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Code Report

Site

331 & 333 Sandgate Road and 9 Anstey Street, **ALBION**

Proposal

Multiple Dwellings (34 Units) and Centre Activities (Office)

Approvals

- Material Change of Use – Development Permit **(Multiple Dwellings)**
- Material Change of Use – Development Permit **(Office)**
- Material Change of Use – Development Permit **(Development Adjoining a Local Heritage Place)**

November 2026

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1. Development Use Code

1.1. Centre or Mixed-Use Code

Performance outcomes	Acceptable outcomes	Responses
Section A—If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development		
PO1 Development: a. has hours of operation which are controlled so that the use does not detrimentally impact on the amenity of adjoining residents; b. does not result in noise emissions that exceed the noise (planning) criteria in Table 9.3.3.3.F, low frequency noise criteria in Table 9.3.3.3.G and night-time noise criteria in Table 9.3.3.3.H in a sensitive zone or a nearby sensitive use, except music noise where located in a Special entertainment precinct identified in a neighbourhood plan. *Note—A noise impact assessment report prepared in accordance with the Noise impact assessment planning scheme policy can assist in demonstrating achievement of this performance outcome.*	**AO1.1** Development: a. for accommodation activities, dwelling unit or emergency services has unlimited hours of operation; b. for a club, if licensed, bar, function facility, hotel or nightclub entertainment facility does not generate noise which is clearly audible and detectable, or impacts on the amenity of a resident, in a dwelling or other sensitive use; *Note—Development for a club, if licensed, bar, function facility, hotel or nightclub entertainment facility is not expected to achieve this outcome.* c. for any other use: i. where in the Principal centre zone or Major centre zone has unlimited hours of operation; ii. where in the District centre zone, Neighbourhood centre zone or Mixed use zone: A. has hours of operation, including for deliveries, which are limited to 6am to 10pm; or B. does not generate noise which is clearly audible and disturbing in a dwelling or other sensitive use; iii. where in any other zone: A. has hours of operation, including for deliveries, which are limited to 6am to 8pm; or	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** The proposed multiple dwelling units will have unlimited hours of operation. Hours of operation for the proposed commercial tenancy can be conditioned to operate within prescribed outcomes.

	B. does not generate noise which is clearly audible and disturbing in a dwelling or other sensitive use.	
	AO1.2 Development ensures mechanical plant or equipment is acoustically screened from an adjoining sensitive use. *Note—Mechanical plant includes generators, motors, compressors and pumps e.g. air-conditioning, refrigeration or cold room motors*	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** Mechanical plant for air conditioning will be located on the rooftop and acoustically screened.
PO2 Development protects the visual amenity of the centre, public realm and any adjacent residential use.	**AO2** Development including mechanical plant, refuse and recycling area, vent and exhaust is not visible from: a. a street or public space; b. an adjacent residential use. *Note—Mechanical plant includes generators, motors, compressors and pumps e.g. air-conditioning, refrigeration and coldroom motors.*	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** Proposed bin rooms are located within the basement and are not visible from the streetscape or an adjacent residential use.
PO3 Development: a. avoids or minimises air emissions; b. complies with the air quality (planning) criteria in Table 9.3.3.3.I and odour criteria in Table 9.3.3.3.J in a sensitive zone or sensitive use. *Note—An air quality impact report prepared in accordance with the Air quality planning scheme policy can assist in demonstrating achievement of this performance outcome.*	**AO3.1** Development ensures that air pollutants, including odour, are not released external to the development except where complying with AO3.2 and AO3.3.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** Proposed uses do not produce air pollutants.
	AO3.2 Development ensures that if food and cooking odour is released, exhaust vent outlets are discharged vertically and directed away from any {sensitive use with the following constraints: a. separated by a minimum of 6m from a sensitive use, including any outdoor air intake of a sensitive use; b. does not cause an odour or air emission which is detectable and disturbing at a sensitive use.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The proposed uses do not involve commercial cooking.
	AO3.3 Development ensures that exhaust vents from any car park or bus station are separated from any sensitive use by a minimum of 15m.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** Proposed uses do not involve exhaust vents.

PO4 Development for a sensitive use is located to achieve the air quality planning criteria in Table 9.3.3.3.I and odour criteria in Table 9.3.3.3.J. *Note—An air quality impact report prepared in accordance with the Air quality planning scheme policy can assist in demonstrating achievement of this performance outcome.*	**AO4** Development for a sensitive use is located at least 150m from a spray painting workshop. *Note—This distance is to be measured between the building containing the spray painting workshop and the property boundary of the sensitive use.*	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** There are no current spray painting workshops within 150m of the Site.
PO5 Development for outdoor lighting: a. does not have an adverse impact on any person, activity or fauna because of light emissions, either directly or by reflection; b. ensures that the external appearance of the premises is similar to adjoining non-residential premises with lighting that does not impact adversely on centre amenity and the public realm.	**AO5.1** Development provides for outdoor lighting: a. with technical parameters, design, installation, operation and maintenance which comply with the requirements of AS 4282-1997 Control of the obtrusive effects of outdoor lighting; b. which maintains a minimum of 20lux at the footpath level where in a zone in the centre zones category or the Mixed use zone. *Note—The effect of outdoor lighting is to be mitigated where a window of a habitable room of a nearby dwelling will be illuminated beyond maximum permissible values outlined in AS 4282-1997 Control of the obtrusive effects of outdoor lighting.*	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** Outdoor lighting and parameters can be conditioned.
	AO5.2 Development ensures that floodlighting is restricted to types that do not produce an upward component of light where mounted horizontally such as a full cut off luminar.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Proposal does not involve floodlighting.
	AO5.3 Development facade has no flashing lights.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Proposal does not involve flashing lights.
PO6 Development for urban purposes is serviced adequately with: a. water supply which meets the stated standard of service for intended use and fire-fighting purposes; b. waste disposal.	**AO6** Development provides for all lots to be provided with reticulated water supply and sewerage.	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** The development is connected to all urban services. Refer to SMP (Appendix E).

Additional criteria for development if for a food and drink outlet		
PO7 Development mitigates impacts on residential amenity in or adjoining the building through: a. providing an outdoor dining area that is appropriately located; b. ensuring external dining and entertainment areas are visually and acoustically screened from an adjoining dwelling.	**AO7** Development provides for external dining or entertainment areas to be: a. located in or directly adjacent to the public realm; b. visually and acoustically screened from an adjoining dwelling.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Proposal does not involve the nominate use.
Additional criteria for development if for a garden centre or hardware and trade supplies		
PO8 Development contributes to the creation of a vibrant and attractive public realm and centre amenity.	**AO8.1** Development provides for the gross floor area for any individual tenancy to be no greater than 1,500m^2 if in the Centre frame zone precinct of the Mixed use zone or the Corridor zone precinct of the Mixed use zone.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Proposal does not involve the nominate use.
	AO8.2 Development: a. is not located on land identified as active frontage – primary; or b. if located on land identified as active frontage – primary, is located behind a highly active non-residential use.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Proposal does not involve the nominate use.
	AO8.3 Development if located on an active frontage – secondary: a. ensures that: i. separate tenancies do not amalgamate to create a frontage wider than 20m; ii. windows are not obscured with signage or fixtures; iii. the tenancy interior is able to be viewed from the street; or b. is located behind active non-residential uses.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Proposal does not involve the nominate use.

Additional criteria if for development if a shop or shop component of a shopping centre		
PO9 Development contributes to the creation of a vibrant and attractive public realm and centre amenity.	**AO9** Development provides for a gross floor area of no greater than 1,500m^2 for any individual tenancy in the Centre frame zone precinct of the Mixed use zone or Corridor zone precinct of the Mixed use zone.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Site is located within the District Centre zone.
Additional criteria for development if for a showroom		
PO10 Development contributes to the creation of a vibrant and attractive public realm and centre amenity.	**AO10.1** Development provides a gross floor area of no greater than 1,500m^2 for any individual tenancy if in the Centre frame zone precinct of the Mixed use zone or the Corridor zone precinct of the Mixed use zone.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Proposal does not involve the nominate use or maximum floor area.
	AO10.2 Development located on an active frontage – primary: a. ensures that: i. separate tenancies do not amalgamate to create frontages wider than 10m; ii. windows are not obscured with signage or fixtures; iii. the tenancy interior is able to be viewed from the street; or b. is located behind active non-residential uses. *Note—Highly active non-residential uses are required on an active frontage – primary to create the greatest degree of pedestrian activity and interaction. These uses are mostly accommodated in small individual tenancies with narrow building frontages, such as shops, restaurants and cafes.*	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Proposal does not involve the nominate use.
Additional criteria for development if for an adult store		
PO11 Development for an adult store is located to avoid a conflict with an existing childcare centre, place of worship or educational establishment that caters for children of primary or secondary school age.	**AO11** Development for an adult store is separated from an existing childcare centre, place of worship or educational establishment that caters for children of primary or secondary school age, by the greater of the following: a. 200 metres according to the shortest route a person may lawfully take, by vehicle or on foot; or	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Proposal does not involve the nominate use.

	b. 100 metres measured in a straight line.	
Section B—If for assessable development involving demolition		
PO12 Development provides that a vacant development site presents an attractive temporary parkland and does not impact adversely on the visual amenity of the centre or mixed use area or the public realm.	**AO12** Development for the demolition of a building, where redevelopment is delayed for more than 3 months, ensures the site is: a. cleared of all rubble, debris and demolition materials; b. turfed so it can be mowed; c. landscaped with perimeter planting consisting of advanced specimens of fast-growing species in compliance with the Planting species planning scheme policy; d. provided with drainage to prevent ponding; e. maintained so that there is no sediment run-off onto adjacent premises, roads or footpaths; f. provided with public access where public safety can be maintained; g. provided with at least 50% transparent street-front fencing if fenced; h. maintained to ensure no nuisance or amenity impacts to adjacent premises, residents, roads or footpaths.	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** To be conditioned.
Section C—If for assessable development		
PO13 Development ensures that the site is of sufficient area and frontage width to: a. achieve convenient and safe vehicle, pedestrian and cyclist access; b. minimise traffic hazard and inconvenience; c. achieve sufficient car parking and manoeuvring on site for short-term and long-term use by customers, building occupants, residents, visitors and service providers; d. accommodate adequate services areas to minimise adverse impacts on neighbours;	**AO13** Development ensures that: a. the site area and frontage width is in compliance with the requirements identified in a neighbourhood plan; or b. if no neighbourhood plan applies, or the neighbourhood plan does not address the site area and frontage width, the site area is a minimum of 800m^2 and has a minimum frontage width of 20m. *Note—The site frontage is measured at the boundary line on the primary road.*	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** The existing site area is 1,348.30m^2. The site area post verge widening along Anstey Street will be 1,282m^2. The Site has two frontages: **Anstey Street** (32.196m) and **Sandgate Road** (25.058m).

e. allow service providers convenient access to service areas; f. minimise the proportion of frontage dedicated to driveways; g. manage building bulk, scale and form; h. accommodate sufficient areas of deep planting and landscaping for amenity and recreation and to contribute to an attractive subtropical public realm; i. allow room for useable open space to promote casual surveillance and good public realm interface.		
PO14 Development does not isolate or negatively impact on the development potential or future amenity of an adjoining site.	**AO14** Development ensures that: a. the site area and frontage width of an adjoining site within a zone in the centre zones category or the Mixed use zone: i. complies with the minimum requirements set out in a neighbourhood plan; or ii. does not isolate lots less than 800m^2 in area or with a frontage width less than 20m or prohibit access to an existing access easement arrangement or laneway; or b. a concept plan for the development demonstrates that development can be physically achieved on an adjoining site at a later stage, commensurate with the intent of the zone and zone precinct or neighbourhood plan requirements.	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** The Proposal does not prohibit access to an existing access easement arrangement or laneway.
PO15 Development enhances the role and function of the centre or mixed use area as a place of economic and community activity considering its strategic location, form and character intent and the catchment which it services, through its overall structure and integration in	**AO15** Development is designed and sited in compliance with: a. the structure outlined in a neighbourhood plan, an existing development approval or a preliminary approval that is relevant to the full nature and extent of the development; or	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Proposal does not form part of a structure plan.

its location with use and site planning including building, open space, landscape and parking which: a. retain or respect valued site features; b. reflect local valued streetscape forms, features and character; c. contribute to the desired character and form of the local area; d. align buildings and towers to the street pattern and respects the continuity of street facades; e. are transit supportive; f. connect with the neighbourhood or local structure; g. provide direct and convenient site access for pedestrians and cyclists to local transport networks, key destinations and public transport facilities; h. provides for safe vehicle access; i. provides opportunities for integrated access and parking with adjoining developments; j. locates uses to minimise impacts on adjoining residents; k. assists with mitigation of air and noise quality impacts on the health and amenity of building occupants and residents. Refer to Figure a. *Note—A structure plan prepared in accordance with the Structure planning planning scheme policy can assist in demonstrating achievement of this performance outcome. A structure plan must be prepared where in the Emerging community zone.*	b. a structure plan prepared in accordance with the Structure planning planning scheme policy where in the Emerging community zone.	
PO16 Development adjoining or in the vicinity of a railway or busway station is transit supportive to: a. facilitate safe, logical and direct pedestrian access to the railway and busway station entry points; b. activate public space and the edges of the railway or busway station environment; c. create vibrant and attractive street environments;	**AO16** Development frontage is treated as an active frontage–primary where within 200m walking distance of a dedicated public pedestrian access point of a railway or busway station.	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** The Site is located within 260m walking distance of the Albion Train Station. Notwithstanding the Sandgate Road frontage is addressed as an active frontage.

d. enable casual surveillance of streets, public spaces and the immediate station environment entries and platform; e. provide a high level of personal and community safety, and physical and visual integration with the station. Refer to Figure b.		
PO17 Development protects, provides or supports as appropriate public spaces and structuring elements within the centre or mixed use area and site to: a. provide pedestrian and cycle connections to key public transport facilities, community facilities or services and the surrounding neighbourhood; b. create a permeable and interconnected activity centre or corridor; c. provide sufficient open space for pedestrian activity and use by building occupants, residents, customers and visitors.	**AO17.1** Development provides public spaces and links, including public roads and verges, parks or urban common and cross block links, in the locations identified in: a. an overlay; or b. a neighbourhood plan; or c. an existing development approval; or d. a preliminary approval; or e. as otherwise identified as part of a structure planning process as part of development. *Note—* • *Refer to the Streetscape hierarchy overlay and code for further information.* • *Refer to the Park planning and design code for the design of parks.* • *Refer to the Infrastructure design code for further guidance on the design of public infrastructure.*	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** The development provides for verge widening of 1.5m and with linear dedication to achieve the prescribed 3.75m wide verge as prescribed under the Streetscape hierarchy code. No other infrastructure is applicable to the Site or the Proposal.
	AO17.2 Development provides publicly accessible spaces and links (privately owned), including plazas, arcades, pedestrian pathways, shelters and queuing areas for public transport, in the locations identified in: a. an overlay; or b. a neighbourhood plan; or c. an existing development approval; or d. a preliminary approval; or e. as otherwise identified as part of a structure planning process as part of development.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** None of the nominated infrastructure applies to the Site or the Proposal.

