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**APPLICATION REF**

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# Appendix A: Assessment Benchmarks



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# 1 Strategic Framework

## 1.1 Theme 2: Brisbane’s outstanding lifestyle

### 1.1.1 Element 2.2 – Brisbane’s housing and accommodation choices;

Specific outcomes	Land use strategies	Comment
<b>SO1</b> Brisbane's dwelling needs for future populations are met by matching growth to the existing and planned infrastructure in the city.	<b>L1</b> Increased densities within Growth Nodes on Selected Transport Corridors are identified through a neighbourhood planning process and are in accordance with the Brisbane CityShape theme to accommodate anticipated future population.	<b>Not Applicable:</b> The proposed development is not located within the identified Growth Nodes on Selected transport Corridors
<b>SO2</b> Brisbane's housing is diverse in type and form, offering choice to different household types and income levels and individuals with specific housing needs.	<b>L2</b> Residential development contributes to housing diversity, particularly supporting ageing in place and assisted living and housing suited to households on different incomes, within each neighbourhood and across the city, as outlined in the applicable zone or neighbourhood plan. Small-scale complementary uses (care co-located uses defined activity group) that are suited to integration and co-location with retirement facilities and residential care facilities are facilitated to support the provision of specialised services and retail for residents and visitors.	<b>Complies:</b> The proposed development contributes to housing diversity in two ways. <ul style="list-style-type: none"> <li>• The development proposes townhouse-style units, where surrounding developments propose apartment-style units.</li> <li>• The size and number of bedrooms for the units in the development are varied.</li> </ul>
<b>SO3</b> Brisbane provides its temporary population ready access to suitable accommodation for business visitors, tourists and students.	<b>L3.1</b> A range of accessible accommodation opportunities catering to a growing number of visiting professionals, temporary business visitors, tourists and students are conveniently located at or in proximity to major business and tourism destinations.	<b>Not Applicable:</b> The proposed development is not located near a major business or tourism destination.
	<b>L3.2</b> There are opportunities for accommodation of employees in residential precincts in proximity to centres.	<b>Complies:</b> The proposed development will increase the density in a residential area near the District centre within walking distance.
	<b>L3.3</b> New hotels and extensions to existing hotels are facilitated in the City Centre and other appropriate locations.	<b>Not Applicable:</b> The proposed development does not include a hotel.
<b>SO4</b>	<b>L4</b>	<b>Not Applicable:</b>



Brisbane's existing Rural Neighbourhoods are maintained without expansion.	Given the challenges in providing infrastructure in Rural Neighbourhoods, they are not envisaged to expand.	The subject site is not located within a Rural neighbourhood.
<b>SO5</b> Brisbane's last remaining greenfield development areas are well planned and well delivered.	<b>L5</b> Future Suburban Living Areas exhibit a strong sense of place and demonstrate best-practice urban design outcomes, including building on the landscape features of the locality and a high degree of legibility and permeability.	<b>Not Applicable:</b> The subject site is not located within the Future Suburban Living Area
<b>SO6</b> Brisbane provides a variety of accommodation and housing near the city's major institutions and other Special Centres.	<b>L6.1</b> Land is identified for a range of housing types, including rooming accommodation, suitable to tertiary and international students, staff and visitors to major special-purpose centres or community institutions, such as hospitals, at appropriate locations proximate to education campuses or health institutions or along high-frequency public transport routes and with good access to urban services.	<b>Not Applicable:</b> The subject site is not within close proximity of a tertiary education campus or major community institution.
	<b>L6.2</b> Outside activity centres, Growth Nodes on Selected Transport Corridors and geographically nominated locations, rooming accommodation for students is supported where the surrounding amenity is maintained and there is good access to higher education campuses by way of public or active transport.	<b>Not Applicable:</b> The proposed development is not proposing rooming accommodation
	<b>L6.3</b> Other special purpose institutions, for example defence bases, establish accommodation consistent with the applicable zone or neighbourhood plan, either on site or nearby where well served by transport and other urban facilities, as required to meet the particular housing choice needs for staff and visitors.	<b>Not Applicable:</b> The subject site is not within proximity of any Other special-purpose institutions,

## 1.2 Theme 5: Brisbane's CityShape

### 1.2.1 Element 5.3 – Brisbane's Major Centres

The subject site is not located within a major centre, as shown in SC2.1 Strategic framework maps, therefore, assessment against this element of the strategic framework is not required.

