

Urbicus

Code Report

Site

32 & 34 Lauder Street, **MT GRAVATT EAST**

Proposal

Multiple Dwelling (30 Units)

Approvals

Material Change of Use – Development Permit

September 2026

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1. Development Use Code

1.1. 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 has an area of 1,200m² and a frontage of 31.35m, satisfying the minimum site area and frontage requirements.
PO2 Development in the High density residential zone or Medium density residential zone does not isolate or negatively impact on the potential for adjoining sites to develop to a scale and intensity envisaged for the zone or neighbourhood plan area.	**AO2** Development in the High density residential zone or the Medium density residential zone ensures that the site area and frontage width of an adjoining site in the High density residential zone or the Medium density	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** All adjoining development has the ability to be redeveloped for medium density residential development (or has already been developed).

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.	residential zone 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.	
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** a) Building height and side setbacks are determined by the Mt Gravatt Corridor neighbourhood plan, noting a performance solution is proposed for building height. b) Refer to **Section 8** of the Planning Report and relevant code provisions below – A performance solution is proposed for the front setback. c) Refer to **Section 8** of the Planning Report and relevant code provisions. d) Carpark setbacks are compliant with Table 9.3.14.3.E with exception to enclosed ground parking at the rear e) Building height transitions are not applicable as the Site adjoins other medium density zone sites. f) Deep planting and landscape areas are provided which generally accords with the relevant code requirements.

PO4 Development has a building height, scale and form that improves the amenity and achieves the intended outcomes of the zone or neighbourhood plan area, contributes to a cohesive streetscape and built form character and is: (a) consistent with the anticipated density and assumed infrastructure demand; (b) aligned to community expectations about the number of storeys to be built, having regard to the intent for the zone precinct and the predominant height of approved buildings in the street; (c) proportionate to and commensurate with the site area and frontage width so as not to be overbearing on the street or adjoining development; (d) designed to avoid a significant and undue adverse amenity impact to adjoining development; (e) sited to enable existing and future buildings to be well separated from each other and to avoid affecting the potential development of adjoining sites; (f) considerate of street conditions, the topography of the area and site slope; (g) designed to maintain significant view points and corridors; (h) designed and orientated to retain solar access to key public spaces and adjoining buildings.	**AO4.1** Development has a maximum building height that complies with: (a) a neighbourhood plan; or (b) if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements set out in Table 9.3.14.3.B.	☐ **Complies** ☒ **Performance Solution** ☐ **Not Applicable** Refer to **Section 8** – Performance Solutions within the 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 the nominated areas within Table 9.3.14.3.I.
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:	**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	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** A fire booster is located along Lauder Street frontage. Pad-mount transformer is located along Lauder Street.

(a) are integrated into the development; (b) do not dominate the site frontage; (c) are compatible with the intended streetscape character; (d) ensure adverse amenity impacts to the streetscape and habitable spaces are ameliorated.	recycling storage areas, are located within 4 metres of the front boundary: (a) comprise no more than 5m or 10% of the street frontage, whichever is the lesser; (b) are orientated towards the internal driveways or footpaths onsite; (c) are located, screened or landscaped so as not to be visually obtrusive.	Both are located within 4m of the front boundary & are appropriately dimensioned and screened.
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** The development proposes a front boundary setback with variation between 2.9m to 6.5m. Refer to **Section 8** – Performance Solutions within the Planning Report.
PO7 Development provides side and rear boundary setbacks that: (a) consider future development;	**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	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The side and rear boundary setbacks are determined by the Mt Gravatt corridor neighbourhood plan code.

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

	(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.	
PO8 Development ensures that the proportion of buildings to open space and landscaping on a site: (a) is consistent with the intended form, character and intensity of the local area and immediate streetscape; (b) facilitates modulation and articulation of the building form; (c) supports residential amenity for occupants and adjoining properties; (d) supports private outdoor subtropical living; (e) provides for well-located and functional communal open space areas; (f) provides for deep planting areas to retain significant vegetation and protect or establish large subtropical shade trees.	**AO8** Development has: (a) a building footprint within the building envelope; (b) a maximum site cover that: i. complies with the requirements set out in a neighbourhood plan; or ii. if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan: A. where in the Medium density residential zone, Low–medium density residential zone or the Infill housing zone precinct of the Character residential zone, is 45%; or B. where in the High density residential zone, is 40%.	☐ **Complies** ☒ **Performance Solution** ☐ **Not Applicable** The Mt Gravatt Corridor NP does not nominate a maximum site coverage. The proposed site cover is 67.2%. Refer to **Section 8** – Performance Solutions within the Planning Report.
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;	**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** Substantial articulation is provided along all building facades. Refer to architectural elevations and perspectives.

(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.	**AO9.2** 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** The Site is not within the High-density residential zone.
	AO9.3 Development incorporates the following design elements: (a) balconies, verandas or terraces on each level; (b) variation in the treatment and patterning of windows to bring visual interest and activation to each facade; (c) variation in building form, materials, colours, textures and finishes to articulate finer scale architectural features and building elements such as party walls and slab edges; (d) recessions and projections in the roof and wall plane, such as steps, slopes or splays which cast shadows. Refer to Figure l, Figure m and Figure n.	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** The proposed building incorporates generous balconies for each unit & provides appropriate articulation that enables visual interest & activation. The proposed materials, recessions & projections of the building provide for variations in form & building bulk. Refer to architectural elevations and perspectives.
	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** Balconies are positioned and orientated towards the Lauder Street frontage. Pedestrian entry points to the site are clearly defined & legible. The proposed design incorporates recesses in the built form which allows natural light to penetrate the building. Refer to architectural elevations and perspectives.

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 proposed building roof incorporates a variation in roof lines that generate visual interest & articulation and including soft landscaping associated with gardens at the roof top recreational area. Refer to architectural roof plan, perspectives and elevations.
	AO10.2 Development for rooftop service structures, lift motor rooms and mechanical plant and equipment is: (a) designed as an architectural feature of the building; (b) incorporated into the roof form; (c) designed to enable future inclusion of plant and equipment such as telecommunications facilities in an unobtrusive manner; (d) visually and acoustically screened from any communal open space on the rooftop.	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** Airconditioning units are provided on each Unit Level. Refer to the architectural plans. All plant will be appropriately screened. Compliance can be conditioned.
	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** The proposal does involves a rooftop garden including terrace and podium planter areas. Refer to architectural plans.

