking between buildings through appropriate building layout, location and the design of windows and balconies or screening devices. Note—Siting and building separation is used to minimise privacy screening requirements.	**AO17.1** Development where the dwelling is located within 2m at ground storey or 9m above ground storey of a habitable room window or private open space of an existing dwelling house, ensures habitable rooms and any private outdoor spaces have: a. an offset from the habitable room or private open space of the existing dwelling to limit direct outlook; or b. sill heights a minimum of 1.5m above floor level; or c. fixed obscure glazing in any part of the window below 1.5m above floor level; or d. fixed external screens; or e. in the case of screening for a ground floor level, fencing to a minimum 1.8m above the ground storey floor level. Refer to Figure h.	**Complies with PO17.**	The proposed development incorporates deep balconies, extensive screening and glazed windows to mitigate direct overlooking impacts.
	AO17.2	**Complies with PO17.**	The proposed development incorporates deep balconies, extensive screening and

Performance outcomes	Acceptable outcomes	Solution	Response
	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.		glazed windows to mitigate direct overlooking impacts. The proposed building are appropriately setback to maintain a high standard of privacy and amenity.
	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.	**Will Comply with AO17.3.**	The proposed development incorporates slatted panel vertical screens, balustrades and glazing which will be provided generally in accordance with the requirements of AO17.3.
PO18 Development minimises light nuisance to residents and adjoining premises whilst maintaining safety of publicly accessible areas of the development.	**AO18** Development of outdoor lighting is in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting. Note—This includes outdoor lighting to communal open spaces on the roof.	**Will Comply with AO18.**	Outdoor lighting will be provided in accordance with AS4282-1997 Control of the obtrusive effects of outdoor lighting.
PO19 Development for a building must not incorporate any type of glass or other surface likely to reflect specular rays that could create undue nuisance, discomfort or hazard to the surrounding locality.	**AO19** Where development incorporates reflective glass material, it is to have: a. a level of light reflectivity of not greater than 20%; b. a level of heat transmission of not less than 20%.	**Not applicable.**	No reflective glass is proposed.
PO20 Development is located, designed and constructed to achieve the:	**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:	**Not applicable.**	The proposed development is located in the Community Facilities zone.

Performance outcomes	Acceptable outcomes	Solution	Response
a. air quality (planning) criteria in Table 9.3.14.3.G; b. odour criteria in Table 9.3.14.3.H. Note—An air quality impact report prepared in accordance with the Air quality planning scheme policy can assist in demonstrating achievement of this performance outcome.	a. exhaust vent outlets of premises where food or cooking odour is released, by a minimum of 6m; b. exhaust vent outlets from car parks or bus stations, by a minimum of 15m.		
	AO20.2 Development is located no closer than 150m to a spray painting workshop. Note—This distance is to be measured between the building containing the spray painting workshop and the property boundary of the sensitive use.	**Complies with AO20.2.**	The subject site is not located within 150m of a spray painting workshop.
PO21 Development in a zone in the centre zones category or the Mixed use zone must: a. be located, designed and constructed to protect bedrooms and other habitable rooms from exposure to noise arising from non-residential activities outside the building; b. be designed and constructed to achieve a minimum reduction in sound pressure level between the exterior of the building and the bedrooms or indoor primary living areas of 30dBA. Note—A noise impact assessment report prepared in accordance with the Noise impact assessment planning scheme policy can assist in demonstrating achievement of this performance outcome. Note—Site-specific criteria will be identified in a neighbourhood plan for sites within a Special Entertainment Precinct Area or within the Transport noise corridor overlay.	**AO21** Development in a zone in the centre zones category or the Mixed use zone has a minimum acoustic performance of: a. Rw 35 for glazing (windows and doors) where total area of glazing is greater than $1.8m^2$; b. Rw 32 for glazing (windows and doors) where total area of glazing is less than or equal to $1.8m^2$.	**Not applicable.**	The subject site is not located in the Centre zone category.

Performance outcomes	Acceptable outcomes	Solution	Response
PO22 Development that includes mechanical plant (including air-conditioning plant, heat pumps and swimming pool pumps) ensures it is located, designed and attenuated to achieve the following criteria: • $L_{Aeq,adj,T}$ emitted from mechanical plant is not greater than the rating background level plus 3 at a sensitive use not associated with the development. Note— Where T is • Day (7am to 6pm): 11hr, • Evening (6pm to 10pm): 4hr, • Night (10pm to 7am): 9hr. Where- • $L_{Aeq,adj,T}$ is the A-weighted equivalent continuous sound pressure level during measurement time T, adjusted for tonal and impulsive noise characteristics, determined in accordance with the methodology described in the Noise impact assessment planning scheme policy. • The rating background level is determined in accordance with the methodology described in the Noise impact assessment planning scheme policy. Note—A noise impact assessment report prepared in accordance with the Noise impact assessment planning scheme policy can assist in demonstrating achievement of this performance outcome.	**AO22** Development ensures mechanical plant is acoustically screened from nearby sensitive uses.	**Will Comply with AO22.**	The proposed development will ensure mechanical plant is acoustically screened from sensitive uses.