	AO17.3 Development for a park, public open space or plaza, is co-located with community services and civic facilities.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Proposal does not involve a park, public open space or plaza.
PO18 Development provides a land use mix which: a. supports the intended function of the centre or mixed use area; b. does not prevent commercial or employment growth; c. includes: i. complementary uses such as retail, employment, residential and community facilities; ii. uses that provide for the everyday needs of the local community; iii. a fine grain of uses particularly on active frontages and adjoining public footpaths and spaces; iv. residential uses in centres including live–work configurations.	**AO18** Development provides a land use mix or maximum gross floor area or plot ratio for particular uses that: a. is in compliance with any limit set in a neighbourhood plan; or b. if no neighbourhood plan applies, or no requirements are specified in a neighbourhood plan: i. is no more than 50% residential in a Principal centre zone or Major centre zone; ii. or otherwise no acceptable outcome is prescribed.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Albion Neighbourhood plan code does not specify land use mix. The Site is located within the DC1 District Centre zone.
PO19 Development for a residential use does not compromise the economic function or activity of a centre and street level activation.	**AO19** Development for a residential use is not located on the ground floor where in a zone in the centre zones category or the Mixed use zone, except if: a. located behind an active frontage with a non-residential use; or b. located in the Frame zone precinct of a zone in the centre zones category or Corridor zone precinct of a zone in the centre zones category and providing a transition to adjoining lower intensity or residential neighbourhoods; or c. in a Mixed use zone the ground floor of which includes adaptable building design; or	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** Residential levels are located above ground level.

	d. short-term accommodation that has a foyer or a non-residential use providing a minimum of 50% active frontage to the street or public space.	
PO20 Development minimises the adverse impact of a use on building occupants and residents in or adjoining the site through appropriate land use mix. *Note—Low impact commercial activities are shops, banks, offices and similar.*	**AO20** Development provides: a. co-location of low impact commercial activities where air or noise impacts are not detectable and disturbing in a dwelling or other sensitive use; b. co-location of uses with potential air or noise impacts away from sensitive uses; c. mitigation of impacts resulting from co-location of food and drink outlet uses such as a restaurant with residential uses in the same building; d. that nightclub entertainment facilities are not co-located with residential or other sensitive development within the same building; e. that the location of exhaust or ventilation outlets from food outlets, drycleaners, salons, car parks and bus stations as far from a sensitive use as practicable; f. adequate separation distances between service stations and any sensitive use; g. dwelling balconies and windows do not overlook ventilation stacks and bulk waste bin storage areas.	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** The Proposal involves a ground level commercial tenancy (Office) with an active frontage to Sandgate Road. Storeys 2-9 are proposed to be residential and rooftop communal uses. The building form and proposed uses are not located near any land use that produces adverse air or noise impacts that would disturb sensitive land uses.
PO21 Development ensures that the building bulk and scale is consistent with the intended form and character of the centre, mixed use or local area considering: a. existing buildings to be retained; b. existing significant vegetation; c. significant infrastructure constraints; d. adjoining existing and proposed building height; e. adjoining existing and proposed building setbacks and separation of buildings	**AO21** Development is contained within the building envelope for the site by applying: a. the maximum building height; b. building height transition requirements, where required; c. front, rear and side setback requirements; d. building separation requirements; e. car parking setback requirements; f. active frontage requirements for stand-alone shopping centres or shops or for	☐ **Complies** ☒ **Performance Solution** ☐ **Not Applicable** Refer to individual responses below and **Section 6** of the Planning Report.

necessary to ensure impacts on amenity and privacy are minimised; f. building height transitions where required.	development in traditional strip centres or corridors. Refer to Figure c and Figure d examples. *Note—The building envelope must include all requirements from any applicable overlay codes or a neighbourhood plan.* *Note—This can be demonstrated by a building envelope plan, elevations and sections.*	
PO22 Development ensures that the building height is consistent with the centre or mixed use area intent and local and street context considering: a. the size of the lot; b. the scale of development reinforcing the preferred city-wide form; c. proximity to high-frequency public transport services; d. the height of existing adjoining buildings and proposed heights; e. street conditions such as street width; f. the topography of an area and site slope; g. view points and corridors; h. solar access to key public spaces.	**AO22** Development ensures that the maximum building height is in compliance with: a. a neighbourhood plan; or b. if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements in Table 9.3.3.3.B. *Note—The building height is determined by the number of storeys rather than metres except where varied by a neighbourhood plan. Some neighbourhood plans may also specify a maximum height of buildings in metres.* *Note—Roofs are excluded from the calculation of maximum height of buildings to encourage interesting subtropical roof forms able to respond to solar orientation and site context.*	☐ **Complies** ☒ **Performance Solution** ☐ **Not Applicable** The Proposal involves a maximum 9-storey building plus rooftop communal area (8 residential levels), where the compliant outcome is 3 storeys within 20m of Sandgate Road and 5 storeys for parts of the Site where not within 20m of the property boundary to Sandgate Road. Refer to **Section 6** of the Planning Report.
PO23 Development where identified in a neighbourhood plan as a building height transitions, or where sharing a common boundary with, or located fronting a minor road that is opposite, premises in the Low–medium density residential zone, Low density residential zone or Character residential zone provides buildings that are reduced in bulk and form to provide a transitional built form of a compatible scale which protects the amenity of lower density residential areas bordering centre or mixed use areas by: a. stepping down in height and scale; b. minimising impacts including those from overlooking and visual dominance;	**AO23.1** Development where identified in a neighbourhood plan as a building height transitions or where sharing a common boundary with premises in the Low–medium density residential zone, Low density residential zone or Character residential zone provides a building height transition which complies with: a. a neighbourhood plan; or; b. if no neighbourhood plan applies, or no requirements are specified in the neighbourhood plan, the following: i. the building height within 10m of the common boundary is no more than 1 storey greater than the maximum	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Site does not adjoin a site in any of the nominated zones.

c. maintaining adequate levels of natural ventilation and light penetration to a habitable room, balcony and private open space.	acceptable outcome for building height on the adjoining site; ii. the building height within 20m of the common boundary is no more than 2 storeys greater than the maximum acceptable outcome for building height on the adjoining site; iii. all structures, except adjoining boundary fences, are set back a minimum of 4m from the common boundary; iv. an acoustic and visual screen fence of 2m height is provided on the common boundary.	
	AO23.2 Development where located fronting a minor road that is opposite premises in the Low–medium density residential zone, Low density residential zone or Character residential zone provides a building height transition which complies with: a. a neighbourhood plan; or b. if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the following: i. the building height within 10m of the front boundary is no more than 2 storeys greater than the maximum acceptable outcome for building height on a site located on the opposite side of the minor road; ii. all structures, except boundary fences, are set back a minimum of 4m from the front boundary; iii. buildings are provided with modulation and articulation with variations in the wall and roof plane every 10m. *Note—Minor road is defined in the Transport, access, parking and servicing planning scheme policy. Where mixed residential and non-*	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Site does not front a minor road that is opposite a premises in the nominated zones.

	residential development, site access may be provided from a minor road for the residential component of the development.	
PO24 Development ensures that the front boundary setbacks: a. positively define the street edge; b. relate to the existing streetscape and setback pattern and reinforce the preferred character and form intent; c. provide for connections between footpaths, public spaces and private entries where level differences are proposed; d. provide for the queuing of patrons at entertainment venues; e. consider waiting areas at bus stops, taxi ranks and display windows; f. where a residential use and outside the core of a centre, takes on a more residential interface with the street; g. where facing lower intensity development or a residential neighbourhood provide for an appropriate interface and transition; h. provide for deep-planting areas and landscaping where a built to the front boundary edge is not required.	**AO24** Development ensures that the front boundary setback for non-residential and residential development in a zone in the centre zones category or the Mixed use zone are in compliance with: a. a neighbourhood plan; or b. if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements in Table 9.3.3.3.C.	☐ **Complies** ☒ **Performance Solution** ☐ **Not Applicable** The development generally accords with Table 9.3.3.3.C to each street frontage, with minor variation identified below: Proposed **Sandgate Road** (front – primary street frontage) setbacks: • **Ground Floor/ Podium** (commercial and void): BTB • **Levels 2 & 3** (residential): 2.455m • **Levels 4 & 5** (residential): 5.500m • **Level 6** (residential): 10.500m • **Level 7** (residential): 15.000m • **Level 8 & rooftop communal area**: 25m The proposed setback to Sandgate Road is a minor variation that prescribes 3m up to Podium or up to 5 storeys. Proposed **Anstey Street** (front – secondary street frontage) setbacks: • All levels: 1.6m (OMP) – after verge widening. Table 9.3.3.3.C identifies an 8m setback if the setback is required for pedestrian movement. Refer to **Section 6** of the Planning Report.
PO25 Development ensures that the rear boundary and secondary street setbacks:	**AO25** Development ensures that the rear and secondary street boundary setbacks for non-residential and	☐ **Complies** ☐ **Performance Solution**

a. provide for deep-planting areas; b. support building separation to provide visual and acoustic privacy without screening where residential uses are adjoining or proposed; c. maximise the opportunity to retain and protect existing mature vegetation; d. enable a suitable frontage treatment to be presented where there is a transition to a residential neighbourhood.	residential development in a centre or mixed use or for a centre activity or mix of uses are in compliance with: a. a neighbourhood plan; or b. if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements in Table 9.3.3.3.C.	☒ **Not Applicable** The Site does not have a rear boundary.
PO26 Development ensures that the side boundary setbacks: a. minimise the impact of development on the amenity and privacy of adjoining existing residents; b. contribute to the rhythm and pattern of the streetscape in keeping with the intended neighbourhood character; c. provide for breezes and sunlight where a residential use is included on upper levels above podium levels; d. consider future development.	**AO26** Development ensures that side boundary setbacks for non-residential and residential development in a centre or mixed use or for a centre activity or mix of uses are in accordance with: a. a neighbourhood plan; or b. if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements in Table 9.3.3.3.C.	☐ **Complies** ☒ **Performance Solution** ☐ **Not Applicable** The development proposes the following side boundary setbacks: Proposed **Southern** (side) setback: • **Ground Floor** (non-residential & blank wall): built-to-boundary • **Levels 2-8** (residential): 3-5m (habitable) Proposed **Northern** (side) setback: • **Ground Floor** (non-residential): 3m to new laneway • **Levels 1-6** (residential): 3-4m • **Levels 7-8** (residential and rooftop communal area): 4-5m Table 9.3.3.3.C prescribes a 5.0 m setback for habitable rooms up to 5 storeys and a 6.0 m setback for habitable rooms above 6 storeys. The proposed setbacks are generally consistent with these requirements, with minor variations comprising a reduction of 1.0–1.5 m along the southern side at Levels 1–9 and 2.0–3.0 m along the northern side.

		Refer to **Section 6** of the Planning Report.
PO27 Development ensures that the separation of buildings within a site and to an adjoining existing or future building which includes a residential dwelling: a. is consistent with the form and character intent for the local area; b. is located to provide residential amenity including access to natural light, sunlight and breeze; c. provides a degree of visual privacy via site planning and design without a reliance on fixed screening; d. reasonably addresses and considers the amenity of adjoining residents and future development potential.	**AO27.1** Development ensures that the building separation within a site and to adjoining buildings is in compliance with Table 9.3.3.3.E. *Note—This is demonstrated by a site context plan that includes adjoining and adjacent buildings and strategies to address separation issues.*	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** The development proposes setbacks that accord with Table 9.3.3.3.E noting the only adjoining residential development is a 3 storey multiple dwelling at Lever Street. The development proposes a black wall at the ground level and minimum 3m setback up to level 3.
	AO27.2 Development ensures that the building separation to an adjoining residential building: a. complies with Table 9.3.3.3.E; or b. positions the primary balcony or private open space to street or rear; c. offsets balconies or habitable rooms so they are positioned outside the cone of vision of existing or approved habitable rooms or outdoor spaces; or d. uses moveable or adjustable screening to regulate privacy between lots or dwellings which do not exceed balcony screening acceptable outcomes. *Note—Separation distances are intended to protect amenity and provide for private open spaces on upper levels that do not require full screening for privacy.* *Note—Considered site planning and design and strategies such as offsetting balconies, the location of private space, selective screening and other design elements can reduce the boundary separation requirements.*	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** The Site adjoins a 3 storey multiple dwelling at Lever Street. The development proposes no habitable rooms overlooking at the ground level and level 2 and 3 balconies and habitable rooms are screened by podium landscaping.
PO28 Development is of an intensity that supports both the strategic and local role and function of the centre or mixed use area and the development of a vibrant public realm considering the capacity of infrastructure.	**AO28** Development has a gross floor area or plot ratio which: a. complies with a neighbourhood plan; or b. if no neighbourhood plan applies or a neighbourhood plan does not specify a gross floor area or plot ratio, is provided for in a building	☐ **Complies** ☒ **Performance Solution** ☐ **Not Applicable** The Albion neighbourhood plan does not nominate a plot ratio or maximum gross floor area. A performance solution is noted on aspects of the building envelope.

	contained within the building envelope that does not exceed the maximum building footprint for the site.	Refer to **Section 6** of Planning Report.
PO29 Development has a building footprint or site cover which: a. is of an appropriate form and intensity for the activity centre or mixed use location; b. balances built form with open space, parking and landscaping at ground level; c. limits areas of external surface car parking; d. provides for landscaping and deep planting areas.	**AO29** Development provides a maximum building footprint or site cover which: a. complies with the requirements in a neighbourhood plan; b. if no neighbourhood plan applies or no requirements are specified in a neighbourhood plan, the maximum building footprint or site cover is 90%. *Note—The building footprint or site cover includes at-grade car parking areas that are covered with shelter. Enclosed car parking areas are included if they protrude more than 1m above ground level.*	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** The development proposes a site cover of 78.88%.
PO30 Development ensures that the podium building forms: a. positively contribute to centre or mixed use character; b. are consistent with the local or street form and character intent; c. are proportional to the total height; d. do not negatively impact on the streetscape; e. do not negatively impact on the amenity of adjoining residents or building occupants; f. are set back considering the height, length, degree of enclosure and treatment of walls.	**AO30.1** Development with podium design including setback: a. complies with the requirements in a neighbourhood plan; b. if no neighbourhood plan applies, or if no requirements are specified in the neighbourhood plan: i. is set back in accordance with Table 9.3.3.3.C and Table 9.3.3.3.D if parking is included in a podium; ii. is not built to the boundary on a boundary where a building height transition is required; iii. provides a continuous frontage built to the alignment where continuity with adjoining buildings is important; iv. is of a height that matches to the existing streetscape and to neighbouring buildings;	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** The Proposal involves a podium level which is built to the side boundary (blank) and provide a continuous frontage consistent with the adjoining buildings to the east and west of the Site. Below ground car parking is proposed.

	v. does not exceed 3 storeys, if no podium or parapet line is established in the immediate streetscape.	
	AO30.2 Development ensures that podium walls: a. are built to the side or rear boundary of an allotment; b. are blank; c. have no windows or openings.	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** As above.
PO31 Development ensures that built to boundary walls do not negatively impact on the amenity of adjoining residents or building occupants.	**AO31** Development ensures that its built to boundary walls are: a. not located on a boundary adjoining land located within the Low density residential zone or Character residential zone; b. not located on a boundary where a building height transition is required; c. not located in front or rear setbacks; d. constructed with pre-finished and low-maintenance materials.	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** The proposed northern and southern side (podium) built-to-boundary walls comply with all acceptable outcomes nominated.
PO32 Development for a building in a centre or mixed use area provides for adaptable use over time, in particular on the ground storey and lower levels with: a. a mix of adaptable floor plates at ground storey and podium levels; b. higher floor-to-ceiling heights, capable of accommodating commercial, retail or other non-residential uses at different stages of the building's life cycle.	**AO32** Development includes a minimum floor-to-ceiling height of 4.2m on the ground storey if: a. identified as an active frontage in a neighbourhood plan; or b. in the Principal centre zone, Major centre zone, District centre zone or Mixed use zone; or c. within 200m walking distance of a dedicated public pedestrian access point of a railway or bus station.	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** The proposed minimum floor-to-ceiling height is 5.9m on the ground storey at the Sandgate Road frontage.
PO33 Development ensures that building bulk and scale:	**AO33.1** Development ensures that the length of a uniform treatment of an elevation above ground level without	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable**

a. is consistent with the form and character intent for the local area and street; b. is reduced by design elements to provide: i. visual interest and contribution to the character of the centre or mixed use area; ii. reflection of valued local form elements such as podium or parapet heights in traditional strip shopping centres; iii. adequate amenity for building occupants and residents in terms of access to natural light and ventilation; iv. a comfortable and attractive pedestrian environment; v. a building base which exhibits a human-scale and fine-grain building rhythm; vi. variations in horizontal and vertical profile.	variation, substantial articulation or openings is no more than 30m. *Note—Substantial articulation is a full break of 6m or a change in building line of 2m plus or minus for a length not less than 5m.*	The proposed podium side boundary walls feature variations in building form and colour and provide articulation.
	AO33.2 Development reduces building bulk by a combination of: a. balconies orientated towards the street; b. variation in materials, colours, or textures including between levels; c. recessions and projections in the roof and wall plane; d. variations in the building form.	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** Development reduces the appearance of building bulk through the use of balconies orientated to both street frontages, variation in materials and colours and awnings along the Sandgate Road frontage.
	AO33.3 Development maximises recessed forms and openings around the building perimeter to allow external space to merge with the interior of the building, except where they would compromise safety and security.	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** Development utilises recessed building forms and tower design. The design also includes an external walkway with limited concealment to facilitate access at the ground level tenancies.
	AO33.4 Development of the lower 3 storeys of the building includes: a. awnings and sun-protection devices; b. operable elements within the facade; c. elements of a finer scale than the main structural framing; d. display windows, showcases or public art where identified as an active frontage. Refer to Figure j.	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** Development features an awning along length of the Façade (to Sandgate Road), operable elements including signage, display windows and doors.

PO34 Development of buildings is finished with high-quality materials, selected for their durability and the contribution they make to the character of the centre or mixed use area.	**AO34.1** Development: a. respects and reflects the architectural theme in the area; b. respects the traditional frontages, facades, architectural qualities and traditional materials of buildings within the area; c. does not necessarily imitate historical architectural styles. Refer to Figure j.	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** Development uses materials and architectural elements along the façade and exterior walls similar to that of those used by adjoining and nearby buildings in the area.
	AO34.2 Development provides materials and finishes which are all easily maintained and do not readily stain, discolour or deteriorate.	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** Development utilizes primarily painted masonry, glazing materials.
PO35 Development for a building exhibits subtropical design elements to support a building's occupant, resident and user comfort and outdoor activities and living.	**AO35.1** Development includes ventilation in and around a building through strong sectional and facade articulation, breezeways, open courtyards and landscaped areas.	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** Development provides cross sectional ventilation and breezeways through the use of windows, doors and balconies on the residential levels.
	AO35.2 Development includes weather protection and sun shading to: a. all pedestrian entries; b. shopfronts; c. publicly accessible pedestrian connections; d. external doors and windows to habitable rooms; e. outdoor spaces intended for cafe or restaurant use.	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** Development features an awning along the Sandgate Road frontage, providing weather protection and sun shading for the footpath along Sandgate Road.