### 1.2.2 Element 5.5 – Brisbane's Suburban Living Areas

Specific outcomes	Land use strategies	Comment
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<p><b>SO1</b> Suburban Living Areas experience growth in response to local context and needs, including centres, community facilities, medium and high-density residential and industrial uses.</p>	<p><b>L1</b> The zoning pattern shows the development intent that is consistent with local values, constraints and opportunities in the Suburban Living Areas.</p>	<p><b>LU Complies:</b> The proposed development is located within the Low-medium density residential zone, in the 2-3 3-story mix. As the proposed development is for 2-3 story townhouse units, the development is in line with the zone patterns for the surrounding area.</p>
<p><b>SO2</b> Suburban Living Areas experience limited growth, providing predominantly detached housing for residents.</p>	<p><b>L2.1</b> Development for housing is restricted to detached housing and any on-site secondary dwelling in the majority of Suburban Living Areas.</p>	<p><b>SO Complies:</b> The proposed development increase the density of the lot from a single detached dwelling to 5 townhouse units. This growth is in line with the development of the surrounding properties and is within close proximity of services, district centre and frequent public transport.</p>
	<p><b>L2.2</b> Development is restricted in terms of the lot sizes, configurations and circumstances suitable for subdivision and small-scale housing infill development.</p>	
<p><b>SO3</b> Suburban Living Areas allow for adaptable small-scale multiple dwellings, retirement facilities and residential care facilities on well-located sites to provide for intergenerational housing options catering to young people, families and supporting ageing in place and ageing in neighbourhood.</p>	<p><b>L3.1</b> Development for the small-scale multiple dwellings is restricted to well-located sites in Suburban Living Areas. Zone, neighbourhood plan and development codes, and mapping indicate various criteria for determining well-located sites in those localities and circumstances. Development for retirement facilities and residential care facilities occurs on well-located sites in Suburban Living Areas. The scale and built form of retirement facilities and residential care facilities is commensurate with the size of the site and sensitive to the surrounding character and amenity of Suburban Living Areas.</p>	<p><b>LU Complies:</b> The proposed development is for small-scale multiple dwelling, in the form of Townhouse units. The development will be located within an area of similar sized developments that are within close proximity of a district centre and frequent public transport.</p>
	<p><b>L3.2</b> Development for multiple dwellings in the Emerging community zone: a. is restricted to locations provided for in a neighbourhood plan; or b. is within 400m walking distance from a dedicated public pedestrian access point of a public transport stop or station with a service frequency of 4 or more services per hour in the peak periods of 7 am to 9 am and 4 pm to 6 pm and the edge: i. of a centre zone other than the Neighbourhood centre zone; or ii. of a zone that provides for the Special Centres identified in Section 3.7.5.1 L1.1 in Theme 5 of the Strategic Framework.</p>	<p><b>Not Applicable:</b> The subject site is not located within the Emerging community Zone.</p>
<p><b>SO4</b> The local character which is typically defined by features such as consistent block size and</p>	<p><b>L4.1</b> Infill development is limited to instances where the resulting lot size reflects that which predominates in the neighbourhood.</p>	<p><b>Not applicable:</b> The proposed development is not for a ROL, in creating new lots.</p>
	<p><b>L4.2</b></p>	<p><b>SO Complies:</b></p>