Performance outcomes	Acceptable outcomes	Solution	Response
PO23 Development must create a safe environment by incorporating the key elements of crime prevention through environmental design in its layout, building or structure design and landscaping by: a. facilitating casual surveillance opportunities and including good sightlines to publicly accessible areas such as car parks, pathways, public toilets, and communal areas; b. defining different uses and ownerships through design and restricting access from non-residential uses into private residential dwellings; c. promoting safety and minimising opportunities for graffiti and vandalism through exterior building design and orientation of buildings and use of active frontages; d. ensuring publicly accessible areas such as car parks, pathways, public toilets, and communal areas are well lit; e. including way-finding cues; f. minimising predictable routes and entrapment locations near public spaces such as car parks, public toilets, ATMs, communal areas. Note—For guidance in achieving the key elements of crime prevention through environmental design, refer to the Crime prevention through environmental design planning scheme policy.	**AO23** No acceptable outcome prescribed.	**Complies with PO23.**	The proposed development incorporates key elements of crime prevention
PO24 Development incorporates graffiti and vandalism prevention techniques in its layout, building or structure design and landscaping, by: a. denying access to potential canvases through access control techniques;	**AO24** No acceptable outcome prescribed.	**Complies with PO24.**	The proposed development clearly defines areas of public and private to ensure graffiti and vandalism potential is minimised to the greatest extent possible. The building layout, access areas and design will limit possibility of vandalism through articulated façades and achieved active frontages to both Griffith Place and Access Roads. Adverse impacts such a graffiti and

Performance outcomes	Acceptable outcomes	Solution	Response
b. reducing potential canvases through canvas reduction techniques; c. ensuring graffiti can be readily and quickly removed through easy maintenance selection techniques. Note—For guidance on graffiti and vandalism prevention techniques refer to the Graffiti prevention planning scheme policy.			vandalism will be mitigated to the greatest extent possible.
PO25 Development has hours of operation which are controlled so that the use does not detrimentally impact on the amenity of adjoining residents.	**AO25** Development: a. for accommodation activities, dwelling unit or emergency services has unlimited hours of operation; b. for any other use, has hours of operation, including deliveries, which are limited to 6am to 8pm, or as otherwise identified in a neighbourhood plan.	**Complies with AO25.**	The proposal is for an accommodation activity.
Subtropical design and landscaping			
PO26 Development supports Brisbane's subtropical character and sustainable lifestyle through functional and climatically responsive building design, layout and orientation that: a. reduces the need for mechanical heating, cooling and lighting; b. ensures access to sunlight and natural heating, cooling and ventilation for residents; c. provides protection and relief from the subtropical climate; d. mitigates the impact of urban heat island.	**AO26.1** Development is designed to provide all dwellings with: a. floor-to-ceiling heights of at least 2.7m; b. habitable rooms with a minimum of 2 dual aspect windows or openings. Refer to Figure o and Figure p.	**Complies with AO26.1.**	Each unit has a floor-to-ceiling height of 3.1m. Cross ventilation in accordance with Figure O is achieved.
	AO26.2 Development includes: a. weather protection and sun shading to all external doors and windows to habitable rooms; b. deep recesses, eaves and sun-shading devices on the north-facing building facades; c. extensively shaded west-facing building facades using building and landscape elements such as adjustable screens,	**Complies with AO26.2.**	The proposed development provides appropriate recesses and deep balconies to facilitate weather protection and sun shading to habitable rooms and associated features. Extensive landscaping and screening is also provided to achieve weather protection.

Performance outcomes	Acceptable outcomes	Solution	Response
	awnings or pergolas, green walls and planting.		
PO27 Development ensures significant vegetation and large subtropical shade trees are retained, or where retention is not possible, compensatory planting is established to balance the bulk, scale and form of the building and provide a subtropical landscape setting including natural shade to mitigate heat island effects. Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy.	**AO27.1** Development ensures that the location of new buildings, car parking, driveways, crossovers, retaining walls, filling and excavation, utilities or services will not adversely impact the long-term viability of significant vegetation, including large subtropical shade trees to be retained. Note—Invasive species listed as 'Undesirable plant species' in the Planting species planning scheme policy are not required to be retained unless the tree is a significant, mature and healthy shade tree. Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy.	**Complies with AO27.1.**	Four large gumtrees are being retained with the proposed development. Please refer to the Landscape Plan for further detail.
	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.	**Complies with AO27.2.**	The proposed development retains and provides trees along the sites frontage to Griffith Place. Please refer to the provided Landscape Plan for further detail.
	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.	**Complies with AO27.3.**	The proposed development provided extensive post-development landscaping outcomes. Please refer to the Landscape Plan.
PO28 Development provides landscaping that must: a. provide shade to pedestrian pathways; b. maintained sightlines and support personal safety by allowing for the overlooking of the	**AO28.1** Development provides landscaping within the site along the frontage of the site that consists of: a. a minimum of 1 area of deep planting with a dimension of 4m x 4m;	**Complies with AO28.1.**	As shown in the provided Landscape Plans, the proposed development provides deep planting areas, retains four, mature gumtrees, three of which are located at the sites frontage to Griffith Place. A 4m wide landscape buffer is also to be provided along the sites northern frontage. Please