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** The proposed front elevation is generally parallel to Lauder Street.
	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 boundary setback is compliant with setback within 2m of the acceptable solutions.
	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** The proposed building incorporates generous balconies and windows for each unit that are positioned to address Lauder Street.
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;	**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 is for 30 dwelling units.
	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	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** A ground floor lobby & pedestrian entry point is incorporated & separated from the vehicle entry point.

(e) conveniently located mailboxes; (f) individual entrances to ground storey dwellings provide for a varied streetscape.	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.	Lighting can 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 4282-1997 Control of the obtrusive effects of outdoor lighting; (d) street numbering is provided to support visitor and emergency access. Refer to Figure t.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The development does not propose ground floor units that address Lauder Street.

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 proposed or required.
	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** No building height transition proposed or required.
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; (c) provide visual privacy to reduce the need for fixed screening.	**AO14.1** Development provides building placement and design that: (a) complies with Table 9.3.14.3.F; or (b) positions the primary balcony or private open space to face the street frontage or rear boundary or adjoining public open space; (c) offsets balconies or habitable rooms so that they are positioned outside the cone of vision of existing or approved habitable rooms or outdoor spaces.	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** All units provide private balconies that are positioned to face either Lauder Street or the rear of the Site with appropriate separation to adjoining buildings.

	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** The development does not provide for open space or balconies on side 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.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The proposed maximum building height is 6 storeys.

	Note—Where a podium provides for unroofed private or communal open space areas, a wind impact report prepared by a suitably qualified professional may be required to justify appropriate wind mitigation measures to ensure the safety of residents and visitors of the building.	
PO16 Development provides screening and partial enclosure of balconies to: (a) balance the privacy needs of neighbouring dwellings with the comfort of building occupants; (b) ensure buildings are subtropical and climatically responsive; (c) reduce the appearance of excessive bulk; (d) provide opportunities for passive surveillance of the street or public spaces. Note—Balconies use a combination of solid balustrades, operable screens and lightweight materials to provide a balance of privacy and engagement with the street and other public spaces.	**AO16.1** Development where providing balconies with solid balustrades on the street frontage or visible from public space, limits solid balustrading to a maximum of: (a) 50% of the balconies on the first 3 storeys; (b) 25% on the 4th storey and above. Refer to Figure w.	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** Proposed design generally incorporates glass balustrading.
	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** Screening can be conditioned as a part of the approval.
	AO16.3 Development where providing operable, moveable or adjustable screening of balconies, limits the screening to a maximum of:	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** Screening can be conditioned as a part of the approval.

	(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.	
PO17 Development must minimise direct overlooking between buildings through appropriate building layout, location and the design of windows and balconies or screening devices. Note—Siting and building separation is used to minimise privacy screening requirements.	**AO17.1** Development where the dwelling is located within 2m at ground storey or 9m above ground storey of a habitable room window or private open space of an existing dwelling house, ensures habitable rooms and any private outdoor spaces have: (a) an offset from the habitable room or private open space of the existing dwelling to limit direct outlook; or (b) sill heights a minimum of 1.5m above floor level; or (c) fixed obscure glazing in any part of the window below 1.5m above floor level; or (d) fixed external screens; or (e) in the case of screening for a ground floor level, fencing to a minimum 1.8m above the ground storey floor level. Refer to Figure h.	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** Screening can be conditioned as a part of the approval.
	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** Screening can be conditioned as a part of the approval.

	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** Screening can be conditioned as a part of the approval.
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** Outdoor lighting can be conditioned as a part of the approval.
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** No reflective glass is proposed. Compliance can be conditioned.
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 Site is located within the Medium Density Residential Zone.

	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** The Site is located within the Medium Density Zone.
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	**AO22** Development ensures mechanical plant is acoustically screened from nearby sensitive uses.	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** All mechanical plant is screened. Compliance can be conditioned as a part of the approval.

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.		
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;	**AO23** No acceptable outcome prescribed.	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** The proposed design incorporates key elements of crime prevention & facilities casual surveillance to the street boundary including clear pathways to the building lobby and limited concealed areas.

(b) defining different uses and ownerships through design and restricting access from non-residential uses into private residential dwellings; (c) promoting safety and minimising opportunities for graffiti and vandalism through exterior building design and orientation of buildings and use of active frontages; (d) ensuring publicly accessible areas such as car parks, pathways, public toilets, and communal areas are well lit; (e) including way-finding cues; (f) minimising predictable routes and entrapment locations near public spaces such as car parks, public toilets, ATMs, communal areas. Note—For guidance in achieving the key elements of crime prevention through environmental design, refer to the Crime prevention through environmental design planning scheme policy.		
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** The proposed design incorporates key elements of crime prevention & facilities casual surveillance to the streetscape.

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 development is for Multiple Dwelling and has 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** The minimum floor to ceiling height ranges from 3.1 to 3.4m.
	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** The proposed design incorporates weather protection & sun shading.
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.	**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.	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** The Site is devoid of significant vegetation. Refer to Landscape Concept Plan.

Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy.	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.	
	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 Site is devoid of significant vegetation.
	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** Refer to Landscape Concept Plan.
PO28 Development provides landscaping that must: (a) provide shade to pedestrian pathways; (b) maintained sightlines and support personal safety by allowing for the overlooking of the 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;	**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.	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** Landscaping is provided to the Lauder Street's streetscape. Deep planting area has been provided along Lauder Street frontage & at the rear (north-eastern boundary). A canopy tree has been proposed within the deep planting area. Refer to Landscape Concept Plan.