<p>house spacing, an established road pattern, a predominance of detached housing, the presence of mature vegetation and gardens and by local typography is maintained.</p>	<p>The siting, scale and lot coverage of new housing is consistent with the existing neighbourhood character of well-spaced houses and vegetated backyards.</p>	
<p><b>SO5</b> District centres serve local and district catchments and accommodate slightly higher densities than surrounding neighbourhoods.</p>	<p><b>L4.3</b> Development supports high levels of local amenity and air quality and enhances these areas, contributing to the sustainability of the city through:</p> <ol style="list-style-type: none"> <li>the retention of mature and significant vegetation;</li> <li>the retention of private open space capable of supporting trees and gardens;</li> <li>increasing local shade cover along streets;</li> <li>local sustainability initiatives such as water-sensitive urban design.</li> </ol>	<p><b>LU Complies:</b> The proposed development includes the following,</p> <ul style="list-style-type: none"> <li>An existing mature tree will be retained and incorporated into the proposed deep planting.</li> <li>Each Unit will have private open spaces that is connected to an area of deep planting.</li> <li>Deep planting along the street boundary</li> </ul>
<p><b>SO6</b> Neighbourhood centres offer small-scale, low-impact local convenience services.</p>	<p><b>L5.1</b> District centres are located at nodal points within residential neighbourhoods and function as community destinations, providing localised access to goods and services, including retail, community facilities and low impact industry and localised employment.</p>	<p><b>Not Applicable;</b> The proposed development does not include a district centre.</p>
<p><b>SO6</b> Neighbourhood centres offer small-scale, low-impact local convenience services.</p>	<p><b>L5.2</b> District centres are the focus for the public transport network within the local catchment of the district centres.</p>	<p><b>Not Applicable;</b> The proposed development does not include a district centre.</p>
<p><b>SO6</b> Neighbourhood centres offer small-scale, low-impact local convenience services.</p>	<p><b>L6.1</b> Neighbourhood centres are interspersed within residential neighbourhoods and function as local neighbourhood service providers.</p>	<p><b>Not Applicable;</b> The proposed development does not include a neighbourhood centre.</p>
<p><b>SO6</b> Neighbourhood centres offer small-scale, low-impact local convenience services.</p>	<p><b>L6.2</b> Neighbourhood centres are of a scale which is consistent with surrounding detached housing.</p>	<p><b>Not Applicable;</b> The proposed development does not include a neighbourhood centre.</p>
<p><b>SO6</b> Neighbourhood centres offer small-scale, low-impact local convenience services.</p>	<p><b>L6.3</b> A new neighbourhood centre which is not in a location provided for in a zone, zone precinct, or neighbourhood plan is to:</p> <ol style="list-style-type: none"> <li>have a gross floor area of 2,500m<sup>2</sup> or less and a maximum tenancy size of 2,000m<sup>2</sup> or less;</li> <li>have a frontage predominantly to a major road;</li> <li>have vehicle site access from a suburban road, a district road or a neighbourhood road;</li> <li>be 400m or less walking distance from a dedicated public pedestrian access point of a public transport stop or station with a service frequency of 3 or more services per hour in peak periods;</li> <li>be more than 400m from an existing retail based centre;</li> </ol>	<p><b>Not Applicable;</b> The proposed development does not include a neighbourhood centre.</p>



	f. manage the impact on the amenity and character of adjacent uses and the locality consistent with the overall outcomes for the zone, zone precinct and neighbourhood plan for the surrounding uses and locality.	
<b>SO7</b> Non-residential uses support local character and amenity.	<b>L7</b> A range of non-residential land uses that generally support the needs of those Suburban Living Areas include the following: a. local and district services and shopping with access to public transport services, as well as centres in specific locations and other small-scale non-residential uses such as those within commercial character buildings, providing neighbourhood convenience services within a walkable catchment; b. schools and other community facilities; c. a range of parks, from district sports parks to local recreation parks; d. vegetation and open space, including in backyards, that support local and district ecological functions, including biodiversity and fauna movement, as well as helping reduce the urban heat island effect; e. pedestrian-friendly traffic environments and pedestrian and cyclist connectivity to surrounding areas including some buffered industrial areas that offer locally accessible employment opportunities for residents in the Suburban Living Areas.	<b>Not Applicable;</b> The proposed development does not include a non-residential land use.
<b>SO8</b> Development of Emerging community zoned land reinforces intended local character and amenity, positively contributes to the creation of sustainable and functional communities that are fully integrated within the Suburban Living Area and is serviced by appropriate supporting infrastructure and services.	<b>L8</b> Development: a. considers and responds to known development constraints and those identified through the assessment process; b. preserves valued character and environmental attributes and mitigates unavoidable impacts; c. provides corridors and linkages required to physically integrate development within the locality; d. concentrates the most intense land uses on well-located sites serviced by appropriate supporting infrastructure; e. is consistent with the scale and pattern of development intended in the zone, zone precinct, or neighbourhood plan.	<b>LU Complies:</b> <ul style="list-style-type: none"> <li>The development has been designed to respond to development constraints, including from the multiple dwelling code.</li> <li>There is only character component is the existing significant tree, which will be retained with the rear deep planting area.</li> <li>No corridors/linkages are proposed.</li> <li>The proposed multiple dwelling is located within walking distance of frequent public transport and a district centre.</li> <li>The proposed development will be consistent with the development pattern of similar-scale multiple dwellings.</li> </ul>

### 1.2.3 Element 5.8 – Brisbane’s Growth Nodes on Selected Transport Corridors.

The subject site is not located on a Selected Transport Corridors and Growth Nodes, as shown in SC2.1 Strategic framework maps, therefore, assessment against this element of the strategic framework is not required.