Performance outcomes	Acceptable outcomes	Solution	Response
street and public spaces from the site and balconies; c. present an integrated landscape, neighbourhood and streetscape character; d. contribute positively to amenity and the subtropical microclimate of the site, streetscape and public spaces; e. reduce the appearance of building bulk and soften built form, driveways and hardstand areas from the street and adjoining properties; f. contribute to privacy between residences; g. provide natural shade to mitigate heat island impacts. Note—This is demonstrated by an overall site landscape concept plan. Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy.	b. shade and/or rounded canopy trees located to cast a minimum of 50% shade over the adjacent verge within 5 years of planting; c. a minimum of 50% of frontage length planted for a minimum width of 2m, excluding the driveway crossover and pedestrian access. Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy. Note—The above requirements do not apply where a front boundary setback of zero metres is required, such as in a zone in the centre zones category or Mixed use zone.		refer to the Landscape Plans for further detail.
	AO28.2 Development provides landscaping along side boundaries as follows: a. a minimum of 1.5m wide landscaping for a side boundary excluding the area for built to boundary walls; b. a minimum of 1.5m wide landscaping for a side boundary where a driveway, or at ground level open parking area, is located adjacent to the boundary.	**Complies with PO28.**	The proposed development provides extensive landscaping outcomes for the development. as outlined in the provided Landscape Plans, retainment of four mature gum trees and significant provision of landscaping across the site. Landscaping is to include cascading planting on balconies, shade trees, ground covers and feature planting. Please refer to the Landscape Plan for further details.
PO29 Development provides deep planting areas that: a. are of sufficient size and dimension to contain large subtropical shade tree species; b. are maintained exclusively for landscaping, with no underground development or infrastructure; c. are open to the sky with access to light and rainfall into the natural ground; d. are planted with subtropical tree species that at maturity are complementary in scale and height to the building form and respond to the site location and design needs;	**AO29.1** Development locates deep-planting areas: a. to protect existing significant vegetation including large subtropical shade trees; b. to provide an opportunity for the co-location of deep soil plants and large subtropical shade trees within the street or on adjoining premises; c. within the front or rear set back to soften the built form for the street and adjoining premises. Note—In regards to (c) above, deep planting is not required within the front setback where a front boundary setback of zero metres is required, such as in a zone in the centre zones category or Mixed use zone.	**Complies with AO29.1.**	The proposed development has been strategically designed to protect existing on-site vegetation along the sites frontage to Griffith Plans and along the western side boundaries. Four (4) mature gumtrees are to be retained and preserved as part of the development. Further landscaping provisions are extensively provided as outlined in the Landscape Plan. The proposed landscaping outcomes coupled with an articulated and well-intended design will appropriately soften the built form of the development.

Performance outcomes	Acceptable outcomes	Solution	Response
e. soften the impact of building and hardstand areas and reduces impervious areas to improve stormwater; f. provides natural shade to mitigate heat island effects; g. provides informal recreation spaces that are easily accessible for building occupants; h. is located to retain and protect existing site features such as significant vegetation or grouped with deep-planted areas on adjacent sites to maximise contiguous areas of deep planting.	**AO29.2** Development provides deep-planting areas that are: a. a minimum of 10% of the site area; b. a minimum unobstructed dimension of 4m in any direction; c. able to accommodate trees planted in natural ground; d. 100% open to the sky; e. can be accessed for maintenance purposes.	**Complies with AO29.2.**	Please refer to the provided Landscape Plan.
	AO29.3 Where there are no existing large subtropical shade trees on the site, development provides trees in the deep-planting areas which: a. are capable of growing to a minimum canopy diameter of 5m and a minimum height of 5m within 5 years of planting; b. are subtropical tree species consistent with the Planting species planning scheme policy. Note—Tree species should be chosen to respond to particular site location or design needs. Where site circumstances permit, tree species that are complementary in scale and height to the building form should be selected. Tree height and canopy spread will be dependent on species.	**Not applicable.**	Four mature trees are being retained as part of this development.
	AO29.4 Development ensures that deep-planting areas are exclusively for landscaping and do not contain: a. vehicle driveways, manoeuvring or hardstand areas and pedestrian paths; b. surface structures and infrastructure such as water conservation services, refuse storage areas, fire hydrants or boosters, electrical transformers or other utilities;	**Complies with AO29.4.**	As outlined in the Landscape Plan, the proposed development provides dedicated deep planting areas.