(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.	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.	
	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** Landscaping is providing along the side boundaries in accordance with AO28.2. Refer to Landscape Concept Plan.
PO29 Development provides deep planting areas that: (a) are of sufficient size and dimension to contain large subtropical shade tree species; (b) are maintained exclusively for landscaping, with no underground development or infrastructure; (c) are open to the sky with access to light and rainfall into the natural ground; (d) are planted with subtropical tree species that at maturity are complementary in scale and height to the building form and respond to the site location and design needs; (e) soften the impact of building and hardstand areas and reduces impervious areas to improve stormwater;	**AO29.1** Development locates deep-planting areas: (a) to protect existing significant vegetation including large subtropical shade trees; (b) to provide an opportunity for the co-location of deep soil plants and large subtropical shade trees within the street or on adjoining premises; (c) within the front or rear set back to soften the built form for the street and adjoining premises. Note—In regards to (c) above, deep planting is not required within the front setback where a front boundary setback of zero metres is required, such as in a zone in the centre zones category or Mixed use zone.	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** Landscaping is provided to Lauder Street frontage and deep planting areas provided at the frontage of the site. This includes a canopy tree has been proposed within the deep planting area. Refer to Landscape Concept Plan.
	AO29.2 Development provides deep-planting areas that are: (a) a minimum of 10% of the site area;	☐ **Complies** ☒ **Performance Solution** ☐ **Not Applicable**

(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) 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.	The proposed development provides a total deep planting area 40.5m which equates to 3.4% of the site. However, the Site provides extensive landscaping areas across the site, towards all boundaries and at the rooftop. Refer to **Section 8** 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** Refer to Landscape Concept Plan.
	AO29.4 Development ensures that deep-planting areas are exclusively for landscaping and do not contain: (a) vehicle driveways, manoeuvring or hardstand areas and pedestrian paths; (b) surface structures and infrastructure such as water conservation services, refuse storage areas, fire hydrants or boosters, electrical transformers or other utilities;	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** All deep planting areas are exclusive of services & infrastructure.

	(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 provides a rooftop communal open space in accordance with PO30. Refer to Landscape Concept Plan.

	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** All communal open space is exclusive of services & infrastructure.
PO31 Development must provide attractive and functional private open space for residents that: (a) is appropriately sized and located to enhance amenity and liveability for residents; (b) is designed to be functional for the use of the possible number of residents in each dwelling; (c) is designed to contribute to the form and detail of the building. Note—Private open space can be provided on ground, on balconies or in a structure over a platform, basement and on rooftops.	**AO31.1** Development provides private open space which comprises: (a) for ground storey dwellings, a minimum area of 35m^2 with a minimum dimension of 3m; (b) for dwellings above ground storey, a balcony with a minimum area of 12m^2 and a minimum dimension of 3m. Note—The measurement of minimum private open space requirements must be clear of utilities such as hot water systems, air-conditioning units, rainwater tanks, bicycle parking, fire hydrants or other utilities, as well as areas required for deep planting and communal open space.	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** All units are provisioned with private open space with a minimum area of 12m^2 & minimum dimension of 3m. Refer to the architectural plans.
	AO31.2 Development provides for private open space areas that are:	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable**

	(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.	The proposed design locates the private open space areas directly off the internal primary living area. Screening has been provided where appropriate.
	AO31.3 Development provides balconies that are located to the front or rear of a building except where adequate building separation and screen landscaping can be achieved to maintain privacy along side boundaries.	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** All balconies are located and orientated towards Lauder Street or the rear of the site. No balconies are situated on the side boundaries.
	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** All private open spaces are exclusive of any services or infrastructure.
	AO31.5 Development provides a minimum of 75% of a dwelling's outdoor living area positioned to the north	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable**

	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.	The proposed building is sympathetic to the subtropical design elements and outdoor areas have a north & north-east aspects access.
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; (c) provide for refuse and recycling including source separation; (d) are of a design that allows low-frequency service collection; (e) minimise ongoing building management cost for occupants. Note—Refer to the Refuse planning scheme policy for further guidance.	**AO32** Development provides refuse and recycling collection and storage facilities, including source separation, in accordance with the Refuse planning scheme policy.	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** The proposed development provides for on-site refuse collection in general accordance with the Refuse planning scheme policy. Refer to the Traffic Impact Assessment.
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** The Site has a frontage to Lauder Street of greater than 30m.

		The proposed crossover is 7.1m, equating to 23% (approx.) of the frontage width. The crossover is separate from the main pedestrian entry.
	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** All vehicle access to the site is provided by a 7.1m wide Type B1 crossover.
	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** Parking is proposed with an enclosed ground level parking level and basement parking.
PO34 Development where not in a zone in the centre zones category or the Mixed use zone, provides car parking that is sited and of a bulk and form that: (a) does not dominate the street frontage of the development; (b) does not impact on the safety and efficiency of the road networks; (c) does not detract from the quality of adjoining streetscape or public spaces; (d) is safe and convenient for residents, visitors and service providers;	**AO34.1** Development where not in a zone in the centre zones category or the Mixed use zone, provides car parking that is located: (a) below ground; or (b) at ground level or above ground level only if contained within the development footprint and located behind the main building line, except where for visitor parking; (c) set back from front, rear and side boundaries in accordance with a neighbourhood plan or if no neighbourhood plan applies or no requirements	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** Parking is proposed with an enclosed ground level parking level and basement parking. Visitor parking is proposed at ground level.

(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.	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** Ground level parking is recessed behind the building line and generally no more than 1m above the ground level.
	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** Proposal complies. Refer to the architectural plans.

	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** All visitor carparking is appropriately signed & readily accessible off Lauder Street. The visitor's parking is located at the basement and not impeded by a security barrier.
	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** The proposed development is not small scale.
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;	**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** Carparking is enclosed and the manoeuvring & hardstand areas are appropriately positioned to mitigate any adverse impacts.

ii. enhance pedestrian safety; iii. improve visual amenity for the streetscape and urban area; iv. provide shade for pedestrians and reduce the impact of glare and radiant heat from car parking areas. Note—where in a zone in the centre zones category or the Mixed use zone, the car parking provisions of the Centre or mixed use code apply.	**AO35.2** Development where not in a zone in the centre zones category or the Mixed use zone ensures any vehicle movement or vehicle parking areas along the side or rear boundary are: (a) acoustically screened from adjoining dwellings to a minimum height of 1.8m; (b) provided with a vegetated buffer next to any movement or parking areas: i. a minimum of 1m wide along the side boundary; ii. a minimum of 2m wide along the rear boundary; planted at a pot size and density sufficient to screen up to 1.5m above ground level at establishment.	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** Carparking is enclosed and the manoeuvring & hardstand areas are appropriately positioned to mitigate any adverse impacts.
	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** All carparking is either enclosed or below ground and covered.
	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** Soft landscaping is co-located with pedestrian pathways. Refer to the Landscape Concept Plan.