## 2 Zone Code

### 2.1 Low-medium density residential zone code

Overall outcomes	Response
<b>4. Development location and uses overall outcomes are:</b>	
a. Development comprises a mix of low and low-medium-rise, low-medium-density residential development.	<b>Complies:</b> The proposed development is for 2-3 story set of townhouse-style units
b. Development allows for urban consolidation and better use of physical and social infrastructure.	<b>Complies:</b> The development is urban consolidation through increasing the density around existing facilities.
c. Development supports the creation of a walkable neighbourhood with the potential for residents to live within walking distance of regular public transport, nearby centres, recreational opportunities and community facilities, and reduces vehicle-based trips to work, shops or centres.	<b>Complies:</b> The proposed development is walking distance of regular bus stops and major shops along South Pine Road.
d. Development provides for the co-existence of dwelling houses, dual occupancies or multiple dwellings	<b>Complies:</b> The proposed development is located in an area comprising of 2-3 story apartment buildings and dwelling houses, so is consistent with the intended character.
e. Development retains an existing dwelling house that is located on land within the Traditional building character overlay, Heritage overlay or Pre-1911 building overlay.	<b>Not Applicable:</b> The dwelling on site is not identified as traditional character or heritage.
f. Development for alternative housing types, such as rooming accommodation, a residential care facility or a retirement facility together with ancillary convenience activities and allied services (care co-located uses), which provide housing diversity and enable people to find suitable accommodation throughout their life cycle: <ul style="list-style-type: none"> <li>i. meets amenity expectations of residents;</li> <li>ii. meets the bulk and building height requirements of the Multiple dwelling code or any applicable neighbourhood plan and is not adjoining a dwelling house if rooming accommodation for 6 persons or more;</li> <li>iii. meets the bulk and building height requirements of the Retirement and residential care facility code if a residential care facility or retirement facility.</li> </ul>	<b>Not Applicable:</b> The proposed development is not including rooming accommodation, retirement facility or residential care facilities
g. Development for complementary residential accommodation options including short-term accommodation support, and meet the needs of visitors to, nearby destinations such as hospitals and is located in highly accessible locations fronting an arterial or suburban road that carries more	<b>Not Applicable:</b> The proposed development is not including short term accommodation.



than 6,000 vehicles per day in the Up to 3 storeys zone precinct or the 2 or 3 storey mix zone precinct.	
h. Development for a relocatable home park or tourist park may continue to operate and expand on existing sites in the Up to 3 storeys zone precinct or 2 or 3 storey mix zone precinct to provide housing diversity.	<b>Not Applicable:</b> The proposed development is not for relocatable home park or tourist park
i. Development for a dwelling unit may occur as part of a non-residential use.	<b>Not Applicable:</b> The proposed development does not include a non-residential use.
j. Development reflects and supports the level of comfort, quiet, privacy and safety (including impacts of glare, odour, light, noise, traffic, parking, servicing and hours of operation) reasonably expected within a low-medium density, but predominantly permanent residential environment.	<b>Complies:</b> The proposed development of townhouse style units supports the anticipated level of comfort expected from the low-medium density residential area
k. Development for an active frontage use on land within the Active frontages in residential zones overlay is to comply with the Active frontages in residential zones overlay code.	<b>Not Applicable:</b> The subject site is not identified as having an active frontage.
l. Development for commercial character building activities on land within the Commercial character building overlay is to comply with the Commercial character building (activities) overlay code.	<b>Not Applicable:</b> The proposed development is not for a commercial character building.
m. Development for a compatible and individual small-scale non-residential use which is a community care centre, community use, health care service, office, shop or veterinary service (together with any associated caretaker's accommodation or dwelling unit) where not on land within the Commercial character building overlay or the Active frontages in residential zones overlay, is to: <ul style="list-style-type: none"> <li>i. have a gross floor area of less than 250m<sup>2</sup>;</li> <li>ii. serve local residents' day-to-day needs;</li> <li>iii. not undermine the viability of a nearby centre.</li> </ul>	<b>Not Applicable:</b> The proposed development is not for a small scale non-residential use.
n. Development which would result in the co-location of new non-residential uses may only occur along an active frontage identified on the Active frontages in residential zones overlay map or where located in two or more adjoining commercial character buildings.	<b>Not Applicable:</b> The proposed development is not incorporating a non-residential use.
o. Development for a home-based business may operate in a dwelling house, dual occupancy or multiple dwelling and is of a scale and nature that protects the amenity of adjoining residents.	<b>Not Applicable:</b> The proposed development is not for a home-based business
p. Development for any other non-residential use serves a local community facility need only such as a childcare centre or a substation.	<b>Not Applicable:</b> The proposed development is not for a non-residential use.
<b>5. Development form overall outcomes are:</b>	
a. Development for a residential building occurs on appropriately sized and configured lots and is of a height, bulk, scale and form which is tailored to its specific location and to the characteristics of	<b>Complies:</b>