Performance outcomes	Acceptable outcomes	Solution	Response
	c. sub-surface structures or infrastructure such as piping, bioretention pits, basement car parking structures.		
Private and communal open space			
PO30 Development provides communal space that must be designed to provide: a. residents with passive and active recreation opportunities; b. a pleasant outlook for residents and maximise opportunities for shared views or access to viewing points; c. opportunity for a range of uses and flexible use.	**AO30.1** Development consisting of 10 or more dwellings provides communal open space, that is clearly distinguished from deep planting areas and private open space, and: a. is a minimum of 5% or 40m^2 of the site area, whichever is greater; b. is one consolidated useable space, or where exceeding 100m^2, two separate useable areas within the site; c. is a minimum 50% open to the sky; d. is a minimum of 25% landscaping; e. is a minimum of 25% shaded by trees within 5 years; f. is a maximum 25% as internal dedicated created space; g. is designed to provide a range of recreational facilities such as seating, barbeque, swimming pool and vegetable gardens; h. incorporates a flat paved or grassed area with a minimum dimension of 5m in any direction. Note—Deep planting areas can be located within communal open space. However, the minimum site percentage requirements for communal open space and deep planting must be calculated separately. Note—In regards to (b) above, one space may be provided on ground as a swimming pool and barbeque area with substantial landscaping, and another on the roof to take advantage of views. Note—Internal spaces may include a gymnasium, movie room or entertainment room.	**Complies with PO30.**	The proposed development provides extensive communal open space areas comprised of two swimming pools, turfed outdoor areas, indoor common areas, outdoor paved areas, amenities, two sauna's, a steam room, two gyms and additional outdoor common areas on levels 2 and 4 of Building 2. Please refer to the Architectural Plans for further detail.

Performance outcomes	Acceptable outcomes	Solution	Response
	Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy.		
	AO30.2 Development ensures that communal outdoor space areas do not contain: a. vehicle driveways, manoeuvring or hardstand areas; or b. surface structures and infrastructure such as rainwater tanks, transformers and water boosters. Note—Bioretention areas can form part of communal open space provided it is designed as a component of the landscape area but not any area of deep planting. Lightweight shade structures such as pergolas are able to be located within communal open space.	**Complies with AO30.2.**	The provided communal space does not contain vehicle driveways, manoeuvring or hardstand areas nor does it contain surface structures or infrastructure.
PO31 Development must provide attractive and functional private open space for residents that: a. is appropriately sized and located to enhance amenity and liveability for residents; b. is designed to be functional for the use of the possible number of residents in each dwelling; c. is designed to contribute to the form and detail of the building. Note—Private open space can be provided on ground, on balconies or in a structure over a platform, basement and on rooftops.	**AO31.1** Development provides private open space which comprises: a. for ground storey dwellings, a minimum area of 35m^2 with a minimum dimension of 3m; b. for dwellings above ground storey, a balcony with a minimum area of 12m^2 and a minimum dimension of 3m. Note—The measurement of minimum private open space requirements must be clear of utilities such as hot water systems, air-conditioning units, rainwater tanks, bicycle parking, fire hydrants or other utilities, as well as areas required for deep planting and communal open space.	**Complies with PO31.**	The development provides each unit with appropriately sized and orientated private open space areas in form of balconies. Each balcony is directly accessible off the living areas of the units and provided dimensions capable of accommodating the number of residents anticipated for each apartment. As shown on the proposed elevations and floor plans, deep balconies are proposed to maintain amenity and privacy for residents as well as contributing positively to an articulated built form.
	AO31.2 Development provides for private open space areas that are: a. for the primary area, directly accessible from the internal primary living areas of the dwelling; b. provided with a screened area of 2m^2 minimum dimension capable of screening	**Complies with PO31.**	Functional private open space areas are provided to all dwellings. Balconies are to be directly accessible off the main living area of each unit. Screening has been extensively provided to each unit to achieve privacy.