	AO35.5 Development of ground level or other above ground car parking, where not in a zone in the centre zones category or the Mixed use zone, provides densely planted setbacks. Note–Front boundary setbacks must be treated to address streetscape interface issues and be in accordance with the streetscape interface performance outcomes and acceptable outcomes.	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** Basement level carparking is proposed. Where ground level parking is proposed, this is recessed within the building core & has been promptly screened from the street.
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 not located within 200m of a railway or bus station entrance.

Fencing and retaining walls		
PO37 Development provides fencing and retaining walls that must: (a) facilitate casual surveillance of the street and public space; (b) enable use of private open space; (c) assist in highlighting entrances to the property; (d) provide a positive interface to the streetscape; (e) protect the privacy and amenity for residents and dwellings adjoining the site.	**AO37.1** Development ensures that, where fencing is provided: (a) along any common boundary to a street or public space, it is a maximum of: i. 1.2m in height, where fence construction is solid or less than 50% transparent; ii. 1.5m in height, where fence construction is at least 50% transparent; 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.	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** Fencing where be provided in accordance with AO37.1. Refer to the Landscape Concept Plan & Architectural Plans for further details.
	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** No solid walls are provided to the frontage.
	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** All retaining walls are below ground. Refer to the engineering drawings.

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 site features are constructed in accordance with Table 9.3.14.3.D.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** No adaptable housing is proposed.
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.	**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 no greater than 7000m² or in the Emerging community zone.

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.		
Additional criteria for development if identified in a neighbourhood plan		
PO40 Development on a landmark site identified in a neighbourhood plan provides a prominent visual reference and contribution to the city's public realm by: (a) exhibiting subtropical architectural excellence through design, treatment and articulation; (b) defining the site and its setting through building form, expression, silhouette, scale, materials and landscaping; (c) reinforcing a sense of arrival to the neighbourhood plan area, precinct or sub-precinct through marking a node, an intersection or major connection point in the city; (d) respecting the prominence of any adjoining or nearby heritage place or local landmark; (e) providing a corner land dedication, if required, that: i. accommodates a deep-planted large feature tree within the dedication area; ii. provides a building envelope that acknowledges and integrates the presence of the large feature tree canopy; iii. accommodates high levels of pedestrian movement and a high quality pedestrian setting. Note—A neighbourhood plan may indicate whether or not a land dedication is required.	**AO40.1** Development: (a) emphasises a landmark site identified in a neighbourhood plan and its setting; (b) addresses all elevations, with front, side and rear facades all displaying a high level of modulation and articulation; (c) both vertically and horizontally articulates building form and mass with proportions compatible with the height, scale and setting of the building; (d) provides an interesting and varied skyline and silhouette; (e) uses high-quality and durable materials and finishes; (f) integrates landscaping, building entries and the public realm at the ground plane. Note—The Council's Independent Design Advisory Panel may be invited to provide advice on developments in accordance with the provisions of the Independent design advisory panel planning scheme policy.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Site is not identified as a landmark site in a neighbourhood plan.
	AO40.2 Development provides a corner land dedication adjacent to the existing verge area which: (a) complies with any dimensions identified in a neighbourhood plan;	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Site is not identified as a landmark site 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.	
PO41 Development minimises visual impacts on a view corridor of local significance and enhances opportunities for observation of key vistas and views from identified view points.	**AO41.1** Development ensures building placement and design minimise visual impacts on a view corridor identified in a neighbourhood plan. Note—A neighbourhood plan may identify view corridors and may or may not identify any specific view points from which they are observed.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Site is not within an identified view corridor as in a neighbourhood plan.
	AO41.2 Development enhances opportunities for views and vistas from a view point identified in a neighbourhood plan. Note—A neighbourhood plan may identify view points and may or may not identify any specific view corridor that they observe.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Site is not within the identified view corridor in a neighbourhood plan.
PO42 Development on a significant corner site identified in a neighbourhood plan provides a prominent visual reference and contribution to the neighbourhood's public realm by:	**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 as a significant corner site.

(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. Note—A neighbourhood plan will indicate whether or not a land dedication is required.	**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** The Site is not as a significant corner site.
	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** The Site is not as a significant corner site.
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	**AO43**	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable**

form of the neighbourhood and demonstrates an appropriate site density.	Development in the Infill housing zone precinct of the Character residential zone does not exceed 1 dwelling per 300m^2 of site area.	The Site is not within the Infill housing zone precinct of the Character residential precinct.
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** The Site is not within the Infill housing zone precinct of the Character residential precinct.

2. Neighbourhood Plan Code

2.1. Mt Gravatt Corridor 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 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. *Note—Development that exceeds the intended number of storeys or building height can place disproportionate pressure on the transport network, public space or community facilities in particular.* *Note—Development that is over-scaled for its site can result in an undesirable dominance of vehicle access, parking and manoeuvring areas that significantly reduce streetscape character and amenity.*	**AO1** Development complies with the number of storeys, building height and plot ratio in Table 7.2.13.10.3.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 Site is located in the Mt Gravatt central medium density residential sub-precinct - NPP-002c. The development proposes a building height at 6 storeys and plot ratio of 320%. Refer to **Section 8** of the Planning Report.
PO2 Development ensures building setbacks and design: a. create a uniform building line consistent with the intended character of the streetscape; b. ensure existing and future buildings are well separated from each other;	**AO2** Development has minimum front, side and rear boundary setbacks in accordance with Table 7.2.13.10.3.C.	☐ **Complies** ☒ **Performance Solution** ☐ **Not Applicable** The Site is located in the Mt Gravatt central medium density residential sub-precinct - NPP-002c.