the site within the Low-medium density residential zone and the relevant zone precinct and reinforces a distinctive subtropical character of low to low-medium rise buildings with a landscaped streetscape and recreation areas.	The proposed residential building is of a height and scale which is tailored for the subtropical climate of the street and character of low-medium density residential units.
b. Development provides for a building to have a building height and bulk that responds to: <ul style="list-style-type: none"> <li>i. the nature of adjoining dwellings;</li> <li>ii. site characteristics, including the shape, frontage, size, orientation, slope, and nature of adjoining dwellings.</li> </ul>	<b>Complies:</b> The proposed building height and bulk is appropriate for the site context, particularly the topography, surrounding properties and anticipated development along the street.
c. Development provides for setbacks which suitably buffer a residential use from an activity in an adjoining non-residential zone.	<b>Not applicable:</b> The proposed development does not adjoin a non-residential use.
d. Development supports a subtropical character by ensuring that: <ul style="list-style-type: none"> <li>i. the building form, spacing, orientation and design ensure dwellings are well designed and sensitive to the city's climate;</li> <li>ii. residents on the site, as well as residents of existing or future dwellings on adjoining sites, have sufficient privacy and good access to daylight, sunlight and breezes to enable the intended use of indoor and outdoor spaces.</li> </ul>	<b>Complies:</b> The proposed development has a built form that supports the subtropical climate, including private outdoor spaces, openings to habitable rooms and landscaping on the site.
e. Development provides quality private and public open spaces and landscaping, including deep planting that softens the scale of the dwellings, provides spaces for outdoor activity areas and encourages outdoor living.	<b>Complies:</b> The proposed development incorporates appropriate deep planting along the front and rear of the property to soften the scale of the built form and provide shade for the private outdoor spaces of each unit.
f. Development provides for a building design that interfaces with the street and other adjoining public spaces, including via habitable uses at ground level (with parking located below or behind buildings unless a dwelling house or dual occupancy) which provides surveillance and encourages activation of parks and streets.	<b>Complies:</b> The proposed development has designed the two front units to interface with the street, including habitable rooms and private open spaces along the front elevation for casual surveillance of the street.
g. Development provides for a residential dwelling that fronts a heavily trafficked road or other noise source to be: <ul style="list-style-type: none"> <li>i. suitably located and orientated on the site;</li> <li>ii. designed and finished to minimise noise intrusion while maintaining some opportunities for interface with and surveillance of the street.</li> </ul>	<b>Complies:</b> While the subject site does not front a heavily trafficked road, the site is impacted by noise generated from South Pine Road. However, the development has been designed to minimise noise intrusion and is well buffered from the road by existing residential properties.
h. Development responds to land constraints, mitigates any adverse impacts on environmental values and addresses other specific characteristics, as identified by overlays affecting the site or in codes applicable to the development.	<b>Complies:</b> The proposed development has responded to the topography of the property to mitigate impacts
<b>6. 2-storey mix zone precinct overall outcomes are:</b>	<b>N/A – Not located in specified zone precinct</b>
<b>7. 2 or 3 storey mix zone precinct overall outcomes are:</b>	