	AO35.3 Development: a. incorporates deep recesses, eaves and sun-shading devices on the north-facing building facades; b. is shaded and incorporates elements such as adjustable screens, awnings or pergolas, innovative landscaping including green walls and green roofs, or planting on the west-facing building facades.	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** The proposed western façade (to Sandgate Road) incorporates several sun shading devices (see Appendix B, Architectural Drawings).
PO36 Development for rooftops and building caps: a. is interesting, subtropical and contextually and climatically appropriate in form; b. is responsive to orientation and solar access; c. is attractive and not marred by a cluttered display of plant and equipment; d. may incorporate a rooftop garden where integrated as part of the overall building design and enhancing the presentation and visual amenity of the rooftop and skyline when viewed from external public vantage points. *Note—The building height is determined by the number of storeys and excludes roofs, except where varied by a neighbourhood plan, to encourage interesting, subtropical and contextually appropriate roof forms.* *Note—External public vantage points means from at least two mostly unobstructed views of the development from a public area.*	**AO36.1** Development provides rooftops and building caps which: a. contribute to the architectural distinction of the building and roofs; b. include combinations and variations of forms created through pitches, gables, skillions or other features.	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** The Proposal incorporates a rooftop communal area with rooftop features and landscape elements (see Appendix B).
	AO36.2 Development for rooftops and building caps are designed to: a. incorporate and screen service structures, lift motor rooms, mechanical plant and equipment as architectural features; b. enable the future inclusion of service structures, lift motor rooms and mechanical plant and equipment, such as satellite dishes and telecommunications facilities, in an unobtrusive manner. c.	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** As above.
	AO36.3 Development where rooftops are used for open space, ensures plant and equipment is visually and acoustically screened from the communal open space.	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** As above.

	AO36.4 Development for a rooftop garden: a. incorporates a combination of built form and soft landscape elements integrated with the overall building design; b. enhances the presentation and visual amenity of the rooftop and skyline when viewed from external public vantage points. *Note—External public vantage points means from at least two mostly unobstructed views of the development from a public area.*	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** As above.
PO37 Development provides shelter for pedestrian movement: a. on a street frontage; b. through a site with a cross block link; c. to key building entrances or publicly accessible parts of the site.	**AO37.1** Development for a pedestrian shelter is provided by an awning which: a. is consistent with the character of the centre; b. abuts footpaths; c. is provided and maintained by the building owner on their premises; d. protects the normal flow of pedestrians; e. is continuous across the frontage of a site; f. aligns to provide continuity with shelter on an adjoining premises; g. is a minimum of 3.2m and is generally not more than 4.2m above pavement height; h. extends from the face of the building or the premises line; i. does not extend past a vertical plane 1.5m inside the kerb line to enable street trees to be planted and grow; j. has a 0.5m clearance to any tree trunk and main branches; k. aligns with existing awnings if the verge has been widened; l. is cantilevered from the main building with any posts within the verge being non load bearing; m. uses materials that provide appropriate shade. Refer to Figure k.	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** The proposed awning along Sandgate Road has been designed to remain consistent with adjoining buildings and their respective awnings to the north and south.

	AO37.2 Development for an awning over a footpath is lit with a lighting system which: a. is in compliance with AS/NZS 1158.3.1:2005 Lighting for roads and public spaces, Category P3 and AS 4282-1997 Control of the obtrusive effects of outdoor lighting b. provides a minimum of 20lux at ground level.	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** To be conditioned.
PO38 Development provides site entrances which: a. define the threshold between public and private space; b. provide safe, secure and convenient access to the site for building occupants and visitors; c. provide a sufficiently scaled and sheltered entry and meeting space; d. provide clear building signage and numbering for emergency access; e. provide lighting; f. provide conveniently located mailboxes.	**AO38.1** Development entrances are clearly visible from the street, and are not obscured by fencing, walls, advertising or dense landscaping.	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** The proposed entrances to Sandgate and Anstey Street are clearly visible from the street and footpath.
	AO38.2 Development provides for: a. a clear path of travel from the public footpath to building entry; b. activity generators adjacent to the entrance; c. seating or other facilities such as short-term bicycle parking near the entry.	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** The Proposal provides a clear path of travel between the footpath and entrance to both street frontages.
	AO38.3 Development provides: a. signage and cues to distinguish between public areas, publicly accessible private areas and private areas; b. street numbers and building names which are clearly identifiable from the street for pedestrians and emergency access. *Note—Cues to differentiate territory may include fences, vegetation, lighting, footpath detailing and changes in level.*	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** The Proposal will provide signage along the display windows to Sandgate Road.

PO39 Development of buildings defines the street edge and reinforces the desired character of the centre or corridor through: a. orientation to the street; b. minimal front boundary setback; c. providing overlooking and casual surveillance from upper level balconies and windows; d. clearly defined building entrances; e. high-quality finishes at the ground storey pedestrian level.	**AO39.1** Development provides a front building elevation that is parallel or nearly parallel to the street frontage.	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** The Proposal provides a front building elevation that follows the slope of the street frontage.
	AO39.2 Development is orientated to overlook streets and other public spaces with windows and balconies located on upper levels, designed to provide casual surveillance opportunities. Refer to Figure j.	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** The Proposal features glazing and/ or windows/ doors on the ground level to both street frontages. Balconies on the residential levels are orientated to both Sandgate and Anstey Street frontages.
	AO39.3 Development for a building which is not located on the front boundary, ensures the setback: a. is open and accessible for pedestrians along its entire length and width; b. is clear of columns and other obstructions; c. has a pavement matching the gradient of the adjoining pavement and connecting pedestrian areas on neighbouring sites; d. connects without any lip or step to adjoining pavements or abutting pedestrian areas on neighbouring sites. Refer to Figure k.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Proposal is located on the front boundary to Sandgate Road.
	AO39.4 Development for steps, escalators, ramps or lifts is set back 1.2m from the main building line to maximise pedestrian flow and safety and allow for adequate waiting space.	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** The Proposal provides steps and a ramp from the building entrance as to not impede on pedestrian flow along the footpath.

PO40 Development for a building 8 storeys and over ensures that the design mitigates the impacts of ground level wind acceleration on pedestrians and building occupants, considering the site context and neighbouring structures.	**AO40** Development provides wind mitigation for a building which is 8 storeys to 15 storeys that: a. is in accordance with a neighbourhood plan; or b. if a neighbourhood plan does not specify any criteria, uses at least 2 of the following strategies: i. building orientation, plan shape, massing and facade articulation to avoid tall and wide facades that face prevailing winds; ii. a podium and tower building form with a tower set back at least 10m from all streets above the podium level to deflect wind downdrafts from penetrating to street level (but a podium is not suitable for communal or private open space); iii. canopies and awnings to protect pedestrians; iv. trellis structures and a dense network of trees at ground or podium level. *Note—This is demonstrated by submission of a wind impacts report from a suitably qualified professional.*	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** The Proposal is for a maximum 9-storey building plus rooftop communal area (8 residential levels) with slender design, stepped levels and recesses to mitigate wind affects.
PO41 Development provides car parking which: a. minimises the impact on the quality of adjoining streetscapes or public spaces or the amenity of adjoining residents in terms of location, bulk, form and amenity impacts including noise, light or odours; b. takes account of the following: i. the location of active frontages and public spaces; ii. setback distances to mitigate impacts; iii. the proximity of dwelling houses or existing multiple dwellings on adjoining sites;	**AO41.1** Development provides car parking which is: a. not visible from the street, other public spaces or adjoining properties; or b. located below ground or behind dwellings or active uses for the full street frontage; c. set back from front, rear and side boundaries in compliance with a neighbourhood plan or if no neighbourhood plan applies or no requirements are specified in a neighbourhood plan, the requirements in Table 9.3.3.3.D. *Note—Car parking which extends 1m above ground level will be counted in the maximum height and will be subject to the relevant boundary setback requirements.*	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** Carparks are proposed beneath the building.

iv. the scale and detail of any parking structure walls when viewed from the street and adjoining properties; v. the visual impact of open car parking and vehicle movement areas on the street and adjoining properties; vi. convenient, safe and legible vehicle access and car parking for users.	**AO41.2** Development does not provide a basement parking structure which: a. extends above ground level forward of the main building line; b. impacts on connections between the public footpath or space and the development.	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** Carparks are proposed beneath the building.
	AO41.3 Development only provides car parking located above ground if: a. it is fully integrated within the building design and is sleeved by development to required active frontages; or b. it offers short-term car parking for customer, visitors or service providers, that is a portion of the total required car parking, and does not impact on active frontage requirements; or c. it is located to the side or rear of the site away from the primary street or active frontage. Refer to Figure e.	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** Carparks are proposed beneath the building.
	AO41.4 Development for a multistorey or podium car park: a. is not located on the street frontage and is behind smaller uses to create an active frontage and avoid long blank walls particularly adjacent to a primary entrance from a key pedestrian connection; or b. includes building facade details that extend to disguise the car parking floors; or c. is screened to become a visually interesting structure. Refer to Figure f.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Proposal does not involve podium carparking.
	AO41.5 Development ensures that visitor or customer car parking is: a. clearly signposted;	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable**

	b. lit at night; c. not located behind a security barrier. *Note—The detailed design is in accordance with the Transport, access, parking and servicing code and planning scheme policy.*	Visitor parking will be adequately signposted and lighting provided. Compliance can be conditioned.
PO42 Development for a publicly accessible plaza, arcade and pathway provided as part of development is easily accessed, attractive and supports personal safety. Refer to Figure i.	**AO42.1** Development provides for pedestrian and cyclist movement adjoining and through a site at street level or at-grade. *Note—Grade-separated pedestrian movement systems, such as an overhead bridge or underpass, are avoided because they are less attractive and safe for users.*	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** The Proposal will provide for pedestrian and cyclist movement along the footpath at both street frontages.
	AO42.2 Development for a plaza, arcade, pathway and other external area in the site which is intended for public access at night complies with: a. AS/NZS 1158.3.1:2005 Lighting for roads and public spaces Category P3; b. AS 4282-1997 Control of the obtrusive effects of outdoor lighting.	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** To be conditioned.
PO43 Development for a plaza: a. promotes pedestrian and cyclist movement; b. links with transport interchanges; c. provides opportunities for the flexible use of the space by the community; d. provides an edge which contributes to the plaza's character and activation.	**AO43.1** Development for a plaza identified in a neighbourhood plan, approved centre concept plan, structure plan or where proposed as a part of development: a. is provided in the location identified; b. is of a regular shape and has a minimum frontage to a road of 10m; c. has a minimum size of 400m^2; d. is integrated with surrounding development; e. has a minimum dimension of 20m; f. is located at the level of the ground storey of adjoining buildings; g. is suitable for pedestrian and cyclist access; h. includes a minimum of 50% hard-paved area; i. includes a minimum of 20% deep- planting area to accommodate subtropical shade trees;	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Proposal is not for a plaza.

	j. is a minimum 75% open to the sky.	
	AO43.2 Development ensures that a minimum of 50% of the adjacent building frontages to a plaza contain active frontages and building entries.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Site does not adjoin a plaza.
	AO43.3 Development does not provide for a vehicle entry, driveway, car parking, bin storage or servicing in a plaza.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
	AO43.4 Development does not provide for a mechanical ventilation outlet or vent on a frontage adjoining a plaza.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
	AO43.5 Development for a plaza: a. is publicly accessible during the hours of operation of the use; b. provides equitable access to and movement in the plaza in accordance with AS 1428.1-2009 Design for access and mobility; c. has a dominant ground level that is less than 1m above or below the dominant adjacent street level; d. is designed such that the majority of the plaza space, that is an area which is more than 50%, is visible from the dominant adjacent public street.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
PO44 Development for an arcade: a. provides public access and connection to facilitate direct, convenient, comfortable and safe access	**AO44** Development for an arcade identified in a neighbourhood plan, approved centre concept plan, structure plan or where proposed as a part of development:	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Proposal is not for an arcade.

with centre or mixed use areas or developments to key destinations; b. has a strong street presence and clear entry; c. has an active frontage and use; d. has high-quality finishes and materials; e. addresses public safety. *Note—An arcade is a publicly accessible privately owned connection.*	a. provides pedestrian access during hours of operation of the use; b. integrates with adjoining buildings; c. links established pedestrian networks, parking and public transport facilities; d. has a minimum corridor width of 6m, including a minimum unobstructed pavement width of 3m; e. has an active use edge; f. is finished with high-quality materials considering public safety; g. is provided at-grade with an adjoining public area and connects safely without any lip or step; h. incorporates crime prevention through environmental design principles to maximise safety; i. has signage at each end identifying the connection provided; j. is straight and allows for visual connection to the other end. *Note—Crime prevention principles can be found in the Crime prevention through environmental design planning scheme policy.* *Note—Development for cross block links is addressed in the Streetscape hierarchy overlay code.*	
PO45 Development provides and maintains a continuous, accessible, attractive, direct, convenient and legible connection and pathway for pedestrians and cyclists.	**AO45** Development for a pedestrian connection within the site which is publicly accessible (privately owned): a. is clearly delineated and separated from parking bays; b. provides direct convenient connection to entries; c. is suitable for all users; d. is properly illuminated at all times; e. is covered or shaded where open; f. is finished in different materials or colour to parking bays;	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** The Proposal involves a minimum 3m wide pedestrian connection for access to the lobby for the residential dwellings. Finishes and materials are detailed in the proposal plans.

	g. has a width which complies with a neighbourhood plan, approved centre concept plan or structure plan or is otherwise a minimum of 3m wide; h. includes a separate bikeway if appropriate; i. is designed in compliance with the Infrastructure design planning scheme policy.	
PO46 Development for public toilets is located sensitively so that: a. the use is supported; b. public surveillance is provided; c. the development is not visually intrusive.	**AO46** Development for a publicly accessible toilet: a. is located near spaces or pathways with high pedestrian activity and use; b. has amenity that is visible from the spaces or pathways with high pedestrian activity and use; c. is not visually intrusive; d. is accessed via a direct legible pathway that is consistently lit in compliance with AS/NZS 1158.3.1:2005 Lighting for roads and public spaces Category P3; e. has high mounted vandal-resistant luminaires for external lighting, and lighting in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting, Table 2.1, Illuminance in the vertical plane, Curfewed hours.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Proposal does not involve a publicly accessible toilet.
PO47 Development for pedestrian access and movement is defined and controlled to ensure privacy and security.	**AO47** Development for mixed use restricts access from the street or publicly accessible areas of the site to private residential dwellings or communal open space.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Proposal provides for separate access to the differing uses over the Site.
PO48 Development supports pedestrian movement and pedestrian access which is barrier free to a building entry and a publicly accessible space.	**AO48.1** Development for fencing is not located between the front boundary and main building line. *Note—If residential development is located on the ground storey and includes fencing, it is provided in accordance with the Multiple dwelling code.*	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** Fencing is not proposed.