Performance outcomes	Acceptable outcomes	Solution	Response
	air-conditioning plant, private clothes drying, etc.; c. provided with adjustable, moveable or operable privacy screening where appropriate.		
	AO31.3 Development provides balconies that are located to the front or rear of a building except where adequate building separation and screen landscaping can be achieved to maintain privacy along side boundaries.	**Complies with AO31.3.**	Where balconies have been provided on side boundaries, they are coupled with extensive landscaping and screening as well as appropriate setbacks and deep recessed balconies to ensure privacy of adjoining residence are maintained.
	AO31.4 Development ensures that private open space areas do not contain: a. vehicle driveways, manoeuvring or hardstand areas; or b. surface structures and infrastructure such as retaining walls, rainwater tanks, electricity transformers and fire hydrants and boosters. Note—Water conservation services or utilities or stormwater treatment measures, such as bioretention areas, can form part of private open space provided they are designed as a component of the landscape area but not any area of deep planting. Lightweight shade structures, such as pergolas, are able to be located within at-grade and in-structure private open space.	**Complies with AO31.4.**	Private open space areas do not contain vehicle driveways, manoeuvring, hardstand areas, surface structures or infrastructure.
	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.	**Complies with PO31.**	The proposed development has been designed to maximise orientation to the north and north east. Where not achieved, dwellings will maintain liveability and amenity through considered design and desirable orientation.
Refuse storage and collection			

Performance outcomes	Acceptable outcomes	Solution	Response
PO32 Development provides refuse and recycling collection and storage facilities that: a. are located conveniently in an unobtrusive dedicated storage room or separate screened structure; b. are located and managed so that adverse impacts on building occupants, neighbouring properties and the public realm are minimised; c. provide for refuse and recycling including source separation; d. are of a design that allows low-frequency service collection; e. minimise ongoing building management cost for occupants. Note—Refer to the Refuse planning scheme policy for further guidance.	**AO32** Development provides refuse and recycling collection and storage facilities, including source separation, in accordance with the Refuse planning scheme policy.	**Complies with AO32.**	The proposed development includes refuse and recycling collection and storage facilities in accordance with the Refuse PSP.
Car parking, manoeuvring and hardstand areas			
PO33 Development provides car parking areas, vehicle site access, services and utilities that do not adversely impact on a positive streetscape character and interface being established.	**AO33.1** Development ensures that vehicle access comprises no more than 30% of the street frontage width at the front boundary and is located away from the main pedestrian entry. Note—This excludes driveway splays to the kerb.	**Complies with PO33.**	Access to car parking areas of Building 2 will be provided off Griffith Place and access to Building 1 will be provided off the adjacent access road. The site obtains significant frontage to these roads and is therefore capable of maintaining a vehicle access points to each respective building. Car parking access areas do not dominate the street frontage and is sufficiently separated from the dedicated pedestrian access. Extensive landscaping provisions are provided to further soften the built form and vehicle access areas.
	AO33.2 Development provides site access, combined with short-term parking, drop-off zones or porte-cocheres, that does not dominate the street	**Complies with AO33.2.**	The vehicle manoeuvring and access areas are coupled with significant landscaping provisions and have been designed to ensure that the sites frontage to Griffith

Performance outcomes	Acceptable outcomes	Solution	Response
	frontage or comprise more than 40% of the street frontage width.		Place and the access road are not adversely dominated.
	AO33.3 Development, where above-ground or partially above-ground car parking, is located so that: a. the facade design and materials selection is extended to the car park entry and car park areas on all frontages and boundaries; b. building services, pipes and ducts within the car park are not visible from the street and other public spaces or adjoining properties and are screened and landscaped. Refer to Figure v.	**Complies with AO33.3.**	Vehicle access and utilities are well-integrated within the built form of the development.
PO34 Development where not in a zone in the centre zones category or the Mixed use zone, provides car parking that is sited and of a bulk and form that: a. does not dominate the street frontage of the development; b. does not impact on the safety and efficiency of the road networks; c. does not detract from the quality of adjoining streetscape or public spaces; d. is safe and convenient for residents, visitors and service providers; e. does not negatively impact on the amenity of adjoining residents by way of noise, odour or light having regard to: i. the proximity of dwelling houses or existing multiple dwellings on adjoining sites; ii. the scale and detail of any parking structure walls when viewed from the street and adjoining properties;	**AO34.1** Development where not in a zone in the centre zones category or the Mixed use zone, provides car parking that is located: a. below ground; or b. at ground level or above ground level only if contained within the development footprint and located behind the main building line, except where for visitor parking; c. set back from front, rear and side boundaries in accordance with a neighbourhood plan or if no neighbourhood plan applies or no requirements are specified in a neighbourhood plan, Table 9.3.14.3.E; d. landscaped and screened from view of the street, other public areas and adjoining properties; e. not in conflict with required vehicle queuing distances. 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.	**Not applicable.**	The subject site is not located in a centre zone category or the Mixed use zone.