<p>a. Development comprises a mix of dwelling types including dwelling houses, 2 to 3 storey low rise multiple dwellings (such as apartments and row houses) and dual occupancy, to provide housing diversity and a sensitive transition both to adjoining sites that contain dwelling houses and between busier roads or centres and lower density residential areas.</p>	<p><b>Complies</b> The proposed development include 5 units in a row house layout, including 2 and 3 stories.</p>
<p>b. Development of low-medium rise, low-medium density residential buildings:</p> <ul style="list-style-type: none"> <li>i. are of predominantly 2 storeys, or of up to 3 storeys in height where located within easy walking distance of a public transport node;</li> <li>ii. are located on suitable sites, in accessible locations, near to public transport and larger centres or key destinations.</li> </ul>	<p><b>Complies</b> The proposed development include units with 3 stories and are located within walking distance of public transport and the district centre.</p>
<p>c. Development for a residential use other than a dwelling house is of a scale and bulk that co-exists comfortably with an adjoining dwelling house, even though it might have a bulk and scale greater than a dwelling house.</p>	<p><b>Complies:</b> The development has been designed to be of an appropriate scale between the remaining dwelling house in the street and the recent multiple dwellings.</p>
<p>d. Development design, height and setbacks provide a sensitive transition at the edge of the site to an adjoining dwelling house or land in a lower density zone or zone precinct.</p>	<p><b>Complies:</b> The development has been designed to incorporate an appropriate transition to the adjoining dwelling house by reducing the closest unit from 3 stories to 2.</p>
<p>e. Development for a residential use other than for a dwelling house incorporates setbacks and landscaping which contribute to a cohesive and compatible human-scale streetscape.</p>	<p><b>Complies:</b> The development has been designed to incorporate a majority of acceptable setbacks and adequate landscaping, including deep planting, to contribute positively to the streetscape.</p>
<p>f. Development responds to local characteristics, such as protection of view corridors, reinforces a green landscape character and responds to the surrounding character and architecture.</p>	<p><b>Complies:</b> While the site includes no view corridors, the development has been designed to reinforce the green landscape character of the streetscape and surrounding properties.</p>
<p><b>8. Up to 3 storeys zone precinct overall outcomes are:</b></p>	<p><b>N/A – Not located in specified zone precinct</b></p>



## 3 Use code

### 3.1 Multiple dwelling code

Performance outcomes	Acceptable outcomes	Comments
<b>Site area and frontage</b>		
<p><b>PO1</b> Development has a site area and frontage width that is sufficient to:</p> <ol style="list-style-type: none"> <li>accommodate the scale and form of multiple dwelling buildings, considering site features such as heritage or character buildings and slope;</li> <li>deliver usable communal open space areas and private open spaces;</li> <li>achieve viable areas of deep planting and landscaping to retain significant vegetation and protect or establish large subtropical shade trees;</li> <li>achieve safe and convenient vehicle access to the site;</li> <li>accommodate on-site parking and vehicle manoeuvring for residents, visitors and service providers;</li> <li>accommodate the location and size requirements of service authorities and site services to minimise adverse visual and amenity impacts on neighbours and the streetscape;</li> <li>minimise the impact of new driveways on the streetscape.</li> </ol>	<p><b>AO1</b> Development has a site area and frontage width that meet the minimum requirements set out in:</p> <ol style="list-style-type: none"> <li>a neighbourhood plan; or</li> <li>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.</li> </ol> <p>Note—The site frontage is measured at the property line on the primary road boundary.</p>	<p><b>AO Complies;</b> The proposed development is located on a 916m<sup>2</sup> site with a 22.8m frontage width. This complies with the requirements identified in Table 9.3.14.3.B as there is no neighbourhood plan to specify any separate requirements.</p>
<p><b>PO2</b> 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</p>	<p><b>AO2</b> Development in the High density residential zone or the Medium density residential zone ensures that the site area and frontage width of an adjoining site in the High density residential zone or the Medium density residential zone meets the minimum requirements set out in:</p> <ol style="list-style-type: none"> <li>a neighbourhood plan; or</li> </ol>	<p><b>Not Applicable:</b> Development is not located in the high or medium density residential zone.</p>