	AO48.2 Development for fencing on common side or rear boundaries to a public space is a maximum of: a. 1.2m, where fence construction is solid or less than 50% transparent; b. 1.5m, where fence construction is at least 50% transparent.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
	AO48.3 Development for a retaining wall is: a. stepped to minimise impact on the streetscape and pedestrian environment; b. a maximum of 0.6m in height if directly abutting the verge and footpath.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Proposal does not involve a retaining wall.
PO49 Development for an ATM or vending machine is located to avoid obstructing the footway with loitering queues, through their siting away from drinking fountains, seating or public telephones.	**AO49** Development for an ATM or vending machine: a. is set back a minimum of 1.5m from street furniture, street trees and garden beds; b. includes a visually permeable barrier located in the development site to prevent queues forming across a footpath or pedestrian way.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Proposal does not involve an ATM or vending machine.
PO50 Development for a stand-alone shopping centre or a shop positively contributes to a neighbourhood structure with built form and active frontage to the street providing direct connection for pedestrians into the centre or shop without the need to navigate any surrounding car parking.	**AO50.1** Development involving a new premises or an extension of a stand-alone shopping centre or shop: a. is in compliance with a neighbourhood plan; or b. if no neighbourhood plan applies, or a neighbourhood plan does not specify, provides an active frontage – primary for a minimum of 1 street frontage. Refer to Figure g.	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** The Proposal provides an active frontage to Sandgate Road.
	AO50.2 Development for a stand-alone shopping centre or shop with more than 1 street frontage ensures that: a. a primary frontage is treated as active frontage – primary;	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** The Proposal provides an active frontage to Sandgate Road and includes an awning along the full width of the building.

	b. the extent of active frontage treatment on the other frontages is a minimum of 25%.	
	AO50.3 Development for a stand-alone shopping centre or shop located on an arterial road, provides for: a. a minimum of 25% active frontage connection to this street front; b. a strong internal pedestrian oriented 'street' with an active frontage.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Site does fronts an arterial road and with full active frontage.
PO51 Development within an existing traditional strip centre or corridor: a. contributes to the existing character and structure; b. provides a continuous pedestrian environment at street level.	**AO51** Development within an existing traditional strip centre or corridor provides a streetscape which: a. is in compliance with a neighbourhood plan; or b. if no neighbourhood plan applies or a neighbourhood plan does not specify requirements for a streetscape, ensures that the development: i. has a minimum of 1 active frontage – primary; ii. is set back in keeping with existing adjoining uses; iii. locates large-format retail or employment uses at ground floor behind smaller uses and tenancies to the street; iv. is consistent in height with existing development; v. maintains a consistent street edge with parapet height and awnings at the base of the building with upper levels set back from the front alignment. Refer to Figure h.	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** The Proposal provides an active frontage and awning along the full width of the building line to Sandgate Road. The awning has been designed to maintain a consistent street edge and parapet height.
PO52 Development contributes to the role of the street or public space as the focus for vibrant commercial activity and community life and provides active frontages through:	**AO52.1** Development which requires an active frontage – primary, identified in a neighbourhood plan, approved centre concept plan, structure plan, or as a part of the development provides:	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** See response to AO51.

a. intensive activation of the ground storey with highly active non-residential uses which encourage the greatest degree of pedestrian activity and interaction; b. strong physical and visual integration between the ground storey and the adjoining verge or public space to seamlessly integrate indoor and outdoor spaces; c. building design which provides a visually interesting, interactive and continuous built form and rhythm to the street; d. richly detailed, human-scaled and fine-grained building frontages; e. a safe, enjoyable and continuous pedestrian environment without obstruction or interruption from vehicular crossovers and manoeuvring; f. a subtropical urban design and built form which encourages outdoor lifestyles and engagement with the public realm. *Note—Highly active non-residential uses create the greatest degree of pedestrian activity and interaction and are mostly accommodated in small individual tenancies with narrow building frontages, such as shops, restaurants and cafes.*	a. a continuous built form to the street at the nominated setback; b. a ground storey fully occupied by highly active non-residential uses; c. a 1st and 2nd storey featuring windows or balconies promoting interaction with and surveillance of the street; d. awnings for the full building frontage; e. lighting of publicly accessible areas including the underside of awnings; f. at least 1 pedestrian entry and exit for every 10m of building frontage; g. a minimum of 50% transparent external wall materials up to a height of 2.5m above pavement level; h. a minimum ground-storey height of 4.2m. *Note—Non-residential uses must be continuous along the active frontage – primary.* *Note—If a neighbourhood plan identifies an active frontage, but not whether it is primary or secondary, active frontage – primary criteria apply.*	Balconies and windows at residential levels are orientated towards both Sandgate Road & Anstey Street. Lighting can be conditioned. The ground floor ceiling height is greater than 4.2m.
	AO52.2 Development which requires an active frontage – secondary, identified in a neighbourhood plan, approved centre concept plan, structure plan, or as part of the development provides: a. a continuous built form to the street at the nominated setback; b. a ground storey substantially occupied by active non-residential uses; c. a 1st and 2nd storey featuring windows and balconies promoting interaction with and surveillance of the street; d. provides at least 1 pedestrian entry/exit for every 20m of building frontage;	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** As above.

	e. a minimum 30% transparent external wall materials up to a height of 2.5m above pavement level; f. a minimum ground-storey height of 4.2m. *Note—Non-residential uses need not be continuous along an active frontage – secondary but should be located to activate critical locations such as intersections and pedestrian entries to buildings.* *Note—If a neighbourhood plan identifies an active frontage, but not whether it is primary or secondary, active frontage – primary criteria apply.*	
PO53 Development of vehicle access and parking does not impact on an active frontage in a centres and mixed use area.	**AO53.1** Development which requires an active frontage – primary, identified in a neighbourhood plan, approved centre concept plan, structure plan, or as part of the development, ensures that vehicle and service access is: a. not located on this active frontage – primary; b. from a secondary frontage or from an adjoining premises if a shared driveway and access arrangement is established.	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** As above.
	AO53.2 Development which requires an active frontage – primary or active frontage – secondary identified in a neighbourhood plan, approved centre concept plan, structure plan or as part of the development, ensures that parking is not located adjacent to the frontage or is not visible from the street.	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** Proposed car parking areas are not visible from Sandgate Road (primary street frontage).
PO54 Development provides building entries that support active frontage outcomes.	**AO54** Development of foyer space on an active frontage: a. occupies a minimal proportion and subordinate part of the building frontage; b. is publicly accessible during normal business hours and visible from adjoining verges or public space;	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** The proposed lobby/ foyer on the ground level is subordinate to the size of the building width and frontage and is publicly accessible during business hours.

	c. contains activities and spaces such as reception desks, seating areas, cafes, shopfront galleries and display spaces that attract people.	
PO55 Development provides landscaping on site to: a. contribute positively to the subtropical character, amenity and microclimate of the site and the centre or mixed use area; b. support the retention of existing significant vegetation and large subtropical shade trees; c. support the establishment of subtropical streets and planting; d. contribute to site amenity for building occupants, users, residents and adjoining residents; e. balance the bulk and scale of the building and minimise impact to adjoining residents, uses and streetscape; f. reduce the area of impervious surfaces and support stormwater quality; g. reduce glare and manage heat; h. contribute to the mitigation of noise, air and visual impacts of major transport infrastructure; i. contribute to a safe and useable pedestrian environment.	**AO55** Development provides landscaping that: a. integrates with site layout and building design at ground, podium, balcony and rooftop levels; b. is sited to retain and protect existing significant vegetation; c. buffers adjoining residential uses or areas, with advanced trees and a minimum of 2 tiers to achieve screening and visual softening; d. supports building height transitions, where required; e. is accessible for watering and maintenance; f. screens or buffers driveways, service and loading areas, plant rooms or other utilities; g. allows for the overlooking of the street and pedestrian entry areas from the building; h. emphasises clear pedestrian entry points. *Note—No overall percentage of open space and landscaping is prescribed for non-residential development.* *Note—This is demonstrated in a landscape concept plan.* *Note—Landscape design incorporates planting in accordance with the Planting species planning scheme policy.* *Note—The location, design and provision of communal and private open space for residential uses must be in compliance with the Multiple dwelling code.*	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** See Appendix B.
PO56 Development incorporates deep planting which: a. supports the retention and protection of existing significant vegetation and large subtropical shade trees; b. provides for the establishment of vegetation to contribute to the landscape character of the centre or mixed use area;	**AO56.1** Development locates deep-planting areas: a. to retain and protect existing significant vegetation and large subtropical shade trees; b. to buffer adjacent residential areas; c. to support building height transitions, where required; d. to provide an entry statement;	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** As above.

c. is grouped with deep-planting areas on adjacent sites to maximise contiguous areas of deep planting; d. is open to the sky with access to light and rainfall and into the natural ground with no underground development; e. is planted with large subtropical tree species that at maturity are complementary in scale and height to the building form; f. is capable and supported to grow and at maturity provide effective shade or screening to buildings, outdoor spaces or adjoining uses; g. balances hard-stand areas and provides shade and informal recreation spaces that are directly accessible from residences, building tenancies or the street frontage.	e. to shade publicly accessible areas, private outdoor and communal open space.	
	AO56.2 Development: a. provides for a minimum 10% of the site area for deep planting; b. ensures that each deep-planting area has a minimum area of 25m^2 and a minimum dimension of 4m in any direction.	☐ **Complies** ☒ **Performance Solution** ☐ **Not Applicable** Deep planting area of 110m² is proposed at the Anstey Street frontage with minor variation being 8.58% of the site area. Refer to **Section 6** of the Planning Report.
	AO56.3 Development provides deep-planting areas that are: a. exclusively for landscaping; b. not containing vehicle manoeuvring areas, pedestrian paths, surface structures or infrastructure, sub-surface structures or infrastructure; c. able to accommodate trees planted in natural ground with no development underneath; d. 100% open to the sky; e. able to be accessed for maintenance purposes.	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** See Appendix C.
	AO56.4 Development provides trees in deep-planting areas which: a. are capable of growing to a minimum canopy diameter of 5m and/or a minimum height of 5m within 5 years of planting; b. are subtropical tree species consistent with the Planting species planning scheme policy. *Note—Tree species should be chosen to respond to particular site location or design needs. Where site circumstances permit, tree species that are complementary in scale and height to the building form should be selected.* *Note—Tree height and canopy spread will be dependent on species.*	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** See Appendix C.

	AO56.5 Development provides a minimum of 25% of all trees as advanced stock.	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** As above.
PO57 Development for an open air car park is landscaped to: a. contribute positively to the landscape character of the centre or mixed use area; b. reinforce and support pedestrian movement; c. provide a comfortable environment for pedestrians; d. reduce glare and heat; e. reduce impervious areas; f. establish shade cover within a period of 5 years.	**AO57.1** Development for an open air car park at or above ground level provides that setbacks are densely planted with a minimum of 1.5m wide landscaping. *Note—Front setback is to be treated to address streetscape interface issues and requirements.*	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** No open air carpark is proposed.
	AO57.2 Development for a ground level open-air car park is designed with trees planted: a. in a minimum 5.2m x 2.4m landscaped area between every 6 car parking spaces with a permeable surface treatment either side of the landscape area; or b. at 6m intervals in a minimum 2.5m-wide landscaped bed, swale or other water sensitive urban design device adjacent to parallel car parking spaces; c. at a minimum rate of 1 shade tree for every 6 car parking spaces.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** No open air carpark is proposed.
	AO57.3 Development ensures that trees planted in an open air car park area achieve a minimum 50% shade cover along internal pedestrian paths within 5 years of certification. *Note—Further requirements are contained in the Landscape works code and the Planting species planning scheme policy.*	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
	AO57.4 Development uses landscaping to delineate safe pedestrian movement through open-air car parks.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.

PO58 Development which is not located on an active frontage provides landscaping on the street frontage to: a. contribute to the centre or mixed use area or development's landscape character and the development of Brisbane's subtropical streetscapes and public spaces; b. provide shade and pedestrian comfort and visual amenity; c. contribute to the subtropical character of the streetscape and public realm; d. not impede the establishment of active frontages where required; e. maintain views from the street to the building and frontage and consider personal safety.	**AO58** Development setback from the road, where not including an active frontage treatment or the part of the frontage not treated as an active frontage, is provided with: a. a minimum of 2m wide landscaping with advanced trees and low-level planting along the full street or public space frontage or balance part, excluding any driveway crossover and pedestrian access; or b. a minimum of 3m wide landscaping with advanced trees and low-level planting, to establish a positive landscaped street edge where a service station or outdoor sales use. *Note—It is envisaged that landscaping will be primarily located on frontages to arterial roads that are not suitable for active frontages.*	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** See Appendix C.
PO59 Development for a building must not incorporate any type of glass or other surface likely to reflect specular rays that could create undue nuisance, discomfort or hazard to the surrounding locality.	**AO59** Development ensures that any reflective glass material has: a. a level of light reflectivity not greater than 20%; b. a level of heat transmission not less than 20%.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** Development does not involve reflective glass.
PO60 Development minimises direct overlooking between buildings and to adjoining residential uses not located within the centre or mixed use area through site planning, building design, screening and landscaping.	**AO60** No acceptable outcome is prescribed. *Note—Screening and fencing for a residential use is designed in accordance with the Multiple dwelling code.*	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** The development provides for side boundary and podium plantings.
PO61 Development for residential uses in a zone in the centre zones category or the Mixed use zone maximises privacy and amenity for residents, taking into consideration the mix of uses within the area. *Note—Residential development in a zone in the centre zones category or the Mixed use zone is not afforded the same level of visual privacy or amenity as within a residential area.*	**AO61** No acceptable outcome is prescribed. *Note—Screening and fencing for a residential use is designed in accordance with the Multiple dwelling code.*	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** Screening measures are provided where adjoining existing residential development to the immediate south of the Site. New dwellings do not overlook the adjoining site.

PO62 Development of garages, driveways and parking structures minimise impacts on the amenity of neighbouring dwellings.	**AO62.1** Development for a car park: a. provides a 2m-high acoustic fence and a landscaped area 1.5m wide where located adjacent to a neighbouring dwelling; b. is acoustically screened where the car park is used at night and where located adjacent to a neighbouring dwelling.	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** The Site adjoins an existing residential development to the immediate south. The development is setback from the boundary and wall with no openings at the interface. All carparking is below ground level.
	AO62.2 Development for a driveway or vehicle movement area is screened by a 2m-high acoustic fence along the side or rear boundary if located adjacent to a residential dwelling.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The driveway is setback from the boundary with an acoustic wall with no openings.
PO63 Development provides refuse and recycling collection and storage facilities that: a. are located conveniently in an unobtrusive dedicated storage room or separate screened structure; b. are located and managed so that adverse impacts on building occupants, neighbouring properties and the public realm are minimised; c. provide for refuse and recycling including source separation; d. are of a design which allows low-frequency service collection; e. minimise ongoing building management cost for occupants.	**AO63.1** Development is designed and constructed to ensure refuse and recycling collection and storage facilities comply with the Refuse planning scheme policy.	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** See Appendix D for more detail.
	AO63.2 Development is designed and constructed to ensure refuse and recycling collection and storage facilities do not have any odour, noise or visual impacts which are detectable and disturbing at the site or adjoining sites. *Note—Refer to the Refuse planning scheme policy for further guidance.*	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** As above.
PO64 Development creates a safe environment by incorporating the key elements of crime prevention through environmental design that are tailored to the land use and specific vulnerable elements and settings.	**AO64** Development incorporates the key elements of crime prevention through environmental design in its layout, building or structure design and landscaping by: a. facilitating casual surveillance opportunities and including good sightlines to publicly accessible	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** The Proposal will facilitate CPTED principals through the use of display windows and entry ways

	areas such as car parks, pathways, public toilets and communal areas; b. defining different uses and ownerships through design and restricting access from non-residential uses into private residential dwellings; c. promoting safety and minimising opportunities for graffiti and vandalism through exterior building design and orientation of buildings and use of active frontages; d. ensuring publicly accessible areas such as car parks, pathways, public toilets, communal areas are well lit; e. including way-finding cues; f. minimising predictable routes and entrapment locations near public spaces such as car parks, public toilets, ATMs, communal areas. *Note—For guidance in achieving the key elements of crime prevention through environmental design refer to the Crime prevention through environmental design planning scheme policy.*	addressing the road frontage and providing adequate lighting within the car parking area. Compliance can be conditioned.
PO65 Development minimises the potential for graffiti and vandalism through appropriate design and landscaping which controls access, reduces canvas and allows for easy maintenance selection.	**AO65** Development design and landscaping incorporates graffiti and vandalism prevention techniques which: a. deny access to potential canvas using access control techniques; b. reduce potential canvases using canvas-reduction techniques; c. ensure graffiti can be readily and quickly removed through easy maintenance selection techniques. *Note—For guidance on graffiti and vandalism prevention techniques refer to the Graffiti prevention planning scheme policy.*	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** The Proposal will deter graffitiing and vandalism by providing well-lit areas in and around the car parking area fronting Anstey Street.
PO66 Development does not adversely impact the structural integrity or ongoing operation and maintenance of sub-surface transport infrastructure which is an existing or endorsed proposed tunnel.	**AO66** Development demonstrates that it will not result in any impact on existing or planned sub-surface transport infrastructure through the submission of an engineering and geological report and certification or consent provided by the relevant infrastructure owner.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Site is not located above sub-surface transport infrastructure.
If identified in a neighbourhood plan		

PO67 Development minimises visual impacts to view corridors of local significance and enhances opportunities for observation of key vistas and views from identified view points.	**AO67.1** Development ensures building placement and design does not impact on a view corridor identified in a neighbourhood plan. *Note—A neighbourhood plan may identify view corridors and may or may not identify any specific view points from which they are observed.*	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Site does not adjoin or address a view corridor.
	AO67.2 Development creates opportunities for views and vistas from a view point identified in a neighbourhood plan.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Albion neighbourhood plan code does not identify any viewpoints/ vistas.
PO68 Development on a significant corner site provides a prominent visual reference and contribution to the neighbourhood's public realm by: a. accommodating high levels of pedestrian movement at the corner and enhancing the pedestrian experience; b. emphasising the corner setting through building form, expression, silhouette, scale, materials and landscaping; c. reinforcing a sense of arrival to the neighbourhood plan area, precinct or sub-precinct through marking a node, an intersection or connection point in the neighbourhood; d. respecting the prominence of any adjoining or nearby heritage places, traditional character buildings or local landmarks; e. if a corner land dedication is required: i. accommodating a deep-planted feature tree within the dedication area; ii. providing a building envelope which acknowledges and respects the presence of the large feature tree canopy.	**AO68.1** Development is designed to emphasise the corner setting of a significant corner site identified in a neighbourhood plan and provides: a. building entries on both street frontages; b. a single main entry at the corner.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Site is not located on a corner.
	AO68.2 Development provides a corner land dedication on a significant comer site identified in a neighbourhood plan, adjacent to the existing verge area which: a. complies with any dimensions identified in the neighbourhood plan; b. accommodates a deep-planted large feature tree in compliance with the road corridor design section of the Infrastructure design planning scheme policy; c. is embellished in compliance with the road corridor design section of the Infrastructure design planning scheme policy. *Note—A neighbourhood plan may indicate if a corner land dedication is to be truncated or inverted. If the configuration is not specified, a truncated land dedication is to be provided where the building or podium is 2 storeys or fewer. Where an inverted corner land dedication is provided, the building design accommodates the feature tree canopy at maturity.*	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.