Performance outcomes	Acceptable outcomes	Solution	Response
iii. setback distances to mitigate impacts; iv. the location of active frontages and public spaces. Note—Where in a zone in the centre zones category or the Mixed use zone, the car parking provisions of the Centre or mixed use code apply.	**AO34.2** Development, where not in a zone in the centre zones category or the Mixed use zone, of a basement car parking structure located between the street frontage and the main building line is no more than 1m above ground level at any point.		
	AO34.3 Development, where not in a zone in the centre zones category or the Mixed use zone, for a basement car parking structure that is 1m or less above ground and located on the side or rear boundary ensures that where retaining walls and fencing are proposed: a. the maximum combined height of basement structure, retaining walls and fencing is 2m; b. structures and fences are finished with low-maintenance and pre-finished materials. Note—Structures include car parking walls, retaining walls, fences, planters and roofing to terraces, balconies or patios that are part of or situated on a basement podium or car parking structure.	**Not applicable.**	The basement is not 1m or less above NGL.
	AO34.4 Development where not in a zone in the centre zones category or the Mixed use zone, ensures that the location of visitor parking is: a. clearly signposted; b. not located behind a security barrier; c. not located on both sides of the driveway; d. separated from the street frontage boundary by a 4m wide deep planting area.	**Complies with AO34.4.**	Visitor parking will be provided in accordance with AO34.4.
	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	**Not applicable.**	The proposed development is not for a small-scale multiple dwelling.

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

Performance outcomes	Acceptable outcomes	Solution	Response
	AO35.3 Development, where not in a zone in the centre zones category or the Mixed use zone, and where car parking is above ground and uncovered, provides: a. a minimum of 1 shade tree for every 6 car spaces; b. trees which are planted to achieve a minimum 50% shade cover along internal pedestrian paths and driveways within 5 years of certification in accordance with the Landscape work code and the Planting species planning scheme policy.	**Not applicable.**	No above ground and uncovered car parking is proposed.
	AO35.4 Development where not in a zone in the centre zones category or the Mixed use zone, provides: a. landscaping that is used to delineate safe pedestrian movement through car parks; b. exterior vehicle movement areas that are broken up by alternative materials, patterns or threshold treatments.	**Complies with AO35.4.**	Landscaping is extensively provided and assists in delineating pedestrian movements where appropriate.
	AO35.5 Development of ground level or other above ground car parking, where not in a zone in the centre zones category or the Mixed use zone, provides densely planted setbacks. Note–Front boundary setbacks must be treated to address streetscape interface issues and be in accordance with the streetscape interface performance outcomes and acceptable outcomes.	**Complies with AO35.5.**	Frontage landscaping is extensively provided. Refer to the Landscape plan provided.
Transit oriented development			

Performance outcomes	Acceptable outcomes	Solution	Response
PO36 Development adjoining or in the immediate vicinity of a railway or busway station or in a location identified in a neighbourhood plan, supports a high level of personal and community safety, and promotes activity at the street front, in public spaces and at the interface with railway and busway stations through: a. building design that enables future adaptation to facilitate non-residential uses; b. provision or contribution towards safe, logical and direct pedestrian access to railway or busway station entry points; c. enabling casual surveillance of the street, public spaces and immediate station environment, entries and platform; d. creating vibrant and attractive street environments and active public spaces at the edge of the railway or busway station environment through pedestrian orientated building and landscape design.	**AO36** Development within 200m walking distance of a dedicated public pedestrian access point of a railway or busway station or in a location identified in a neighbourhood plan, is designed to have an active frontage that: a. includes ground storey tenancies, with commercial ceiling heights, increased glazing to front facades, and individual pedestrian entries, that can be adapted for conversion to and between non-residential and residential uses; b. provides safe, logical and direct pedestrian access to and from the development to the street front or adjoining public areas; c. provides or maintains safe, logical and direct pedestrian access to the railway or busway station entry points in accordance with the Infrastructure design planning scheme policy; d. ensures that any screening and landscaping provided within the development creates vibrant and attractive street environments whilst not preventing casual surveillance of streets, public spaces and the immediate station environment, entries and platform.	**Not applicable.**	The subject site is not located within 200m walking distance of a public pedestrian access point of a railway or busway station.
Fencing and retaining walls			
PO37 Development provides fencing and retaining walls that must: a. facilitate casual surveillance of the street and public space; b. enable use of private open space; c. assist in highlighting entrances to the property; d. provide a positive interface to the streetscape;	**AO37.1** Development ensures that, where fencing is provided: a. along any common boundary to a street or public space, it is a maximum of: i. 1.2m in height, where fence construction is solid or less than 50% transparent; ii. 1.5m in height, where fence construction is at least 50% transparent;	**Not applicable.**	Refer to the Architectural Plans.