c. allow reasonable access to sunlight for neighbouring dwellings and their open spaces; d. allow air circulation and access to breezes for neighbouring dwellings; e. maintain the privacy of adjoining residents.		The development proposes variations to the required side boundary setbacks, ranging from 2.7 metres to 3.0 metres, and to the rear boundary, ranging from 4.5 metres to 7.5 metres. Table 7.2.13.10.3.C prescribes a minimum setback of 4m to a side boundary and 10m to the rear boundary. Refer to **Section 8** of the Planning Report.
PO3 Development includes a mix of non-residential and residential land uses that provide the level of activity needed to support the role and function of each sub-precinct.	**AO3** Development provides a land use mix that complies with Table 7.2.13.10.3.D.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Site is not identified in a precinct that is determined by Table 7.2.13.10.3.D.
PO4 Development ensures building heights and setbacks protect the character, privacy and amenity of adjoining residential areas through: a. transitions between higher and lower rise residential areas by stepping down in height and scale at site boundaries; b. sympathetic built form along the interface that does not create an overbearing appearance or significantly impact on the privacy and amenity of adjoining residences; c. landscaped buffers and screens.	**AO4.1** For development with a side boundary to a residential area not within the Upper Mt Gravatt, Mt Gravatt central, Logan Road or Kessels Road precincts: a. building height is no more than 2 storeys within 10m of the common property boundary; b. building height is no more than 4 storeys within 10m to 20m of the common property boundary; c. development is set back a minimum of 4m from the common property boundary; d. the total straight length of any wall does not exceed 25m.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Site does not adjoin a site outside the Mt Gravatt central precinct.
	AO4.2 Development with a rear boundary to land in a zone in the residential zones category, not within the Upper Mt Gravatt precinct (Mt Gravatt corridor neighbourhood plan/NPP-001), Mt Gravatt central precinct (Mt Gravatt corridor neighbourhood plan/NPP-002), Logan Road precinct (Mt Gravatt corridor neighbourhood	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Site does not adjoin or within the nominated precinct or sub-precinct.

	plan/NPP-003) or Kessels Road precinct (Mt Gravatt corridor neighbourhood plan/NPP-004), ensures: a. any building is set back a minimum of 10m from the rear boundary; b. deep planting is incorporated along the rear boundary and includes mature trees of a type consistent with the locality, planted at intervals that will ensure a significant level of screening between the development and the adjoining land where in a zone in the residential zones category.	
PO5 Development: a. creates an integrated pedestrian and cyclist network that provides direct access to public transport routes, activity centres and public open space; b. provides arcades of a scale, width, design and tenure that reflect their function and location.	**AO5** Development ensures bin collection, car parking and service driveways are not located within, or adjacent to arcades.	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** Service areas and utilities are not located, or adjacent to an arcade.
PO6 Development provides for the widening of streets to enable safe and efficient regional, city and local transport networks.	**AO6** Development: a. provides land for new Council roads, cycleways, road widening and upgrades; b. is sited and designed so as to not prejudice the ultimate road corridor upgrade indicated in Figure g. *Note—The ultimate width of roads is determined by the Infrastructure design planning scheme policy.*	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Site is not within or adjacent to an area that would prejudice road widening or upgrades.
PO7 Development provides a range of open space and recreational opportunities to meet the needs of the community.	**AO7** Development incorporates future parks in accordance with Figure a and Figure d and which are designed in accordance with the Infrastructure design planning scheme policy.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Site is not identified as for future park.
PO8	**AO8.1** Development does not provide additional vehicular access and servicing from Kessels Road, Mt Gravatt-	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable**

Development ensures access and servicing does not compromise the function of arterial roads and future Queensland government road upgrades.	Capalaba Road or Logan Road where alternative access is available.	The Site does not access or propose access to the nominated road corridors.
	AO8.2 Development which adjoins a site with a frontage to Kessels Road, Mt Gravatt-Capalaba Road or Logan Road that has no alternative access other than to these roads, provides access (including manoeuvring space) for the future development of that adjoining site via the development site's main access point. *Note—Easements are created over shared vehicular access ways to all adjoining owners and where Council determines these are to serve more than an individual development and property.*	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Site does not access or propose access to the nominated road corridors.
If in a core sub-precinct or mixed use frame sub-precinct		
PO9 Development involving non-residential and mixed use development: a. includes a podium design that: i. avoids the creation of a canyon of buildings along streets; ii. obscures views of tall buildings, promoting a fine-grain, human-scaled development at street level; iii. sensitively responds to changes in topography and gradients; iv. adds variety and interest to the streetscape; b. provides variation in building form, height and materials, articulation of facades and space to allow for deep planting within the front setback; c. ensures design and siting of buildings above podium allows sufficient space between buildings to allow for breezes and views through the site.	**AO9.1** Development ensures buildings incorporate a podium and tower form as specified in Figure e.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Site is not within a core sub-precinct or mixed use frame sub-precinct.
	AO9.2 Development ensures podium heights are a minimum of 2 storeys.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Site is not within a core sub-precinct or mixed use frame sub-precinct.
	AO9.3 Development involving a commercial podium adjoining a site where residential uses exist at ground or first storey levels ensures that the maximum height of the podium is 2 storeys at that side boundary.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Site is not within a core sub-precinct or mixed use frame sub-precinct.
	AO9.4 Development ensures that podiums are built to the side boundary for a minimum distance of 10m from the front property boundary, except where:	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable**

	a. there is a requirement for the provision of an overland flow path; b. the development adjoins a property not included within a centre, in which case all parts of the development are set back a minimum of 2m from the boundary with the adjoining land.	The Site is not within a core sub-precinct or mixed use frame sub-precinct.
	AO9.5 Development ensures the podium is occupied by commercial uses.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Site is not within a core sub-precinct or mixed use frame sub-precinct.
	AO9.6 Development ensures the tower is no more than 75% of the width of the site or a maximum of 30m in any direction, whichever is less, as shown in Figure e. *Note—On large sites more than 1 tower will be required to achieve the acceptable outcome.*	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Site is not within a core sub-precinct or mixed use frame sub-precinct.
	AO9.7 Development involving more than 1 tower within a site ensures towers are separated by a distance of at least 12m.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Site is not within a core sub-precinct or mixed use frame sub-precinct.
PO10 Development provides landmark sites: a. at key intersections that act as gateways to the Mt Gravatt Central and Upper Mt Gravatt centres; b. that mark the prominence of specific corner sites through their height, siting towards the corner, high-quality design and materials, integrated public space and public artwork.	**AO10** Development at key intersections, as shown in Figure a and Figure b, include landmark sites where: a. building height and plot ratio comply with provisions for landmark sites in Table 7.2.13.10.3.B; b. overall height is varied by stepping with heights increasing towards the corner; c. buildings include unique roof forms; d. landmark towers are located on the corner within 30m of the corner frontage;	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Site is not identified as a landmark site.