Note—A neighbourhood plan will indicate whether or not a land dedication is required.	**AO68.3** Development ensures that any part of the building including the basement but excluding awnings is outside the corner land dedication area. *Note—A neighbourhood plan may indicate if a building is able to volumetrically extend into the corner land dedication area.*	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
PO69 Development on a landmark site provides a prominent visual reference and contribution to the city's public realm by: a. exhibiting subtropical architectural excellence through design, treatment and articulation; b. defining the site and its setting through building form, expression, silhouette, scale, materials and landscaping; c. reinforcing a sense of arrival to the neighbourhood plan area, precinct or sub-precinct through marking a node, an intersection or major connection point in the city; d. respecting the prominence of any adjoining or nearby heritage place or local landmark; e. if a corner land dedication is required: i. accommodating a deep-planted large feature tree within the dedication area; ii. providing a building envelope that acknowledges and respects the presence of the large feature tree canopy; iii. accommodating high levels of pedestrian movement and enhancing the pedestrian experience. *Note—A neighbourhood plan may indicate whether or not a land dedication is required.*	**AO69.1** Development: a. emphasises a landmark site identified in a neighbourhood plan and its setting; b. addresses all elevations, with front, side and rear facades all displaying a high level of modulation and articulation; c. both vertically and horizontally articulates building form and mass with proportions compatible with the height, scale and setting of the building; d. provides an interesting and varied skyline and silhouette; e. uses high-quality and durable materials and finishes; f. integrates landscaping, building entries and the public realm at the ground plane. *Note—The Council's Independent design advisory panel may be invited to provide advice on developments in accordance with the provisions of the Independent design advisory panel planning scheme policy.*	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** The proposed building form, materials and architectural elements comply with all the relevant provisions in AO69.1.
	AO69.2 Development provides a corner land dedication adjacent to the existing verge area which: a. complies with any dimensions identified in a neighbourhood plan; b. accommodates a deep-planted feature tree in compliance with the Infrastructure design planning scheme policy; c. is embellished in compliance with the Infrastructure design planning scheme policy.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Site is not located on a corner.

	Note—A neighbourhood plan may indicate if a corner land dedication is to be truncated or inverted. If the configuration is not specified, a truncated land dedication is to be provided where the building or podium is 2 storeys or fewer. Where an inverted corner land dedication is provided, the building design accommodates the feature tree canopy at maturity.	
PO70 Development of a landscape buffer is provided in particular locations to facilitate: a. visual privacy to and between sites; b. visual amenity; c. shading and occupant amenity; d. local habitat.	**AO70** Development provides a landscape buffer along the boundaries of the site identified in a neighbourhood plan, which consists of: a. 3 tiers of planting; b. a combination of rounded canopy and columnar trees; c. a maximum spacing of 1 tree for every 6m; d. trees capable of growing to a minimum height of 8m; e. shrubs and ground covers. *Note—A neighbourhood plan will indicate the boundaries where the landscape buffer is to be provided and the dimensions of the area.*	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Site does not adjoin any boundaries that require landscape buffering.

1.2. Multiple Dwelling Code

Performance outcomes	Acceptable outcomes	Responses
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.*	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Site is located within the District Centre zone.
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. *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.*	**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: a. a neighbourhood plan; or	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.

	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.*	☐ **Complies** ☒ **Performance Solution** ☐ **Not Applicable** Refer to individual responses below and **Section 6** of the Planning Report.
PO4 Development has a building height, scale and form that improves the amenity and achieves the intended outcomes of the zone or neighbourhood plan	**AO4.1** Development has a maximum building height that complies with: a. a neighbourhood plan; or	☐ **Complies** ☒ **Performance Solution** ☐ **Not Applicable** The Proposal involves a maximum 9-storey building + rooftop communal area (8 residential levels), being a

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.	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.	performance outcome to the compliant outcome of 3 storeys at the frontage (within 20m) and 5 storeys outside the Sandgate Road area. Refer to **Section 6** of Planning Report.
	AO4.2 Development incorporates the building height transition requirements set out in Table 9.3.14.3.I.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Site is not located within any of the nominated zones/circumstances.
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;	**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;	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The nominated services are not located within 4.0m of either front boundary.

d. ensure adverse amenity impacts to the streetscape and habitable spaces are ameliorated.	c. are located, screened or landscaped so as not to be visually obtrusive.	
PO6 Development provides a front boundary setback that: a. defines the street edge; b. creates a clear threshold and transition from public to private space; c. assists in achieving visual privacy to ground-floor dwellings from the street; d. supports the location of balconies for casual surveillance of the street and modulation of the facade; e. allows for built form and facade articulation that contributes to the streetscape character and landscape; f. is consistent with the intended streetscape and setback pattern; g. facilitates landscaping appropriate to soften and screen the built form of the development from the street.	**AO6** Development provides setbacks to the primary and secondary frontages that complies with: a. a neighbourhood plan; or b. if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements set out in Table 9.3.14.3.C. *Note—Roofing of terrace areas on car parking structures are to comply with boundary setback requirements for balconies.* *Note—Boundary setbacks are also influenced by minimum building separations considering the nature of the wall proposed and the number of openings or balconies.*	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** Setbacks are provided in accordance with the solutions outlined in the Centre and Mixed Use Code. Refer to **Section 6** of Planning Report for more detail.
PO7 Development provides side and rear boundary setbacks that: a. consider future development; b. minimise the impacts of development on the amenity and privacy of future and existing neighbourhood residents; c. support the separation of buildings to provide visual and acoustic privacy without reliance on screening, and ensure access to natural light, sunlight and breezes; d. contribute to the rhythm and pattern of the streetscape in keeping with the intended neighbourhood character;	**AO7.1** Unless greater setbacks are required to achieve adequate building separation, development provides a rear boundary and side boundary setback that complies with: a. a neighbourhood plan; or b. if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements set out in Table 9.3.14.3.C. Refer to Figure d.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Site does not have a rear boundary. The proposed side boundary setbacks are consistent with the solutions of the Centre and Mixed Use Code. Refer to **Section 6** of Planning Report for more detail.
	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,	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** Site is located within the District Centre Zone.

e. maximise the opportunity to retain significant vegetation and protect or establish large subtropical shade trees in deep-planting areas.	Medium density residential zone or High density residential zone; b. not located along a common boundary with a lot located in the Low density residential zone or Character residential zone; c. for non-habitable rooms or spaces only; d. not located within 1.5m of a habitable room in an adjoining dwelling house where not located in the Medium density residential zone or High density residential zone; e. not located within the front or rear setback; f. where on the side boundaries of a corner lot, located towards the front of the development and separated; g. a maximum height of 3m; h. low maintenance or constructed of prefinished materials. Refer to Figure e.	
	AO7.3 Development ensures built to boundary walls: a. have a maximum cumulative length along each side boundary of 15m, where located in the Low-medium density residential zone, Medium density residential zone or High density residential zone; or b. have a maximum cumulative length of 9m, where permitted in the Infill housing zone precinct of the Character residential zone; or c. do not exceed the length of an abutting and lawfully constructed built to boundary wall on an adjoining lot.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
PO8 Development ensures that the proportion of buildings to open space and landscaping on a site:	**AO8** Development has: a. a building footprint within the building envelope; b. a maximum site cover that:	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** Site cover is not specified within the Albion Neighbourhood Plan code.

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.	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%.	The Site is located within the District Centre zone.
PO9 Development balances the height and footprint of the building, providing modulation and variation in the facade's horizontal and vertical profiles that: a. reduces the appearances of bulk through changes in building depth, length and articulated form; b. maintains a human scale and is consistent with the form and character intent of the neighbourhood and street; c. supports residential amenity to occupants and adjoining properties, including access to natural light and breezes; d. provides opportunities for dual aspect dwellings; e. incorporates changes in material, finish or texture at regular intervals; f. provides expressive shadow casting elements; g. provides opportunities for useable and functional open space. Refer to Figure i.	**AO9.1** Development where in the Medium density residential zone, Low-medium density residential zone or in the Infill housing zone precinct of the Character residential zone, the maximum length of a wall in any direction is 30m with substantial articulation provided every 15m. *Note—Substantial articulation is a full building separation of 6m or a change in building line of plus or minus 2m for a length not less than 5m.*	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
	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.*	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
	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;	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** Proposal includes balconies and windows addressing both street frontages on all residential levels.

	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.	The highly articulate design utilises a variation in building materials, textures, colours, and architectural features capable of casting shadows.
	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** ☐ **Performance Solution** ☐ **Not Applicable** As above.
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** ☐ **Performance Solution** ☐ **Not Applicable** The Proposal includes a rooftop communal area with landscape elements. See Appendix C.
	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;	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** Mechanical plant will be located on the rooftop and acoustically screened.

	b. incorporated into the roof form; c. designed to enable future inclusion of plant and equipment such as telecommunications facilities in an unobtrusive manner; d. visually and acoustically screened from any communal open space on the rooftop.	
	AO10.3 Development for a rooftop garden: a. incorporates a combination of built form and soft landscape elements integrated with the overall building design; b. enhances the presentation and visual amenity of the rooftop and skyline when viewed from external public vantage points. *Note—External public vantage points means from at least two mostly unobstructed views of the development from a public area.*	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** No rooftop garden is proposed, however, significant landscaping is proposed on the rooftop.
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** ☐ **Performance Solution** ☐ **Not Applicable** Proposed design is parallel to both street frontages.
	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** ☐ **Performance Solution** ☐ **Not Applicable** The proposed front setback to Sandgate Road is built to boundary in accordance with the Centre and Mixed Use code.
	AO11.3 Development provides balconies and windows from the primary living area that face and overlook the street or public space.	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** Proposal provides balconies and windows orientated to both frontages on all residential levels.

PO12 Development provides an entrance that must define the threshold between public and private space and provide: a. safe, secure and convenient access to the site for residents and visitors; b. a sufficiently scaled and sheltered entry and meeting space; c. clear building signage and numbering for emergency access; d. lighting to ensure the safety of residents and visitors whilst not causing undue nuisance to adjoining premises; e. conveniently located mailboxes; f. individual entrances to ground storey dwellings provide for a varied streetscape.	**AO12.1** Development of a small-scale multiple dwelling of 5 or fewer dwellings in attached form, such as townhouses, ensures access to the front door of each dwelling is at the ground storey and clearly identifiable and visible from the public street or internal driveway.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Proposal involves 34 units with pedestrian access to a dedicated residential lobby from Sandgate Road and the basement car park (accessed via Anstey Street).
	AO12.2 Development where not a small-scale multiple dwelling of 5 or less dwellings, provides at least one prominent pedestrian entry that connects a foyer or building entry directly with the public verge, is separated from the vehicle entry and includes: a. entry and waiting space off the footpath; b. shelter; c. lighting in accordance with Category P3 of the AS/NZS 1158.3.1:2005 Lighting for roads and public spaces and complying with Table 2.1 - Illuminance in the vertical plane of AS 4282-1997 Control of the obtrusive effects of outdoor lighting; d. mailboxes. Refer to Figure s.	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** The Proposal provides a pedestrian entryway (Anstey Street) that connects the foyer via the lift core. Lighting to be conditioned.
	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-	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** As above.

	1997 Control of the obtrusive effects of outdoor lighting; d. street numbering is provided to support visitor and emergency access. Refer to Figure t.	
Safety, privacy and amenity		
PO13 If: a. identified in a neighbourhood plan as a building height transition; or b. in the High density residential zone or the Medium density residential zone and sharing a common boundary with, or located fronting a minor road that is opposite premises in the Low–medium density residential zone, Low density residential zone or Character residential zone. Development provides a transitional built form which protects the amenity of lower density residential areas by: a. stepping down in height and scale; b. heavily landscaping interface area; c. minimising impacts including overlooking and visual dominance through building articulation; d. maintaining adequate levels of natural ventilation and light penetration to habitable rooms and private open space; e. avoiding large blank walls on steeply sloping sites.	**AO13.1** 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** ☐ **Performance Solution** ☒ **Not Applicable** No building height transition is specified within the relevant neighbourhood plan.
	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.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Site is not located within the relevant zone.
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;	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** The Proposal provides balconies and private open space areas on all residential areas orientated towards both frontages.

c. provide visual privacy to reduce the need for fixed screening.	c. offsets balconies or habitable rooms so that they are positioned outside the cone of vision of existing or approved habitable rooms or outdoor spaces. Refer to Figure g and Figure h. *Note—This is demonstrated by a site context plan that includes adjoining and adjacent buildings (including habitable rooms) and strategies to address separation issues.* *Note— Considered site planning and design and strategies such as offsetting balconies, the location of private space, selective screening or other design elements can reduce building separation requirements.*	
	AO14.2 Development with a secondary private open space or balcony used for drying or services is located to the side boundary with fixed screens.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** Proposed secondary private open spaces areas on residential levels are sited alongside boundaries.
PO15 Development of a building 8 storeys and over ensures that the design mitigates the impacts of ground-level wind acceleration to ensure safe and amenable environment for pedestrians and building occupants. *Note—Where building height exceeds 15 storeys, a wind impact report prepared by a suitably qualified professional is required to be submitted to demonstrate achievement of the above outcome.*	**AO15** Development with a building between 8 storeys and 15 storeys provides wind mitigation that uses at least 2 of the following strategies: a. building orientation, plan shape, massing and facade articulation to avoid tall and wide facades that face prevailing winds; b. a podium and tower building form with tower set back at least 10m from all streets above the podium level to deflect wind downdrafts from penetrating to street level; c. canopies, roof structures and awnings to protect pedestrians and building occupants at ground and podium levels; d. trellis structures and a dense network of trees onsite at ground or podium level. *Note—No acceptable outcome is prescribed for a development if more than 15 storeys in height.* *Note—Where a podium provides for unroofed private or communal open space areas, a wind impact report prepared by a suitably qualified professional may be required to justify appropriate wind*	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The proposal involves a maximum 9-storey building plus communal rooftop (8 residential levels). The form is a slender tower on a podium level with significant recesses to mitigate wind affects.

	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** ☐ **Performance Solution** ☐ **Not Applicable** All balconies include balustrades that are greater than 50% in transparency. Compliance can be conditioned.
	AO16.2 Development where providing solid walls or fixed screening to balconies limits the walls and screening to: a. the side directly adjoining another balcony or private open space within the same building; b. a maximum of 20% or 1m of 1 external face, whichever is lesser, to screen utilities or private clothes lines; c. the full extent of a secondary balcony on a side elevation where for utilities or services. *Note—This excludes solid balustrades or screening where provided to reduce amenity or privacy impacts to nearby dwellings.*	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** Proposed screening within the residential levels complies with the acceptable outcomes nominated.
	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.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** No operable, moveable or adjustable screening of balconies is proposed.
PO17 Development must minimise direct overlooking between buildings through appropriate building layout, location and the design of windows and balconies or screening devices.	**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	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Site adjoins a residential development to the immediate south of the Site. The development

Note—Siting and building separation is used to minimise privacy screening requirements.	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.	proposes a setback from the boundary and no habitable rooms or balconies that directly overlook that development.
	AO17.2 Development where a direct view is available from balconies, terraces, decks or roof decks into windows of habitable rooms, balconies, terraces or decks in an adjacent existing dwelling house, is screened from floor level to a height above 1.5m above floor level.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
	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.*	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** To be conditioned.
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.*	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** To be conditioned.

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%.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Proposal does not include reflective glass.
PO20 Development is located, designed and constructed to achieve the: a. air quality (planning) criteria in Table 9.3.14.3.G; b. odour criteria in Table 9.3.14.3.H. *Note—An air quality impact report prepared in accordance with the Air quality planning scheme policy can assist in demonstrating achievement of this performance outcome.*	**AO20.1** Development in a zone in the centre zones category or the Mixed use zone, including any outdoor air intakes for the development, is separated from: a. exhaust vent outlets of premises where food or cooking odour is released, by a minimum of 6m; b. exhaust vent outlets from car parks or bus stations, by a minimum of 15m.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Proposal does not include outdoor air intakes.
	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** ☐ **Performance Solution** ☐ **Not Applicable** The 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.	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** To be conditioned.