<p>envisaged for the zone or neighbourhood plan area.</p> <p>Note—An indicative concept plan that demonstrates compliant development can be achieved on the adjoining site may be required to demonstrate achievement of this outcome.</p>	<p>b. if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements set out in Table 9.3.14.3.B.</p>	
<p><b>Building design and appearance</b></p>		
<p><b>PO3</b> Development height, bulk and scale, siting and layout ensures that:</p> <ol style="list-style-type: none"> <li>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;</li> <li>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;</li> <li>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;</li> <li>d. sufficient visual and acoustic privacy is achieved between dwellings without reliance on screening;</li> <li>e. the development is consistent with the setback pattern and contributes to the character of the streetscape;</li> <li>f. adequate landscape buffering is achieved, including the retention and provision of large subtropical shade trees in deep planting areas.</li> </ol>	<p><b>AO3</b> Development is contained within the building envelope for the site created by applying:</p> <ol style="list-style-type: none"> <li>a. the maximum building height in Table 9.3.14.3.B;</li> <li>b. front, rear and side boundary setback requirements in Table 9.3.14.3.C;</li> <li>c. car parking boundary setback requirements in Table 9.3.14.3.E;</li> <li>d. building separation requirements in Table 9.3.14.3.F;</li> <li>e. building height transitions specified in Table 9.3.14.3.I where applicable;</li> <li>f. the acceptable outcomes for deep planting and landscaping areas.</li> </ol> <p>Refer to Figure b and Figure c.</p> <p>Note—This acceptable outcome can be demonstrated by the preparation of a building envelope plan, elevations and sections.</p>	<p><b>PO Complies:</b> The proposed development does partially exceed the building height, side setbacks, height transitions and deep planting.</p> <ol style="list-style-type: none"> <li>a. The proposed development is less than the maximum height of 9.5m and is in line with existing developments within the vicinity, which have 3 3-storey components, complying with the local character and anticipated form.</li> <li>b. The development incorporates appropriate building separation to the side boundaries to be of a compatible scale, particularly for future development on the southern and western properties.</li> <li>c. The units have appropriate side setbacks and have been designed to minimise overlooking on adjoining properties, as well as minimise impacts on access to natural light and ventilation of habitable rooms in adjoining sites.</li> <li>d. The design of windows on the sides of the development incorporates sill heights to allow for adequate access to light and ventilation, while utilising minimal screening along the bottoms of each window.</li> <li>e. The majority of the setbacks are in line with the acceptable setbacks of the</li> </ol>



		<p>multiple dwelling code, as the area is transitioning from low density to low-medium density.</p> <p>f. The development has incorporated adequate space for landscaping and deep planting across the rear and front of the site to allow for shade trees.</p>
<p><b>PO4</b> Development has a building height, scale and form that improves the amenity and achieves the intended outcomes of the zone or neighbourhood plan area, contributes to a cohesive streetscape and built form character and is:</p> <ul style="list-style-type: none"> <li>a. consistent with the anticipated density and assumed infrastructure demand;</li> <li>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;</li> <li>c. proportionate to and commensurate with the site area and frontage width so as not to be overbearing on the street or adjoining development;</li> <li>d. designed to avoid a significant and undue adverse amenity impact to adjoining development;</li> <li>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;</li> <li>f. considerate of street conditions, the topography of the area and site slope;</li> <li>g. designed to maintain significant viewpoints and corridors;</li> <li>h. designed and oriented to retain solar access to key public spaces and adjoining buildings.</li> </ul>	<p><b>AO4.1</b> Development has a maximum building height that complies with:</p> <ul style="list-style-type: none"> <li>a. a neighbourhood plan; or</li> <li>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.</li> </ul>	<p><b>PO Complies:</b> The proposed development includes a 3-story design which exceeds the maximum height permitted in Table 9.3.14.3.B as there is no neighbourhood plans.</p> <ul style="list-style-type: none"> <li>a. The development has a height which is consistent with the height of recent approved multiple dwellings with the immediate vacancy, refer to section 4.2.1.2 in the planning report for more details.</li> <li>b. The design of the development meets the expectations of the community, given the existing presence of buildings with 3 stories along Ashmore Street.</li> <li>c. The development has been designed with appropriate front setbacks to not be overbearing on the street and remaining within character.</li> <li>d. The design of the proposed townhouse units includes adequate side setbacks that do not adversely impact the amenity of adjoining properties.</li> <li>e. The units have adequate setbacks to allow for existing and future buildings on adjoining properties to have adequate separation.</li> <li>f. The design of the townhouses includes a step down from 3 to 2</li> </ul>