Performance outcomes	Acceptable outcomes	Solution	Response
e. protect the privacy and amenity for residents and dwellings adjoining the site.	iii. 1.8m in height and solid only where setback behind landscaping and the site is on an arterial road; b. along any side or rear boundary, it is a minimum of 1.8m in height, except where forward of the main building line; c. along any side boundary, where forward of the main building line to the front boundary, it is: i. a maximum of 1.2m in height, where fence construction is solid or less than 50% transparent; or ii. a maximum of 1.5m in height, where fence construction is at least 50% transparent.		
	AO37.2 Development incorporating solid front fences or walls that front the street or other public spaces 1.2m or more high and longer than 10m, indentations, material variation and landscaping is provided to add visual interest and soften the visual impact.	**Complies with AO37.2**	The proposed development provides variation in built form through the utilisation of stone features, feature timber
	AO37.3 Development for a retaining wall is: a. stepped to minimise impact on the streetscape and pedestrian environment; b. a maximum of 0.6m in height if directly abutting the edge of the adjoining road reserve verge.	**Not applicable.**	No retaining walls are proposed.
Adaptable housing			
PO38 Development meets a diverse range of community needs by providing adaptable housing that is responsive to changing community life-cycle needs.	**AO38** Where development provides housing, including associated outdoor living areas intended to be adaptable to different persons and households with differing mobility needs, the dwelling units	**Not applicable.**	The proposal is not for adaptable housing.

Performance outcomes	Acceptable outcomes	Solution	Response
	and other site features are constructed in accordance with Table 9.3.14.3.D.		
Additional requirements for: **a. sites with an area of 7,000m^2 or greater; or** **b. Development for 20 or more dwellings if in the Emerging community zone**			
PO39 Development contributes to contained, sustainable and functional communities and provides housing to suit residents through different life-cycle stages at a scale and density appropriate for the site's location and commensurate with ease of access to services, facilities and high quality public transport through: a. inclusion of dwelling types, tenures, mix and forms consistent with the outcomes of the zones, zone precincts, neighbourhood plans and overlays applicable to the site; b. retaining or respecting the character and environmental values of the site; c. reflecting local streetscape forms, features and character; d. contributing to the desired character and form of the locality; e. the establishment or extension of public streets and pathways; f. the provision of parks and other public spaces as appropriate to the scale of development; g. buildings that address existing streets; h. building height and setback transitions to an adjoining existing dwelling house and areas of lower density residential development. Note—A structure plan prepared in accordance with the Structure planning planning scheme policy can assist in demonstrating achievement of this performance outcome. A structure plan must be prepared where in the Emerging community zone.	**AO39** Development is designed and sited in compliance with a structure plan prepared in accordance with the Structure planning planning scheme policy.	**Not applicable.**	The subject site is not located in the Emerging community zone.

Performance outcomes	Acceptable outcomes	Solution	Response
Additional criteria for development if identified in a neighbourhood plan			
PO40 Development on a landmark site identified in a neighbourhood plan provides a prominent visual reference and contribution to the city's public realm by: a. exhibiting subtropical architectural excellence through design, treatment and articulation; b. defining the site and its setting through building form, expression, silhouette, scale, materials and landscaping; c. reinforcing a sense of arrival to the neighbourhood plan area, precinct or sub-precinct through marking a node, an intersection or major connection point in the city; d. respecting the prominence of any adjoining or nearby heritage place or local landmark; e. providing a corner land dedication, if required, that: i. accommodates a deep-planted large feature tree within the dedication area; ii. provides a building envelope that acknowledges and integrates the presence of the large feature tree canopy; iii. accommodates high levels of pedestrian movement and a high quality pedestrian setting. Note—A neighbourhood plan may indicate whether or not a land dedication is required.	**AO40.1** Development: a. emphasises a landmark site identified in a neighbourhood plan and its setting; b. addresses all elevations, with front, side and rear facades all displaying a high level of modulation and articulation; c. both vertically and horizontally articulates building form and mass with proportions compatible with the height, scale and setting of the building; d. provides an interesting and varied skyline and silhouette; e. uses high-quality and durable materials and finishes; f. integrates landscaping, building entries and the public realm at the ground plane. Note—The Council's Independent Design Advisory Panel may be invited to provide advice on developments in accordance with the provisions of the Independent design advisory panel planning scheme policy.	**Not applicable.**	The proposed development is not located on the landmark site per the River gateway neighbourhood plan.
	AO40.2 Development provides a corner land dedication adjacent to the existing verge area which: a. complies with any dimensions identified in a neighbourhood plan; b. accommodates a deep-planted feature tree in compliance with the Infrastructure design planning scheme policy; c. is embellished in compliance with the Infrastructure design planning scheme policy. Note—A neighbourhood plan may indicate if a corner land dedication is to be truncated or inverted. If the configuration is not specified, a truncated land dedication is to be provided where the building or podium is 2 or less storeys height. Where an inverted corner land dedication is provided, the	**Not applicable.**	No corner land dedication is required or provided.