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.	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** Mechanical planting is located on the rooftop and has been appropriately screened.
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;	**AO23** No acceptable outcome prescribed.	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** Relevant crime prevention elements have been incorporated into the design. Compliance can be conditioned.

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.*		
PO24 Development incorporates graffiti and vandalism prevention techniques in its layout, building or structure design and landscaping, by: a. denying access to potential canvases through access control techniques; b. reducing potential canvases through canvas reduction techniques; c. ensuring graffiti can be readily and quickly removed through easy maintenance selection techniques. *Note—For guidance on graffiti and vandalism prevention techniques refer to the Graffiti prevention planning scheme policy.*	**AO24** No acceptable outcome prescribed.	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** To be conditioned.
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** ☐ **Performance Solution** ☐ **Not Applicable** The proposed residential uses will have unlimited hours of operation.

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** ☐ **Performance Solution** ☐ **Not Applicable** Proposed floor-to-ceiling heights on residential levels are greater than 2.7m and dwellings have dual aspects.
	AO26.2 Development includes: a. weather protection and sun shading to all external doors and windows to habitable rooms; b. deep recesses, eaves and sun-shading devices on the north-facing building facades; c. extensively shaded west-facing building facades using building and landscape elements such as adjustable screens, awnings or pergolas, green walls and planting.	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** Proposal includes shading elements in the form of sunhoods, overhangs and awnings.
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** ☐ **Performance Solution** ☒ **Not Applicable** Proposal does not involve the removal of significant vegetation.
	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** ☐ **Performance Solution** ☐ **Not Applicable** The existing street tree within the Anstey Street verge is to be retained.

	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** ☐ **Performance Solution** ☐ **Not Applicable** See Appendix C.
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 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.*	**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; 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.*	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** As above.
	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** ☐ **Performance Solution** ☐ **Not Applicable** As above.
PO29 Development provides deep planting areas that: a. are of sufficient size and dimension to contain large subtropical shade tree species;	**AO29.1** Development locates deep-planting areas: a. to protect existing significant vegetation including large subtropical shade trees;	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** As above.

b. are maintained exclusively for landscaping, with no underground development or infrastructure; c. are open to the sky with access to light and rainfall into the natural ground; d. are planted with subtropical tree species that at maturity are complementary in scale and height to the building form and respond to the site location and design needs; e. soften the impact of building and hardstand areas and reduces impervious areas to improve stormwater; f. provides natural shade to mitigate heat island effects; g. provides informal recreation spaces that are easily accessible for building occupants; h. is located to retain and protect existing site features such as significant vegetation or grouped with deep-planted areas on adjacent sites to maximise contiguous areas of deep planting.	b. to provide an opportunity for the co-location of deep soil plants and large subtropical shade trees within the street or on adjoining premises; c. within the front or rear set back to soften the built form for the street and adjoining premises. *Note—In regards to (c) above, deep planting is not required within the front setback where a front boundary setback of zero metres is required, such as in a zone in the centre zones category or Mixed use zone.*	
	AO29.2 Development provides deep-planting areas that are: a. a minimum of 10% of the site area; b. a minimum unobstructed dimension of 4m in any direction; c. able to accommodate trees planted in natural ground; d. 100% open to the sky; e. can be accessed for maintenance purposes.	☐ **Complies** ☒ **Performance Solution** ☐ **Not Applicable** Deep planting area of 110m² is proposed at the Anstey Street frontage with minor variation being 8.58% of the Site area. Refer to **Section 6** of the Planning Report
	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.*	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** See Appendix C.
	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;	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** See Appendix C.

	b. surface structures and infrastructure such as water conservation services, refuse storage areas, fire hydrants or boosters, electrical transformers or other utilities; c. sub-surface structures or infrastructure such as piping, bioretention pits, basement car parking structures.	
Private and communal open space		
PO30 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** ☐ **Performance Solution** ☐ **Not Applicable** The Proposal incorporates a rooftop communal area with sections open to the sky and with landscape elements. See Appendix C.

	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** ☐ **Performance Solution** ☐ **Not Applicable** Communal outdoor space does not include any of the activities identified in AO30.2.
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** ☐ **Performance Solution** ☐ **Not Applicable** Private Open Space (POS) in excess of 12m^2 and generally a minimum dimension of 3m in the form of a balcony is provided to all unit dwellings.
	AO31.2 Development provides for private open space areas that are: a. for the primary area, directly accessible from the internal primary living areas of the dwelling; b. provided with a screened area of 2m^2 minimum dimension capable of screening air-conditioning plant, private clothes drying, etc.; c. provided with adjustable, moveable or operable privacy screening where appropriate.	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** All POS areas are appropriately screened and accessible from the primary living area.

	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** ☐ **Performance Solution** ☐ **Not Applicable** Balconies are provided to both street frontages.
	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** ☐ **Performance Solution** ☐ **Not Applicable** POS areas do not include the areas nominated in AO31.4.
	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** ☐ **Performance Solution** ☐ **Not Applicable** Where possible, balconies/ POS areas include a portion of POS that is orientated to the north.
Refuse storage and collection		
PO32 Development provides refuse and recycling collection and storage facilities that: a. are located conveniently in an unobtrusive dedicated storage room or separate screened structure; b. are located and managed so that adverse impacts on building occupants, neighbouring properties and the public realm are minimised;	**AO32** Development provides refuse and recycling collection and storage facilities, including source separation, in accordance with the Refuse planning scheme policy.	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** Refer to Appendix D.

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.*		
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** ☐ **Performance Solution** ☐ **Not Applicable** Proposed access is via an upgraded crossover location to Anstey Street.
	AO33.2 Development provides site access, combined with short-term parking, drop-off zones or porte-cocheres, that does not dominate the street frontage or comprise more than 40% of the street frontage width.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** A drop off zone at the frontage is not proposed.
	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** ☐ **Performance Solution** ☒ **Not Applicable** All car parking is at basement levels.
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:	**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	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Site is located within the District Centre Zone, and basement parking is proposed.

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; 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.*	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.*	
	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.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
	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.*	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.

	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** ☐ **Performance Solution** ☒ **Not Applicable** As above.
	AO34.5 Development, where not in a zone in the centre zones category or Mixed use zone, for a small-scale multiple dwelling, such as attached or townhouse dwellings, provides a tandem car parking space for those units which provide direct vehicle access from the street, that is designed in accordance with Figure q. *Note—Direct vehicle access for individual units is subject to availability of on-street parking, street trees and general amenity impacts assessment and is generally not acceptable for development on major roads.*	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
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;	**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** ☐ **Performance Solution** ☒ **Not Applicable** As above.
	AO35.2 Development where not in a zone in the centre zones category or the Mixed use zone ensures any vehicle	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.

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.*	movement or vehicle parking areas along the side or rear boundary are: a. acoustically screened from adjoining dwellings to a minimum height of 1.8m; b. provided with a vegetated buffer next to any movement or parking areas: i. a minimum of 1m wide along the side boundary; ii. a minimum of 2m wide along the rear boundary; iii. planted at a pot size and density sufficient to screen up to 1.5m above ground level at establishment.	
	AO35.3 Development, where not in a zone in the centre zones category or the Mixed use zone, and where car parking is above ground and uncovered, provides: a. a minimum of 1 shade tree for every 6 car spaces; b. trees which are planted to achieve a minimum 50% shade cover along internal pedestrian paths and driveways within 5 years of certification in accordance with the Landscape work code and the Planting species planning scheme policy.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
	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** ☐ **Performance Solution** ☒ **Not Applicable** As above.
	AO35.5 Development of ground level or other above ground car parking, where not in a zone in the centre zones	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable**

	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.*	As above.
Transit oriented development		
PO36 Development adjoining or in the immediate vicinity of a railway or busway station or in a location identified in a neighbourhood plan, supports a high level of personal and community safety, and promotes activity at the street front, in public spaces and at the interface with railway and busway stations through: a. building design that enables future adaptation to facilitate non-residential uses; b. provision or contribution towards safe, logical and direct pedestrian access to railway or busway station entry points; c. enabling casual surveillance of the street, public spaces and immediate station environment, entries and platform; d. creating vibrant and attractive street environments and active public spaces at the edge of the railway or busway station environment through pedestrian orientated building and landscape design.	**AO36** Development within 200m walking distance of a dedicated public pedestrian access point of a railway or busway station or in a location identified in a neighbourhood plan, is designed to have an active frontage that: a. includes ground storey tenancies, with commercial ceiling heights, increased glazing to front facades, and individual pedestrian entries, that can be adapted for conversion to and between non-residential and residential uses; b. provides safe, logical and direct pedestrian access to and from the development to the street front or adjoining public areas; c. provides or maintains safe, logical and direct pedestrian access to the railway or busway station entry points in accordance with the Infrastructure design planning scheme policy; d. ensures that any screening and landscaping provided within the development creates vibrant and attractive street environments whilst not preventing casual surveillance of streets, public spaces and the immediate station environment, entries and platform.	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** The Site is located approximately 260m walking distance to Albion Train Station and adjoins Sandgate Road that is addressed as an active frontage including a ground floor office tenancy.
Fencing and retaining walls		
PO37 Development provides fencing and retaining walls that must:	**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:	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** No fencing and/ or retaining is proposed.

a. facilitate casual surveillance of the street and public space; b. enable use of private open space; c. assist in highlighting entrances to the property; d. provide a positive interface to the streetscape; e. protect the privacy and amenity for residents and dwellings adjoining the site.	i. 1.2m in height, where fence construction is solid or less than 50% transparent; ii. 1.5m in height, where fence construction is at least 50% transparent; iii. 1.8m in height and solid only where setback behind landscaping and the site is on an arterial road; b. along any side or rear boundary, it is a minimum of 1.8m in height, except where forward of the main building line; c. along any side boundary, where forward of the main building line to the front boundary, it is: i. a maximum of 1.2m in height, where fence construction is solid or less than 50% transparent; or ii. a maximum of 1.5m in height, where fence construction is at least 50% transparent.	
	AO37.2 Development incorporating solid front fences or walls that front the street or other public spaces 1.2m or more high and longer than 10m, indentations, material variation and landscaping is provided to add visual interest and soften the visual impact.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
	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.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
Adaptable housing		
PO38 Development meets a diverse range of community needs by providing adaptable housing that is responsive to changing community life-cycle needs.	**AO38** Where development provides housing, including associated outdoor living areas intended to be adaptable to different persons and households with differing mobility needs, the dwelling units and other	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Proposal does not involve adaptable housing.

	site features are constructed in accordance with Table 9.3.14.3.D.	
Additional requirements for sites with an area of 7,000m² or greater, or 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.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Site is not in the Emerging community zone and less than 7,000m².
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:	**AO40.1** Development: a. emphasises a landmark site identified in a neighbourhood plan and its setting;	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Site is not identified as a landmark site.

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.*	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.*	
	AO40.2 Development provides a corner land dedication adjacent to the existing verge area which: a. complies with any dimensions identified in a neighbourhood plan; b. accommodates a deep-planted feature tree in compliance with the Infrastructure design planning scheme policy; c. is embellished in compliance with the Infrastructure design planning scheme policy. *Note—A neighbourhood plan may indicate if a corner land dedication is to be truncated or inverted. If the configuration is not specified, a truncated land dedication is to be provided where the building or podium is 2 or less storeys height. Where an inverted corner land dedication is provided, the building design accommodates the feature tree canopy at maturity.*	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Site is not on a corner lot.
PO41 Development minimises visual impacts on a view corridor of local significance and enhances	**AO41.1** Development ensures building placement and design minimise visual impacts on a view corridor identified in a neighbourhood plan.	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** Refer to response to the Neighbourhood Plan.

opportunities for observation of key vistas and views from identified view points.	*Note—A neighbourhood plan may identify view corridors and may or may not identify any specific view points from which they are observed.*	
	AO41.2 Development enhances opportunities for views and vistas from a view point identified in a neighbourhood plan. *Note—A neighbourhood plan may identify view points and may or may not identify any specific view corridor that they observe.*	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
PO42 Development on a significant corner site identified in a neighbourhood plan provides a prominent visual reference and contribution to the neighbourhood's public realm by: a. accommodating high levels of pedestrian movement at the corner and enhancing the pedestrian experience; b. emphasising the corner setting through building form, expression, silhouette, scale, materials and landscaping; c. reinforcing a sense of arrival to the neighbourhood plan area, precinct or sub-precinct through marking a node, intersection or connection point in the neighbourhood; d. respecting the prominence of any adjoining or nearby heritage places, traditional character buildings or local landmarks; e. if a corner land dedication is required: i. accommodating a deep-planted feature tree within the dedication area; ii. providing a building envelope that acknowledges and respects the presence of the feature tree canopy.	**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.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Site is not a corner lot.
	AO42.2 Development provides a significant corner land dedication of a significant corner site identified in a neighbourhood plan, adjacent to the existing verge of the building which: a. complies with any dimensions identified in the neighbourhood plan; b. accommodates a deep-planted feature tree in compliance with the road corridor design section of the Infrastructure design planning scheme policy; c. is embellished in compliance with the road corridor design section of the Infrastructure design planning scheme policy. *Note—A neighbourhood plan may indicate if a corner land dedication is to be truncated or inverted. If the configuration is not specified, a truncated land dedication is to be provided where the building or podium is 2 or fewer storeys in height. Where an inverted corner land dedication is provided, the building design accommodates the feature tree canopy at maturity.*	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.

Note—A neighbourhood plan will indicate whether or not a land dedication is required.	**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.*	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
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.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Site is not located within the nominated 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.*	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.

2. Neighbourhood Plan Code

2.1. Albion Neighbourhood Plan Code

Performance outcomes	Acceptable outcomes	Responses
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 so as not to cause 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 not prejudice the development of an adjoining site.	**AO1** Development complies with the number of storeys and building height in Table 7.2.1.2.3.B. *Note—Neighbourhood plans will mostly specify a maximum number of storeys where zone outcomes have been varied in relation to building height. Some neighbourhood plans may also specify height in metres. Development must comply with both parameters where maximum number of storeys and height in metres are specified.*	☐ **Complies** ☒ **Performance Solution** ☐ **Not Applicable** The Proposal comprises a maximum 9-storey plus communal rooftop (8 residential levels) mixed use development, representing an alternative solution to the acceptable outcome, which prescribes a maximum building height of 3 storeys within 20 of Sandgate Road and 5 storeys outside the 20-metre requirement as prescribed under Table 7.2.1.2.3.B. Refer to **Section 6** of the Planning Report.
PO2 Development maintains the public view corridors indicated on Figure a. To achieve this development must: a. provide slender building forms that retain views to the relevant feature beside and in between towers; b. ensure building placement on catalyst sites (indicated on Figure a) significantly maintains sight of the feature from the locations on Figure a. *Note—Development must demonstrate how impacts on view corridors have been managed by building design and placement by undertaking a view analysis, which includes a sketch or photo montage from the locations marked on Figure a. View analysis should demonstrate the development proposal, existing development and specified geographic features. Guidance about the public view corridors and the features is provided in Figure b and Figure c. On catalyst sites the view analysis must consider cumulative effects of site master planning. Three*	**AO2.1** Development complies with the number of storeys and building height in Table 7.2.1.2.3.B. *Note—Neighbourhood plans will mostly specify a maximum number of storeys where zone outcomes have been varied in relation to building height. Some neighbourhood plans may also specify height in metres. Development must comply with both parameters where maximum number of storeys and height in metres are specified.*	☐ **Complies** ☒ **Performance Solution** ☐ **Not Applicable** As above. Refer to **Section 6** of the Planning Report.
	AO2.2 Development on catalyst sites locate buildings to ensure that the view corridors to the identified features are not blocked by more than 75% for the site. *Note—Proposals must submit a view analysis of the public view corridors indicated on Figure a demonstrating the impact on the features in Figure b and Figure c. The impact on the feature is calculated on the width of the catalyst site only, as viewed from the locations*	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above. The Site is not identified as a catalyst site.

dimensional modelling must be submitted in a format suitable for confirmation of the outcomes of view analysis in Council's Virtual Brisbane model.	*indicated on Figure a. Three dimensional modelling must be submitted in a format suitable for confirmation of the outcomes of view analysis in Council's Virtual Brisbane model.*	

3. Overlay Code

3.1. Airport Environs Overlay Code

Performance outcomes	Acceptable outcomes	Responses
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** ☐ **Performance Solution** ☐ **Not Applicable** The Proposal does not penetrate or create any physical obstruction into the OLS or PANS-OPS and create an obstacle to an aircraft operating to or from the Brisbane or Archerfield airports.
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** ☐ **Performance Solution** ☐ **Not Applicable** As above.
Additional performance outcomes and acceptable outcomes if involving air service		
Proposal does not involve air service. As such, this criterion is not applicable.		
Section B—If in the Bird and bat strike zone sub-categories		
PO4 Development does not attract birds and bats into operational airspace in significant numbers likely to cause a safety hazard to airport operations.	**AO4.1** Development within the Bird and bat strike zone sub-categories area ensures that waste is covered and collected so that it is inaccessible to birds and bats.	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** The Site is not located within the bird and bat strike zone sub-category
	AO4.2 Development involving landscaping or drainage works, including artificial water bodies located within the	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable**

	distance from airport 0-3km sub-category, are designed and installed to minimise the potential to attract birds and bats.	The site is not located within the bird and bat strike zone sub-category
Section C—If in the Public safety area sub-categories		
The Site is not identified within the Public safety area sub-categories. As such, this criteria is not applicable.		
Section D—If in the Light intensity sub-categories		
The Site is not identified within the Light intensity sub-category. As such, this criteria is not applicable.		
Section E—If in the Aviation facilities sub-categories		
The Site is not identified within the Aviation facilities sub-categories. As such, this criteria is not applicable.		
Section F—If in the Australian Noise Exposure Forecast (ANEF) contour sub-categories		
The Site is not identified within the Australian Noise Exposure Forecast (ANEF) contour sub-categories. As such, this criteria is not applicable.		