	e. podium street level incorporates a continuous active frontage with integrated building entries and public spaces at the corner and public artwork; f. podium and tower elements are located towards the corner; g. building materials are varied, high quality and durable, and positively contribute to the design quality of the centre.	
PO11 Development contributes to the role of the street as the focus for commercial and community life, and promotes activation and casual surveillance of streets, laneways, arcades, plazas, busway stations and pedestrian/cycle ways, through active uses, building design and site layout.	**AO11** Development provides active frontage streets specified in Figure a, Figure b and Figure c or adjoining publicly accessible spaces, such as parks, arcades, laneways, town centres, busway stations and pedestrian/cycleways.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Site is not identified as an active frontage street.
If in the Upper Mt Gravatt core sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-001a), where in the Garden City Shopping Centre		
PO12 Development involving any redevelopment or expansion of Garden City Shopping Centre where involving more than 6,000m^2 of additional gross floor area achieves the following: a. expands the mix of land uses beyond retail to include office and residential; b. includes a site layout and built form that visually and physically integrates the site into the area, and improves legibility through the siting of entries/exits, arcades and landmark sites; c. includes highly articulated buildings with significant recesses and projections and a range of building materials (including glass), to visually reduce their bulk and scale and enhance the appearance of the area; d. breaks down the edges of the existing 'big box' and creates active frontages with multiple building breaks for building articulation and	**AO12** No acceptable outcome is prescribed.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Site is not identified in the Upper Mt Gravatt core sub-precinct.

separation, pedestrian and vehicular access along Logan Road, Kessels Road, Macgregor Street, Link Road, and provides arcades to add to the vibrancy of the area; e. maximises pedestrian accessibility to and from the site and pedestrian safety through the site, particularly to the busway stations and future bus interchanges, via the introduction of legible arcades with 24-hour access where supported by active frontages as shown in Figure a; f. provides vibrant and safe publicly accessible open spaces in the form of plazas and meeting places integrated with the development; g. site layout and design is in accordance with crime prevention through environmental design principles to achieve public safety; h. includes significant landscaped areas incorporating deep planting; i. screens car parking areas from adjoining streets; j. provides safe and efficient accesses for vehicles (including service vehicles) and internal circulation networks that do not detrimentally impact on the surrounding road network; k. provides sufficient car parking, servicing and loading/unloading areas; l. facilitates the permeability and connectivity for vehicles and pedestrians to the surrounding road network. *Note—A structure plan prepared in accordance with the Structure planning planning scheme policy can assist in demonstrating the achievement of this outcome.*		
If in the Mt Gravatt central mixed use frame sub-precinct (Mt Gravatt corridor neighbourhood plan NPP-002b)		
PO13 Development: a. protects and complements the character of the existing retail/commercial centre along Logan	**AO13** Development ensures buildings fronting Logan Road between Mountain/Springwood Streets and Virgil Street:	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable**

Road, between Mountain/Springwood Streets and Virgil Street. b. provides buildings that: i. contribute to a fine-grain urban form and maintain low-scale awnings with parapet facades to the street, similar to traditional buildings in the street; ii. create a strong visual interest, and are complementary to the level of detail and articulation of the existing streetscape.	a. are clearly expressed as individual shop fronts of 10m–15m in width, and of a grain consistent with traditional widths in the street; b. incorporate a continuous awning and parapet; c. have building facades that are articulated through frequent recesses and projections and elements of a finer scale than the main structural framing of the building.	The Site is not identified in the Mt Gravatt central mixed use frame sub-precinct.
If in the Neighbourhood centre zone on the southern corner of Logan and Kempsie Roads		
PO14 Development: a. provides for a mix of uses incorporating small-scale retail and residential activities; b. contributes to the activation and casual surveillance of the street.	**AO14.1** Development ensures the retail gross floor area does not exceed 750m^2.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Site is not identified in the Neighbourhood centre zone.
	AO14.2 Development ensures retail activities are at street level and provide an active frontage along Logan Road and Kempsie Road.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Site is not identified in the Neighbourhood centre zone.
	AO14.3 Development ensures car parking is at the rear or in a basement.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Site is not identified in the Neighbourhood centre zone.
If in the Kessels Road corridor sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-004a)		
PO15 Development ensures that large-format buildings accommodating showroom centres (bulky goods/retail warehouse uses) continue to be located in this sub-precinct.	**AO15** Reconfiguring a lot does not realign or create additional smaller lots unless there is a structure plan prepared in accordance with the Structure planning planning scheme policy.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Site is not within the Kessels Road corridor sub-precinct.

PO16 Development includes large floor plates and lot sizes consistent with the role and function of this sub-precinct.	**AO16** Development has a minimum lot size of 2,500m^2.	☐ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** The Site is not within the Kessels Road corridor sub-precinct.
PO17 Development provides a landscaped buffer along the common boundary of all adjoining residential uses.	**AO17** Development provides a minimum 10m wide landscape buffer. Refer to Figure f. *Note—The building footprint and basement footprint do not intrude into the landscape buffer.*	☐ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** The Site is not within the Kessels Road corridor sub-precinct.
PO18 Development provides an integrated network of access ways and car parking areas that have limited access to arterial roads and which benefit all sites within the sub-precinct.	**AO18.1** Development does not provide additional vehicular access and servicing is not provided from Mains Road or Kessels Road where alternative access is available.	☐ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** The Site is not within the Kessels Road corridor sub-precinct.
	AO18.2 Development which adjoins a site with a frontage to Mains Road or Kessels Road that has no alternative access other than to these roads provides for access (including manoeuvring space) to the future development of that adjoining site via the development site's main access point. *Note—Easements are created over shared vehicular access ways to benefit all adjoining owners and Council where Council determines these are to serve more than an individual development and property.* Refer to Figure f.	☐ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** The Site is not within the Kessels Road corridor sub-precinct.
If in the Kessels Road corridor sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-004a) or if in the Kessels Road corridor sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-004b)		
PO19 Development manages the flood risk and environmental values associated with Mimosa Creek and ensures that structures and people are safe with respect to the flood hazard by:	**AO19.1** Development is not subject to high hazard flood conditions. *Note—Compliance with this acceptable outcome can be demonstrated by submitting a hydraulic and hydrology report identifying the site area with a level of risk and flood immunity suitable for development in*	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Site is not within the Kessels Road corridor sub-precinct.