Performance outcomes	Acceptable outcomes	Solution	Response
	building design accommodates the feature tree canopy at maturity.		
O41 Development minimises visual impacts on a view corridor of local significance and enhances opportunities for observation of key vistas and views from identified view points.	**AO41.1** Development ensures building placement and design minimise visual impacts on a view corridor identified in a neighbourhood plan. Note—A neighbourhood plan may identify view corridors and may or may not identify any specific view points from which they are observed.	**Not applicable.**	No view points are identified within the River gateway neighbourhood plan.
	AO41.2 Development enhances opportunities for views and vistas from a view point identified in a neighbourhood plan. Note—A neighbourhood plan may identify view points and may or may not identify any specific view corridor that they observe.	**Not applicable.**	No view points are identified within the River gateway neighbourhood plan.
PO42 Development on a significant corner site identified in a neighbourhood plan provides a prominent visual reference and contribution to the neighbourhood's public realm by: a. accommodating high levels of pedestrian movement at the corner and enhancing the pedestrian experience; b. emphasising the corner setting through building form, expression, silhouette, scale, materials and landscaping; c. reinforcing a sense of arrival to the neighbourhood plan area, precinct or sub-precinct through marking a node, intersection or connection point in the neighbourhood; d. respecting the prominence of any adjoining or nearby heritage places, traditional character buildings or local landmarks; e. if a corner land dedication is required:	**AO42.1** Development is designed to emphasise the corner setting of a significant corner site identified in a neighbourhood plan and provides: a. building entries on both street frontages; or b. a single main entry at the corner.	**Not applicable.**	The site is not identified as a significant corner in the River gateway neighbourhood plan.
	AO42.2 Development provides a significant corner land dedication of a significant corner site identified in a neighbourhood plan, adjacent to the existing verge of the building which: a. complies with any dimensions identified in the neighbourhood plan; b. accommodates a deep-planted feature tree in compliance with the road corridor design section of the Infrastructure design planning scheme policy; c. is embellished in compliance with the road corridor design section of the Infrastructure design planning scheme policy.	**Not applicable.**	The site is not identified as a significant corner in the River gateway neighbourhood plan.

Performance outcomes	Acceptable outcomes	Solution	Response
i. accommodating a deep-planted feature tree within the dedication area; ii. providing a building envelope that acknowledges and respects the presence of the feature tree canopy. Note—A neighbourhood plan will indicate whether or not a land dedication is required.	Note—A neighbourhood plan may indicate if a corner land dedication is to be truncated or inverted. If the configuration is not specified, a truncated land dedication is to be provided where the building or podium is 2 or fewer storeys in height. Where an inverted corner land dedication is provided, the building design accommodates the feature tree canopy at maturity.		
	AO42.3 Development ensures that any part of the building, including the basement but excluding awnings, is outside the corner land dedication area. Note—A neighbourhood plan may indicate if a building is able to volumetrically extend into the corner land dedication area.	**Not applicable.**	The development does not extend into any corner land dedication area.
If in the Infill housing zone precinct of the Character residential zone			
PO43 Development in the Infill housing zone precinct of the Character residential zone respects the intensity and form of the neighbourhood and demonstrates an appropriate site density.	**AO43** Development in the Infill housing zone precinct of the Character residential zone does not exceed 1 dwelling per 300m^2 of site area.	**Not applicable.**	The subject site is not located within the Character residential zone.
PO44 Development provides a side boundary setback that reflects the character and form intent of the area, generally characterised by the separation of buildings.	**AO44** Development in the Character residential zone: a. does not incorporate a built to boundary wall; or b. matching the extent of an existing built to boundary wall on the adjoining property; or c. incorporates a maximum of 1 built to the boundary wall on a side boundary where the owner of the adjoining premises does not object. Editor's note—Confirmation in writing in the form of a statutory declaration from the registered owner of the adjoining premises is required to be submitted to demonstrate compliance.	**Not applicable.**	The subject site is not located within the Character residential zone.

9.4.7 Outdoor lighting code

Table 9.4.7.3 – Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	Solution	Response
PO1 Development provides outdoor lighting that does not have an adverse impact on any person, activity or fauna because of light emissions, either directly or by reflection.	**AO1.1** Development ensures that technical parameters, design, installation, operation and maintenance of outdoor lighting: a. comply with the requirements of AS 4282-1997 Control of the obtrusive effects of outdoor lighting; b. maintain a minimum of 20lux at the footpath level where in a zone in the centre zones category or the Mixed use zone. Note—The effects of outdoor lighting should be mitigated where a window of a habitable room of a nearby dwelling will be illuminated beyond maximum permissible values outlined in AS 4282-1997 Control of the obtrusive effects of outdoor lighting.	**Will Comply with AO1.1.**	Outdoor lighting will be provided in accordance with AS 4282 – 1997 Control of the obtrusive effects of outdoor lighting. The subject site is located in the Community facilities (Education purposes) zone.
	AO1.2 Development provides floodlighting that is restricted to a type that gives no upward component of light where mounted horizontally, such as a full cut off luminar.	**Will Comply with AO1.2.**	If floodlighting is required, it will be restricted to a type that gives no upward component of light where mounted horizontally.