3.2. Bicycle Network Overlay Code

Performance outcomes	Acceptable outcomes	Responses
General		
PO1 Development contributes to the safe and efficient provision and operation of the bicycle network.	**AO1** Development provides cycle routes in accordance with the bicycle network classification and design standard identified on the Bicycle network overlay map and set out in the road corridor design and off-road pathways standards of the Infrastructure design planning scheme policy. *Note—On a site not traversed or adjoining a route on the Bicycle network overlay map, pedestrian and cyclist movement and permeability is addressed by the Subdivision code (for reconfiguring a lot) and Centre or mixed use code or residential codes (for material change of use).*	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Proposal does not involve or affect the cycle route identified in Sandgate Road.
PO2 Development protects a cycle route or Riverwalk for the bicycle network shown on the Bicycle network overlay map to ensure the following are not compromised: a. the long term infrastructure for the bicycle network in the Long term infrastructure plans; b. the existing and planned infrastructure for the bicycle network in the Local government infrastructure plan; c. the provision of long term, existing and planned infrastructure for the bicycle network which: 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.*	**AO2** Development protects a cycle route or Riverwalk for the bicycle network shown on the Bicycle network overlay map in compliance with the following: a. for long term infrastructure for the bicycle network in the Long term infrastructure plans; b. the existing and planned infrastructure for the bicycle network in the Local government infrastructure plan; c. the standards for the bicycle network in the Infrastructure design planning scheme policy.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.

PO3 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; 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 bicycle network which is made necessary by development that is not assumed future urban development; iii. other infrastructure for the bicycle 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.*	**AO3** No acceptable outcome is prescribed.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
Additional performance outcomes and acceptable outcomes for a site adjacent to or traversed by the Riverwalk–Typology 1 sub-category or Riverwalk–Typology 2 sub-category		
PO4 Development contributes to the creation of publicly accessible riverfront by providing a shared, continuous riverside pathway.	**AO4** Development fronting the river provides a publicly accessible riverfront pathway via a linear land dedication of 10m width as measured from the riverfront ambulatory boundary.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Site is not included within the nominated sub-categories.

PO5 Development provides a high-quality, vibrant and safe riverside path with a strong pedestrian and cyclist amenity focus.	**AO5.1** Development designs and constructs Riverwalk for the full river frontage of its site, including tree planting, furniture, lighting, balustrading and pavement treatments in compliance with the off-road pathways and public riverside facilities standards in the Infrastructure design planning scheme policy.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
	AO5.2 Development ensures that new Riverwalk sections are designed and constructed to connect to existing adjoining sections of the Riverwalk.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
	AO5.3 Development provides connections between the Riverwalk and adjoining riverfront premises, street networks, pathways, public infrastructure and other destinations in compliance with the public riverside facilities standards in the Infrastructure design planning scheme policy.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
PO6 Development ensures that Riverwalk contributes to the sense of place and cultural significance of the river with inclusion of public art to highlight: a. activity nodes; b. entrances and gateways; c. landmarks and features of interest; d. visual connectors to the river.	**AO6** Development includes public art along the Riverwalk where specified in a neighbourhood plan, in compliance with the public art standards in the Infrastructure design planning scheme policy.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
PO7 Development protects existing native riparian vegetation and enhances the Brisbane River's landscape values.	**AO7.1** Development retains and enhances existing riparian vegetation through the design and construction of Riverwalk.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
	AO7.2 Riverwalk and adjoining development is planted with large subtropical riparian tree species that are	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.

	complementary in scale and height to the adjacent built form. *Note—For suitable plant species, refer to the Planting species planning scheme policy.*	
PO8 Development adjoining Riverwalk: a. contributes to the creation of a vibrant and active waterfront; b. provides direct access to Riverwalk; c. allows for visual interaction and surveillance of the public domain.	**AO8.1** Development adjoining land in the Riverwalk – Typology 1 sub-category incorporates active frontages at the ground storey for a minimum of 90% of the riverside frontage.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
	AO8.2 Development adjoining land in the Riverwalk – Typology 2 sub-category orientates living areas, balconies and private open space at the ground storey to the Riverwalk frontage for passive surveillance.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
PO9 Development ensures that the interface between the Riverwalk and the Brisbane River: a. supports a safe and publicly accessible waterfront; b. enhances the views of the river, both near and far.	**AO9.1** Development ensures that the design and construction of any structure over water is in compliance with the standards in the Infrastructure design planning scheme policy.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
	AO9.2 Development ensures that any revetment wall: a. minimises impact on the riparian edge; b. is constructed in compliance with the standards in Infrastructure design planning scheme policy.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.

3.3. Community Purposes Network Overlay Code

Performance outcomes	Acceptable outcomes	Response
If on a site in the Existing trunk park sub-category, Existing non-trunk park sub category, LGIP planned park acquisition specific location sub-category, LGIP planned park upgrade specific location sub-category, LGIP planned park embellishment specific location sub-category, LGIP planned corridor park specific location sub-category, Long term park specific location sub-category or Long term corridor park specific location sub-category		
PO1 Development which is assumed future urban development provides the existing and planned infrastructure for the parks network in the Local government infrastructure plan on the site: a. to serve the recreational needs of Brisbane's residents, workers and visitors on a local, district and metropolitan scale; b. to maximise recreational, visual, cultural and biodiversity values; c. of a sufficient size, suitable topography and regular shape for the intended use and anticipated intensity and level of use; d. to meet the requirements of intended users; e. to provide, in appropriate locations, that provide for a diversity of recreational opportunities and avoid duplicating facilities in nearby parks.	**AO1** Development which is assumed future urban development provides land and embellishments for existing and planned infrastructure for the parks network in the Local government infrastructure plan on the site in compliance with the standards for the parks network in the Park planning and design code and the Infrastructure design planning scheme policy.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** No existing or planned infrastructure burdens is identified that burdens the Site.
PO2 Development provides for the payment of additional trunk infrastructure costs for the following: a. for development completely or partly outside the priority infrastructure area in the Local government infrastructure plan; b. for development completely inside the priority infrastructure area in the Local government infrastructure plan: i. trunk infrastructure to be provided earlier than planned in the Local government infrastructure plan;	**AO2** No acceptable outcome is prescribed.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.

ii. long term infrastructure for the parks network which is made necessary by development that is not assumed future urban development; iii. other infrastructure for the parks network associated with development that is not assumed future urban development which is made necessary by the development. *Editor's note—The payment of additional trunk infrastructure costs under the Act for development completely inside the priority infrastructure area in the Local government infrastructure plan is to be worked out in accordance with the Charges Resolution.* *Editor's note—See section 130 Imposing Development conditions (Conditions for extra trunk infrastructure costs) of the Planning Act 2016.*		
PO3 Development protects a park shown on the Community purposes network overlay map to ensure the following are not compromised: a. the long term infrastructure for the parks network in the Long term infrastructure plans and an applicable neighbourhood plan; b. the existing and planned infrastructure for the parks network in the Local government infrastructure plan; i. the provision of long term, existing and planned infrastructure for the parks network which: ii. is required to service the development or existing and future urban development in the planning scheme area; or iii. 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.*	**AO3** Development protects a park shown on the Community purposes network overlay map in compliance with the following: a. for long term infrastructure for the parks network, the Long term infrastructure plans; b. for existing and planned infrastructure for the parks network, the Local government infrastructure plan; c. the standards for the parks network in the Park planning and design code and the Infrastructure design planning scheme policy.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Site is not burdened by a park.

If on a site in the Existing community facilities and land for community facilities sub-category, LGIP planned land for community facilities specific location sub-category or Long term land for community facilities specific location sub-category		
PO4 Development which is assumed future urban development provides the existing and planned infrastructure for the land for community facilities network in the Local government infrastructure plan on the site: a. to serve the physical, social and cultural needs of Brisbane's residents, workers and visitors on a local, district and metropolitan scale; b. to maximise recreational, social and cultural values; c. of a sufficient size, suitable topography and regular shape for the intended use and anticipated intensity and level of use; d. to meet the requirements of the intended users; e. to provide, in appropriate locations, for a diversity of community service, cultural and leisure opportunities, that are integrated or co-located with complementary uses and avoid duplicating facilities on nearby land in the community facilities network.	**AO4** Development which is assumed future urban development provides land for existing and planned infrastructure for the land for community facilities network in the Local government infrastructure plan on the site in compliance with the standards for the land for the community facilities network in the Community facilities code and the Infrastructure design planning scheme policy.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** No existing or planned infrastructure burdens is identified that burdens the Site.
PO5 Development provides for the payment of additional trunk infrastructure costs for the following: a. for development completely or partly outside the priority infrastructure area in the Local government infrastructure plan; 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;	**AO5** No acceptable outcome is prescribed.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.

ii. long term infrastructure for the land for community facilities network which is made necessary by development that is not assumed future urban development; iii. other infrastructure for the land for community facilities network associated with development that is not assumed future urban development which is made necessary by the development. *Editor's note—The payment of additional trunk infrastructure costs under the Act for development completely inside the priority infrastructure area in the Local government infrastructure plan is to be worked out in accordance with the Charges Resolution.* *Editor's note—See section 130 Imposing Development conditions (Conditions for extra trunk infrastructure costs) of the Planning Act 2016.*		
PO6 Development protects land for community facilities shown on the Community purposes network overlay map to ensure the following are not compromised: a. the long term infrastructure for the land for community facilities network in the Long term infrastructure plans and an applicable neighbourhood plan; b. the existing and planned infrastructure for the land for community facilities network in the Local government infrastructure plan; c. the provision of long term, existing and planned infrastructure for the land for community facilities network which: i. is required to service the development or existing and future urban development in the planning scheme areas; or ii. is in the interests of rational development or the efficient and orderly planning of the general area in which the site is situated.	**AO6** Development protects land for community facilities network shown on the Community purposes network overlay map in compliance with the following: a. for long term infrastructure for the land for community facilities network, the Long term infrastructure plans; b. for existing and planned infrastructure for the land for community facilities network, the Local government infrastructure plan; c. the standards for the land for community facilities network in the Community facilities code and the Infrastructure design planning scheme policy.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.

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.		

3.4. Critical Infrastructure and Movement Network Overlay Code

Performance Outcomes	Acceptable Outcomes	Responses
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.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Proposal does not involve the nominated uses.
Access to telecommunications facility, major electricity infrastructure, substation, renewable energy facility, transport depot or utility installation		
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	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Proposal does not involve the nominated uses.

	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.	
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.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Site is not located within the relevant zone.

3.5. Heritage Overlay Code

Performance Outcomes	Acceptable Outcomes	Responses
Section A—If in the Local heritage place sub-category		
Not applicable, the Site is not within the Local heritage place sub-category		
Additional performance outcomes and acceptable outcomes if in the Latrobe and Given Terraces neighbourhood plan area		
The Site is not identified within the nominated neighbourhood plan area. As such, this criteria is not applicable.		
Additional performance outcomes and acceptable outcomes if in the New Farm and Teneriffe Hill neighbourhood plan area		
The Site is not identified within the nominated neighbourhood plan area. As such, this criteria is not applicable.		
Additional performance outcomes and acceptable outcomes if in the Woolloongabba centre neighbourhood plan area		
The Site is not identified within the nominated neighbourhood plan area. As such, this criteria is not applicable.		
Additional performance outcomes and acceptable outcomes if in the Albion neighbourhood plan area where in the Station precinct		
The Site is not identified within the nominated neighbourhood plan area. As such, this criteria is not applicable.		
Additional performance outcomes and acceptable outcomes if in the Centenary suburbs neighbourhood plan area where in the Sinnamon Farm heritage precinct		
The Site is not identified within the nominated neighbourhood plan area. As such, this criteria is not applicable.		
Additional performance outcomes and acceptable outcomes if in the Kelvin Grove urban village neighbourhood plan area		
The Site is not identified within the nominated neighbourhood plan area. As such, this criteria is not applicable.		
Section B—If in the Area adjoining heritage sub-category *Note—These provisions only apply to development adjoining a place in the State heritage place sub-category where development does not require referral to SARA (refer to the Regulation).*		
PO16 Development including landscape and building elements does not impair the views of the heritage place. *Note—Where necessary, a heritage impact assessment report is prepared containing a heritage impact statement that analyses the impact of the proposal.*	**AO16** No acceptable outcome is prescribed.	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** The Site adjoins 327 Sandgate Road, which is identified as a Local Heritage Place (Commonwealth Bank former). The Proposal does not involve any works within the heritage place and will not adversely affect its heritage significance. Furthermore, the Proposal will not impede important views to or from the heritage place, including views to the frontage of the site at Sandgate Road. The Proposal provides for the continuation of the awnings and built-to-boundary development along Sandgate Road and utilises building materials (for example, brick) which is consistent with the immediate area and surrounding heritage buildings. The building has been stepped-in from Sandgate Road as building height increases,

		reducing building bulk and ensuring that the Proposal does not result in overbearing development to adjoining buildings. Accordingly, the heritage values and setting of the Local Heritage Place will be maintained.
PO17 Development for reconfiguring a lot does not result in a lot that has the potential to accommodate a building or structure that could further impair the visible attributes identified as significant in a heritage citation of the heritage place. *Note—Where necessary, a heritage impact assessment report is prepared containing a heritage impact statement that analyses the impact of the proposal.*	**AO17** No acceptable outcome is prescribed.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Proposal is not for reconfiguring a lot.
Additional performance outcomes and acceptable outcomes if in the Albion neighbourhood plan area where in the Albion village precinct		
The Site is identified within the nominated neighbourhood plan area. **No additional criteria is prescribed.**		
Additional performance outcomes and acceptable outcomes if in the West End—Woolloongabba district neighbourhood plan area		
The Site is not identified within the nominated neighbourhood plan area. As such, this criteria is not applicable.		
Additional performance outcomes and acceptable outcomes if in the Sherwood—Graceville district neighbourhood plan area		
The Site is not identified within the nominated neighbourhood plan area. As such, this criteria is not applicable.		
Additional performance outcomes and acceptable outcomes if in the Bulimba district neighbourhood plan area		
The Sote is not identified within the nominated neighbourhood plan area. As such, this criteria is not applicable.		
Additional performance outcomes and acceptable outcomes if in the Kangaroo Point south neighbourhood plan area		
The Site is not identified within the nominated neighbourhood plan area. As such, this criteria is not applicable.		
Additional performance outcomes and acceptable outcomes if in the Coorparoo and districts neighbourhood plan area		
The Site is not identified within the nominated neighbourhood plan area. As such, this criteria is not applicable.		
Section C—General performance outcomes and acceptable outcomes for the Heritage overlay		
Additional performance outcomes and acceptable outcomes if in the City Centre neighbourhood plan area		
The Site is not identified within the nominated neighbourhood plan area. As such, this criteria is not applicable.		
Additional performance outcomes and acceptable outcomes if in the Lutwyche Road corridor neighbourhood plan area		
The Site is not identified within the nominated neighbourhood plan area. As such, this criteria is not applicable.		