a. maintaining the natural drainage system; b. ensuring no loss in the flood conveyance capacity of the Mimosa Creek for all storms; c. ensuring the building location and design is safe by mitigating the flood hazard; d. providing safe egress and emergency access to the site.	*accordance with the Infrastructure design planning scheme policy and acceptable flood impacts. In some cases, sites will need to be amalgamated to achieve a suitably sized area for development.*	
	AO19.2 Development fronting Bedser Street and Benaud Street provide emergency access in accordance with the flood immunity levels identified in the Infrastructure design planning scheme policy.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Site is not within the Kessels Road corridor sub-precinct.
	AO19.3 Structural elements are outside the waterway corridor and set back a minimum of 5m from the top of the waterway embankment. *Note—Structural elements include walls, piers and columns that may interfere with the free flow of water and be susceptible to damage from creek scour.*	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Site is not within the Kessels Road corridor sub-precinct.
	AO19.4 Cantilevered elements over high-hazard floodway areas must have a minimum clearance of 2m from ground level to the underside of the floor or the relevant flood immunity requirement (whichever is greater).	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Site is not within the Kessels Road corridor sub-precinct.
If in the Everett Street north medium density residential sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-001f)		
PO20 Development ensures building bulk and size are consistent with the intent of the area and design complements the natural topography of the area.	**AO20.1** Development has a minimum site area of 800m^2 and has a minimum frontage of 20m.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Site is not within the Everett Street north medium density residential sub-precinct.
	AO20.2 Development has a minimum site area of 1,200m^2 where the site has a slope equal to or greater than 1 in 4.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Site is not within the Everett Street north medium density residential sub-precinct.

PO21 Development must not occur on a site subject to potential landslide.	**AO21** Development does not occur on land with a slope greater than 1 in 3. *Note—A geotechnical report will be required for any development occurring on site with a gradient in excess of 1 in 4.*	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Site is not within the Everett Street north medium density residential sub-precinct or on land identified as potential landslide constraint.
PO22 Development provides vehicle access, servicing and car parking structures which are designed and located to: a. protect the functioning of arterial roads with minimal disruption; b. not visually dominate the site and streetscape; c. protect the safety of pedestrians.	**AO22.1** Development does not provide vehicular access from Mount Gravatt-Capalaba Road.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The development does not adjoin or propose access to Mount Gravatt-Capalaba Road.
	AO22.2 Development does not provide vehicular access from Newnham Road where alternative access is available.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The development does not adjoin or propose access to Newnham Road.
	AO22.3 Development does not provide a net increase in driveway crossovers on Newnham Road.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The development does not adjoin or propose access to Newnham Road.
	AO22.4 Development provides car parking and servicing areas at the rear or underneath buildings.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable**
	AO22.5 Development ensures driveway crossovers maintain the integrity, quality and primacy of footpaths.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Site is not within the Everett Street north medium density residential sub-precinct.

If in the Logan Road low to medium density residential sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-003c)		
PO23 Vehicular access is provided from side streets to protect the arterial road function of Logan Road and to improve the safety of pedestrians.	**AO23** Vehicular access is provided from Wanda Road.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Site is not within the Logan Road low to medium density residential area.

3. Overlay Codes

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** Development 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** Development 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.
Additional performance outcomes and acceptable outcomes if involving air service		
PO3 Development does not create a hazard to aviation operations conducted to or from the Brisbane or Archerfield airports.	**AO3** Development will not create a hazard to airport operations in accordance with the written confirmation of the Civil Aviation Safety Authority.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The proposal does not involve an air service. As such, this criteria 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 identified within the nominated sub-categories. As such, this criteria is not applicable.
	AO4.2 Development involving landscaping or drainage works, including artificial water bodies located within the distance from airport 0-3km sub-category, are designed and installed to minimise the potential to attract birds and bats.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Site is not identified within the nominated sub-categories. As such, this criteria is not applicable.
Section C—If in the Public safety area sub-categories		
PO5 Development does not expose or increase the risk to public safety.	**AO5.1** Development does not increase the number of people living, working or congregating in the Public safety area sub-categories.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Site is not identified within the nominated sub-categories. As such, this criteria is not applicable.
	AO5.2 Development does not materially increase the storage and handling of dangerous goods or combustible liquids within the Public safety area sub-categories.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Site is not identified within the nominated sub-categories. As such, this criteria is not applicable.
Section D—If in the Light intensity sub-categories		
PO6 Development ensures that buildings and structures do not adversely impact airport operations or interfere with pilot vision.	**AO6.1** Development ensures that outdoor lighting: a. does not imitate the format of approach or runway lighting by configuring lights in straight parallel lines greater than 500m in length; b. does not emit light that will exceed the maximum light intensity specified within the light intensity area identified on the Light intensity sub-categories. *Note—Compliance with this acceptable outcome may be demonstrated by complying with the standards specified in the Civil Aviation Safety Authority guideline Chapter 12—Aerodrome lighting, 1.2 Lighting in the vicinity of an aerodrome and written confirmation from the airport operator.*	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Site is not identified within the nominated sub-categories. As such, this criteria is not applicable.

	AO6.2 Development in the Within 6km-Max intensity of light sources 3 degrees above horizon sub-category does not involve: a. coloured flashing or sodium lighting; or b. glare or upward shining lights; or c. flare plumes.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Site is not identified within the nominated sub-categories. As such, this criteria is not applicable.
Section E—If in the Aviation facilities sub-categories		
PO7 Development is of an appropriate design or implements management measures that avoid potential adverse impacts on an aviation facility. *Note—Development complies with this performance outcome where written confirmation from Air Services Australia confirms that the development will not impair the functioning of the aviation facility.*	**AO7** Development does not impair the functioning of an aviation facility by creating a permanent or temporary structure or any other physical line-of-sight obstruction between transmitting or receiving devices that: a. transmits an electromagnetic field that will interfere with the functioning of the aviation facility; or b. contains a reflective surface that will interfere with the functioning of the aviation facility. *Note—Advice from Air Services Australia should be sought when proposing development within the Aviation facility sub-category. The SPP guidance: Strategic airports and aviation facilities identifies development likely to impact certain aviation facilities.*	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Site is not identified within the nominated sub-categories. As such, this criteria is not applicable.
Section F—If in the Australian Noise Exposure Forecast (ANEF) contour sub-categories		
PO8 Development adequately attenuates for aircraft noise in buildings to protect the health and wellbeing of occupants by complying with the internal noise criteria in Table 8.2.2.3.B. *Note—A noise impact assessment report prepared in accordance with the Noise impact assessment planning scheme policy can assist in demonstrating achievement of this performance outcome.*	**AO8.1** Development for a caretaker's accommodation, childcare centre, community care centre, community residence, dual occupancy, dwelling house, dwelling unit, educational establishment, health care service, hospital, multiple dwelling, relocatable home park, residential care facility, retirement facility or rooming accommodation located in the ANEF 20-25 sub-category: a. provides external windows and doors which are acoustically rated to a minimum of Rw 30:	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Site is not identified within the nominated sub-categories. As such, this criteria is not applicable.

	b. ensures that the roof, ceiling and insulation combination is acoustically rated to a minimum of Rw 45; c. ensures that external walls are acoustically rated to a minimum of Rw 50.	
	AO8.2 Development for a resort complex, rural workers' accommodation, short-term accommodation or tourist park located in the ANEF 25-30 sub-category: a. provides external windows and doors which are acoustically rated to a minimum of Rw 30; b. ensures that the roof, ceiling and insulation combination is acoustically rated to a minimum of Rw 45; c. ensures that external walls are acoustically rated to a minimum of Rw 50.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Site is not identified within the nominated sub-categories. As such, this criteria is not applicable.
	AO8.3 Development for an office is not located in the ANEF 25-30 sub-category, ANEF 30-35 sub-category, ANEF 35-40 sub-category, or ANEF 40-45 sub-category.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Site is not identified within the nominated sub-categories. As such, this criteria is not applicable.
	AO8.4 No acceptable outcome is prescribed where development for a community use, detention facility, funeral parlour, place of worship, theatre or veterinary service.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Site is not identified within the nominated sub-categories. As such, this criteria is not applicable.
	AO8.5 Development for a use not identified in AO8.1, AO8.2, AO8.3 or AO8.4 is not located in the ANEF 40-45 sub-category.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Site is not identified within the nominated sub-categories. As such, this criteria is not applicable.

PO9 Development for a sensitive use is appropriately located to prevent inappropriate exposure to very high levels of aircraft noise.	**AO9.1** Development for a caretaker's accommodation, childcare centre, community care centre, community residence, dual occupancy, dwelling house, dwelling unit, educational establishment, health care service, hospital, multiple dwelling, relocatable home park, residential care facility, retirement facility or rooming accommodation is not located within the ANEF 25-30 sub-category, ANEF 30-35 sub-category, ANEF 35-40 sub-category, or ANEF 40-45 sub-category.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Site is not identified within the nominated sub-categories. As such, this criteria is not applicable.
	AO9.2 Development for a resort complex, rural workers' accommodation, short-term accommodation or tourist park is not located within the ANEF 30-35 sub-category, ANEF 35-40 sub-category, or ANEF 40-45 sub-category.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Site is not identified within the nominated sub-categories. As such, this criteria is not applicable.

3.2. 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 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** No existing or planned infrastructure burdens the Site.

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 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** No existing or planned infrastructure burdens the Site. Infrastructure charges apply consistent with development within the priority infrastructure area.

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** No existing or planned infrastructure burdens the Site.

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.		

3.3. 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 is for a Multiple dwelling.
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 is for a Multiple dwelling.

	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 proposal is for a Multiple dwelling.

3.4. 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 is accessed via a neighbourhood 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 is accessed via Lauder Street (Neighbourhood Road) & not a primary freight route.
	AO1.3 Development ensures that a use other than a use with high traffic-generating potential gains all vehicular access, other than for service vehicles, via the lowest order road in the road hierarchy to which the site has frontage.	☒ **Complies** ☐ **Performance Solution** ☐ **Not Applicable** The Site is accessed via Lauder Street (Neighbourhood Road). The proposal does not have high traffic generating potential.
	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 Site does not front 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 Site is accessed via a lower order 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** Anticipated traffic levels can be supported by the existing road hierarchy. Refer to the Traffic Report.
	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** The proposal will mitigate any impacts on the road hierarchy. Refer to the Traffic Report.
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 development does not impede for any required verge 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:	**AO3A** No acceptable outcome is prescribed.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** No extra trunk infrastructure costs are warranted.

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

the general area in which the site is situated. *Editor's note—A condition which requires a proposed development to keep permanent improvements and structures associated with the approved development clear of the area of long term infrastructure, may be imposed.*		
Section D—If reconfiguring a lot or involving an extension or change to the road hierarchy		
The proposal does not involve reconfiguring a lot or involving an extension or change to the road hierarchy. As such, this criteria is not applicable.		

3.5. 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** No linear dedication is required. The existing verge width is 4.408m+. Refer to Architectural Plans.
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** No street trees are affected by the development. The existing street tree fronting the Site is being 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** The proposal does not involve the listed design elements.
Section B—If for assessable development		
PO3 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-	**AO3.1** 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.	☐ **Complies** ☐ **Performance Solution** ☒ **Not Applicable** The Site does not require a corner land dedication.

planting feature trees, seating and public art that integrates with the public realm.	**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** The Site does not require a corner land dedication.
	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** The Site does not require a corner land dedication.
If in or on a site adjoining the Wildlife movement solution sub-category		
The Site does not adjoin the Wildlife movement solution sub-category. As such, this criteria is not applicable.		

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** Compliance can be conditioned where necessary.
	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** Development 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** The Proposal does not involve a park.
	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** The Proposal does not involve a park.
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** The Proposal does not involve a park.
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** The Proposal does not involve a park.

	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** The Proposal does not involve a park.
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** The Proposal does not involve a park.
	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** The Proposal does not involve a park.
	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** The Proposal does not involve a park.
	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** The Proposal does not involve a park.

	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** The Proposal does not involve a park.
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** The Proposal does not involve a park.
	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** The Proposal does not involve a park.
	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** The Proposal does not involve a park.
	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** The Proposal does not involve a park.
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** The Proposal does not involve a park.

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** The Proposal does not involve a park.
	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** The Proposal does not involve a park.
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** The Proposal does not involve a park.
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** The Proposal does not involve a park.

	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** The Proposal does not involve a park.
	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** The Proposal does not involve a park.
	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** The Proposal does not involve a park.
	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** The Proposal does not involve a park.

	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** The Proposal does not involve a park.
	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** The Proposal does not involve a park.
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** The Proposal does not involve a park.
	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** The Proposal does not involve a park.
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** The Proposal does not involve a park.

	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** The Proposal does not involve a park.
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** The Proposal does not involve a park.

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** The Proposal does not involve a park.
	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** The Proposal does not involve a park.
	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** The Proposal does not involve a park.

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** The Proposal does not involve a park.
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** The Proposal does not involve a park.

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