3.6. Industrial Amenity Overlay Code

Performance Outcomes	Acceptable Outcomes	Responses
Section A—If in the Industrial amenity investigation area sub-category		
PO1 Development of sensitive uses outside of sensitive zones is prevented from encroaching upon land in the Industry zones category.	**AO1** Development for a sensitive use is located no closer than: a. 250m to an Industry zone, General industry B zone precinct boundary; b. 500m to an Industry zone, General industry C zone precinct boundary; c. 1500m to a Special industry zone boundary.	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** The Site (in minor part only) is located at the northern periphery of the Industrial amenity investigation. The Site is not located within proximity to any of the nominated zones.
PO2 Development is located, designed and constructed to achieve the air quality (planning) criteria in Table 8.2.13.3.B, odour criteria in Table 8.2.13.3.C and health risk criteria in Table 8.2.13.3.D. *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.*	**AO2** Development for a sensitive use is located no closer than the distance stated in Table 8.2.13.3.G.	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** The Site is not located within proximity to any of the zones or uses identified in Table 8.2.13.3.G.
PO3 Development is located, designed and constructed to achieve the noise (planning) criteria in Table 8.2.13.3.E to protect the development from adverse noise impacts. *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.*	**AO3** Development for a sensitive use is located no closer than: a. 150m to a medium impact industry A or sewage treatment plant; b. 250m to a medium impact industry B, waste transfer station or landfill; c. 500m to a high impact industry or special industry.	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** The Site is not located in proximity to any of the nominated zones.
Section B—If in the Industrial hazard investigation area sub-category		
PO4 Development is located, designed and constructed to achieve the hazard and risk criteria in Table 8.2.13.3.F to protect the development from: a. technological hazards (fire, explosion and toxic release); b. major hazard facilities;	**AO4** No acceptable outcome is prescribed.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Site is not located within the Industrial hazard investigation area sub-category

c. facilities storing 10% or more than the major hazard facilities quantity threshold. *Editor's note—Applicants should contact Council for advice.*		

3.7. Road Hierarchy Overlay Code

Performance outcomes	Acceptable outcomes	Responses
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** ☐ **Performance Solution** ☐ **Not Applicable** The Site provides vehicle access from Anstey Street being a minor 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** ☐ **Performance Solution** ☐ **Not Applicable** The Site provides vehicle access from Anstey Street being a minor road and is not a 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** ☒ **Performance Solution** ☐ **Not Applicable** Refer to the responses to AO1.1 and AO1.2 above.
	AO1.4 Development ensures that a turn to and from a major road is restricted to a left turn only.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Proposal does not provide access from a major 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.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Proposal is able to have access provided by a minor road.

Section B—If for assessable development for a material change of use		
PO2 Development does not compromise the safety, efficiency and function of the road hierarchy and addresses all the impacts to the road network.	**AO2.1** Development ensures that the traffic generated by the development is consistent with the road hierarchy classification, function and expected traffic flows for the area.	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** See Appendix D.
	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** ☐ **Performance Solution** ☐ **Not Applicable** As above.
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.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Site does not require a road widening.
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; 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	**AO3A** No acceptable outcome is prescribed.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** No extra trunk infrastructure costs are warranted.

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: 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.*	**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.	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** No changes to the road network are proposed.
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.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Proposal involves an MCU.
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; 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.	**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.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
	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).*	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
PO7 Development ensures that premises and vehicle access are located and controlled so as to have no significant	**AO7**	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable**

impact on the safety, efficiency, function, convenience of use or capacity of the major road network and preserves the function of the road hierarchy.	Development ensures that residential lots are laid out to ensure a future use does not directly ingress from or egress to a major road.	As above.
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.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.

3.8. Streetscape Hierarchy Overlay Code

Performance outcomes	Acceptable outcomes	Responses
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** ☐ **Performance Solution** ☐ **Not Applicable** Both Sandgate Road and Anstey Street are identified as Locality Streets. The existing verge width along Anstey Street varies. The Proposal involves the widening of the Anstey Street verge through a 1.5m linear land dedication, thereby achieving the prescribed 3.75m verge width in accordance with Table 8.2.20.3.B. The existing verge width to **Sandgate Road** achieves a minimum dimension of 3.75m, and therefore, no verge widening is required.
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** ☐ **Performance Solution** ☐ **Not Applicable** The existing street tree fronting Sandgate Road is to be retained.
	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.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** To be conditioned.
Section B—If for assessable development		
PO3	**AO3.1**	☐ **Complies**

Development ensures that the design of a corner land dedication identified on the Streetscape hierarchy overlay map: 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.	Development ensures that a corner land dedication is provided: a. where identified in the Streetscape hierarchy overlay map; b. in compliance with a neighbourhood plan and the road corridor design and streetscape locality advice standards in the Infrastructure design planning scheme policy.	☐ **Performance Solution** ☒ **Not Applicable** The Site is not located on a corner.
	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.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
	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.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
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	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Site is not located within the nominated sub-category.

	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.*	

3.9. Transport Noise Corridor Overlay Code

Performance Outcomes	Acceptable Outcomes	Responses
PO1 Development provides outdoor space for passive recreation in a manner where transport noise has been minimised.	**AO1** Development ensures that each dwelling: a. has a balcony or outdoor recreation area shielded by the building from direct transport noise; or b. with a balcony exposed to transport noise has a solid gap-free balustrade.	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** Sufficient noise shielding elements are incorporated within the design.

4. Prescribed Secondary Code

4.1. Outdoor Lighting Code

Performance outcomes	Acceptable outcomes	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.*	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Proposal will not provide outdoor lighting with exception to footpath space lighting. Technical parameters can be a condition of approval.
	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.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Proposal will not incorporate floodlighting.

4.2. Park Planning and Design Code

Performance Outcomes	Acceptable Outcomes	Responses
PO1 Development ensures that the park is provided and developed: a. to maximise recreational, visual, cultural, biodiversity, health and wellbeing values; b. to exhibit design excellence in form and function with a size, shape and topography suited to the intended function, level and intensity of use; c. to meet the requirements of intended users; d. in appropriate locations that will provide for a diversity of recreational opportunities and avoid duplicating facilities in nearby parks; e. to contribute positively to Brisbane's natural and built form and legibility; f. to protect and enhance visual and physical connections to the Brisbane River and waterways. *Note—Refer to the Sport and recreation zone and Open space zone for a description of zone precincts and the Infrastructure design planning scheme policy for a description of park types in the Brisbane park classification system.*	**AO1.1** Development provides and embellishes land for a public park where identified in a structure plan prepared in compliance with the Structure planning planning scheme policy and the Local government infrastructure plan. *Note—All other public park infrastructure (land and embellishment) is required to be provided in accordance with the Local government infrastructure plan and its desired standards of service.* *Note—The Infrastructure design planning scheme policy provides more detail on land location, embellishment and services.*	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Proposal does not involve a park.
	AO1.2 Development ensures that the width of any park is not less than 10m at any point.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
	AO1.3 Development provides visual and physical access, where achievable, to Brisbane River and waterways through appropriate orientation and layout of park features.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
PO2 Development ensures that the park is transferred into the Council's ownership.	**AO2** Development ensures that at the time of registration of title, the park is transferred to the Council without cost except where otherwise provided in an infrastructure agreement.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
PO3 Development ensures that the park has a gradient that is suitable for its intended use, does not pose a safety hazard and allows for ease of maintenance.	**AO3** Development ensures that for the park: a. activity or recreation spaces have gradients less than 1V:20H and greater than 1V:150H to suit proposed recreational functions and accessibility and requirements; b. fields for ball sports have a gradient in the range of 1V:70H to 1V:100H;	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.

	c. the majority of vegetated and grassed areas in maintained parklands have gradients less than 1V:6H, grassed areas have gradients no steeper than 1V:4H and unmown vegetated areas have gradients no steeper than 1V:3H.	
PO4 Development ensures that the park is not subject to unreasonable impacts from industrial activities or major transport corridors.	**AO4** Development ensures that the park does not serve primarily as a buffer to the railway network or a public transport corridor identified in the Strategic framework or to a motorway, arterial road, suburban road or primary freight route.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
PO5 Development ensures that: a. the park is well located, well connected and permeable; b. access to and within the park is safe and convenient, irrespective of the mode of transport used; c. the park is accessible for people of differing abilities.	**AO5.1** Development ensures that paths provided within the park are sited to enable links to other components of the public open space system or local destinations.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
	AO5.2 Development ensures that vehicular access provided within the park does not conflict with non-vehicular circulation or impact on the park's open space values.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
	AO5.3 Development ensures that the park is not separated from the community it is intended to serve by physical barriers such as fenced service utilities, motorways, arterial roads, the railway network, public transport corridors, rivers or city-wide waterway corridors.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
	AO5.4 Development ensures that the park: a. is located within close proximity to bus routes and bus stops at park frontages; b. is accessible via footpaths or cycle paths in accordance with crime prevention through environmental design principles;	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.

	c. has adequate street frontage to cater for on-street car parking; d. has adequate off-street car parking for district and metropolitan parks. *Note—The Transport, access, parking and servicing planning scheme policy provides detail on parking rates and layout.*	
	AO5.5 Development ensures that the entry nodes of new parks highlight safe access points and provide path connections to major activity spaces and facilities.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
PO6 Development ensures that: a. public utilities and infrastructure is provided for park-related purposes as required; b. easements, public utilities and infrastructure do not constrain the intended use of the park and align with the pedestrian and cyclist network to minimise impacts on vegetation and landform. *Notes—* • *The Council may accept a park affected by an easement or other infrastructure. In this instance works within the easement are carried out in compliance with the Infrastructure design planning scheme policy and the requirements of the relevant service authority.* • *The preparation of a park concept plan indicating where and how easements, public utilities and infrastructure are proposed to be located within the park can assist in demonstrating achievement of this performance outcome.*	**AO6.1** Development ensures that sewer and electricity connections are provided to district and metropolitan parks.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
	AO6.2 Development ensures that water connections are provided to at least one point within the park and to all development boundaries.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
	AO6.3 Development ensures that the park does not contain electricity, oil or gas easements or major sewerage or water infrastructure.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
	AO6.4 Development ensures that the park does not contain services and infrastructure associated with residential, industrial or other development.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
PO7 Development ensures that if contaminated land is proposed as part of the park, it is to be remediated in compliance with the requirements of the Queensland Government and documentation provided from the	**AO7** Development ensures that land for park purposes is not listed on the Queensland Government Environmental Management Register or the Contaminated Land Register.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.

relevant Queensland Government department in relation to making the site appropriate for use as a park prior to the acceptance of the land by the Council.		
PO8 Development ensures that accessibility and use of the park is not compromised by stormwater infrastructure and discharge. *Note—Preparing a park concept plan indicating where and how stormwater infrastructure is proposed to be located within the park can assist in demonstrating achievement of this performance outcome.*	**AO8.1** Development ensures that the park does not contain major stormwater components, including high-velocity overland flow paths, detention basins or other stormwater storage areas.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
	AO8.2 Development ensures that all the intended public park and recreation functions are accommodated in the design of the park before stormwater outcomes. *Note—Where stormwater infrastructure is proposed to be located within a park, the preparation of a park concept plan informed by investigations relating to hydraulic constraints and risk management can assist in demonstrating compliance with this acceptable outcome.*	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
PO9 Development ensures that water bodies located in the park contribute to the recreation and other values of open space.	**AO9** Development ensures that the park does not contain dams or lakes.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
PO10 Development ensures that the park: a. enhances the local identity of an area by contributing to local landscape character, visual amenity and a sense of place including but not limited to the provision of public art; b. protects scenic assets and views to important landscapes; c. contributes positively to the legibility of the local area.	**AO10** Development ensures that the design of the park: a. protects and enhances significant views and vistas of Brisbane's important landscapes; b. provides universal access to key public vantage points including key sites on the Brisbane River, the foreshores and high points; c. screens areas of poor visual quality; d. capitalises on and enhances local attributes, values and features such as significant trees, rocky outcrops and escarpments; e. ensures park furniture and facilities contribute to high visual quality and have consistent character;	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.

	f. incorporates public art to reflect local cultural values and park context in district and metropolitan parks. *Note—The Infrastructure design planning scheme policy provides more information on park furniture standards and public art provision.*	
PO11 Development ensures that clearance of vegetation and modification of existing landforms within the park is minimised.	**AO11.1** Development ensures that the park is designed to retain existing vegetation and topographic features. *Note—Compliance with this acceptable outcome can be demonstrated by the submission of a landscape management and site works plan and landscape concept plan identifying major elements of the park design including location and extent of existing vegetation and topographic features.*	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
	AO11.2 Development ensures that the construction earthworks for the park are carried out in compliance with the standards in the Infrastructure design planning scheme policy.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
	AO11.3 Development ensures that the park does not contain retaining walls that are built to the boundary of the site.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
	AO11.4 Development ensures that the park contains retaining walls only under the following circumstances: a. to avoid the creation of extensive, unusable slopes and embankments when stabilising the landform of a park site; or b. where pathways with low gradients are required, for example, to provide an accessible path of travel; or c. where a structure is necessary to retain the natural ground level and protect tree roots around the drip line of existing vegetation; or d. where space is limited and planted embankments are not a reasonable alternative; or	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.

	e. following the approval of a submitted landscape concept plan. *Note—The Infrastructure design planning scheme policy provides more detail on design standards.*	
PO12 Development ensures that visitor comfort in the park is maximised.	**AO12.1** Development ensures that adequate shade is provided in the park, through retention of existing vegetation or provision of structures, particularly in activity areas and along paths.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
	AO12.2 Development ensures that planting is provided in the park to reduce glare and reflect radiant heat from hard surfaces. *Note—The Infrastructure design planning scheme policy and Planting species planning scheme policy provide more detail on design standards.*	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
PO13 Development ensures that the park is embellished to: a. provide a diversity of recreational experiences; b. ensure that park assets can be maintained over time; c. be a focal point for the local community incorporating features such as public art, and providing for activities, festivals and events; d. provide a range of park and visitor facilities such as playgrounds, park furniture, picnic nodes, recreation and sporting facilities.	**AO13.1** Development ensures that park embellishments in a non-trunk park are provided in compliance with the Park code. *Note—The public park infrastructure embellishment standards are contained within the Local government infrastructure plan.*	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
	AO13.2 Development ensures that park embellishments in parks that form part of the public park network are provided in compliance with standards in the Local government infrastructure plan and the Infrastructure design planning scheme policy.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
PO14 Development ensures that the landscape works, improvements, maintenance and management requirements for the park are in compliance with relevant Council policies and guidelines.	**AO14.1** Development ensures that the landscape works and improvements in the park are designed to: a. discourage graffiti on walls, for example, retaining walls and acoustic barrier fences; b. break up large areas of hard landscaping, for example, car parks; c. add visual interest and structure to extensive open areas;	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.

	d. create new spaces, nodes or buffers within the open space; e. provide screening along site boundaries; f. enhance areas of retained vegetation; g. polish run-off from roads and car parks. *Notes—* • *The preparation of a park concept plan and landscape management and site works plan can assist in demonstrating compliance with this acceptable outcome.* • *The Infrastructure design planning scheme policy and Planting species planning scheme policy provides more detail on design standards.*	
	AO14.2 Development ensures that park maintenance and management requirements are considered in the planning and design of the park and are incorporated in Council's maintenance schedule. *Notes—* • *Preparing a park concept plan and landscape management and site works plan can assist in demonstrating compliance with this acceptable outcome.* • *The Infrastructure design planning scheme policy provides more detail on management and maintenance standards.*	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
PO15 Development ensures that environmental sustainability is promoted in the planning and design of the park.	**AO15** Development ensures that the planning and design of the park incorporates environmentally sustainable practices, such as: a. use of local products and materials in the creation of the park; b. use of recycled, recyclable and durable materials; c. waste minimisation; d. use of renewable energy sources including solar energy; e. water conservation and re-use, including incorporation of rainwater tanks and rainwater use; f. park maintenance requiring low resource demands.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.

PO16 Development creates a safe park environment by incorporating the key elements of crime prevention through environmental design.	**AO16.1** Development ensures that the planning and design of the park incorporates the key elements of crime prevention through environmental design by: a. facilitating casual surveillance opportunities and including good sightlines to key activity areas such as car parks, pathways, public toilets and communal areas; b. defining different park uses through design and restricting access from park into adjoining private properties; c. promoting safety and minimising opportunities for graffiti and vandalism through exterior building design, orientation of buildings and use of active frontages; d. ensuring key activity 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 key activity areas such as car parks, public toilets, ATMs and 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.*	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
	AO16.2 Development ensures that the park has a minimum of 50% street frontage along its perimeter to enhance casual surveillance opportunities. *Note—The Infrastructure design planning scheme policy provides more detail on access and road design standards.*	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.Rep
	AO16.3 Development ensures the park has a minimum of 50% visually permeable fencing to adjoining residential dwellings or zones, to enhance casual surveillance opportunities. *Note—The Infrastructure design planning scheme policy provides more detail on fencing design standards.*	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.

PO17 Development reduces the potential for graffiti and vandalism in the park through access control, canvas reduction and easy maintenance selection.	**AO17** Development incorporates graffiti and vandalism prevention techniques in the layout, building or structure design and landscaping of the park, by: a. denying access to a potential canvas through access control techniques; b. reducing potential canvases through canvas reduction techniques; c. selecting easy maintenance techniques to ensure graffiti can be readily and quickly removed. *Note—For guidance on graffiti and vandalism prevention techniques, refer to the Graffiti prevention planning scheme policy.*	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.
PO18 Development ensures that the park is maintained until the title for the land comprising the park is transferred to Council.	**AO18** Development ensures that the park is maintained by the developer during the on-maintenance phase, that is, the period following the installation of all park landscaping and infrastructure and while the park is publicly accessible and useable, to ensure it is functioning as planned and is safe to access and use. *Note—The Infrastructure design planning scheme policy provides more detail on park maintenance standards.*	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** As above.