		<p>stories, in line with the height of the buildings on either side of the site.</p> <p>g. There is no significant viewpoints within the immediate area.</p> <p>h. The height of the development does not exceed 9.5m, and is design with setbacks to not adversely impact solar access for adjoining buildings.</p>
<p><b>PO5</b> Development for services and related structures, including electricity transformers, fire hydrant and booster assemblies, air conditioning and other mechanical plant, vents, exhausts and refuse and recycling storage areas:</p> <ol style="list-style-type: none"> <li>are integrated into the development;</li> <li>do not dominate the site frontage;</li> <li>are compatible with the intended streetscape character;</li> <li>ensure adverse amenity impacts to the streetscape and habitable spaces are ameliorated.</li> </ol>	<p><b>AO4.2</b> Development incorporates the building height transition requirements set out in Table 9.3.14.3.I.</p> <p><b>AO5</b> Development ensures that where services and related structures, including electricity transformers, fire hydrants and booster assemblies, air conditioning and other mechanical plant, vents, exhausts and refuse and recycling storage areas, are located within 4 metres of the front boundary:</p> <ol style="list-style-type: none"> <li>comprise no more than 5m or 10% of the street frontage, whichever is the lesser;</li> <li>are orientated towards the internal driveways or footpaths onsite;</li> <li>are located, screened or landscaped so as not to be visually obtrusive.</li> </ol>	<p><b>AO Complies:</b> The proposed building has been designed to appear as 2 stories above NGL, along the side boundaries and does not exceed 9.5m in height. This complies with the height transition identified in Table 9.3.14.3.I.</p> <p><b>AO Complies:</b> The proposed development will locate all relevant services, utilities, and refuse storage area within screened areas or within the internal driveway area in the centre of the site, away from the street frontage.</p>
<p><b>PO6</b> Development provides a front boundary setback that:</p> <ol style="list-style-type: none"> <li>defines the street edge;</li> <li>creates a clear threshold and transition from public to private space;</li> <li>assists in achieving visual privacy to ground-floor dwellings from the street;</li> <li>supports the location of balconies for casual surveillance of the street and modulation of the facade;</li> </ol>	<p><b>AO6</b> Development provides setbacks to the primary and secondary frontages that complies with:</p> <ol style="list-style-type: none"> <li>a neighbourhood plan; or</li> <li>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.</li> </ol> <p>Note—Roofing of terrace areas on car parking structures are to comply with boundary setback requirements for balconies. Note—Boundary setbacks are also influenced by minimum building separations considering the nature of the wall proposed and the number of openings or balconies.</p>	<p><b>AO Complies:</b> The proposed development incorporates setbacks to Ashmore street of 4m to balconies and 6m to walls. This is in line with the requirements specified in Table 9.3.14.3.C.</p>



<ul style="list-style-type: none"> <li>e. allows for built form and facade articulation that contributes to the streetscape character and landscape;</li> <li>f. is consistent with the intended streetscape and setback pattern;</li> <li>g. facilitates landscaping appropriate to soften and screen the built form of the development from the street.</li> </ul>		
<p><b>PO7</b> Development provides side and rear boundary setbacks that:</p> <ul style="list-style-type: none"> <li>a. consider future development;</li> <li>b. minimise the impacts of development on the amenity and privacy of future and existing neighbourhood residents;</li> <li>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;</li> <li>d. contribute to the rhythm and pattern of the streetscape in keeping with the intended neighbourhood character;</li> <li>e. maximise the opportunity to retain significant vegetation and protect or establish large subtropical shade trees in deep-planting areas.</li> </ul>	<p><b>AO7.1</b> Unless greater setbacks are required to achieve adequate building separation, development provides a rear boundary and side boundary setback that complies with:</p> <ul style="list-style-type: none"> <li>a. a neighbourhood plan; or</li> <li>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.</li> </ul> <p>Refer to Figure d.</p>	<p><b>PO Complies:</b> The proposed development includes reduced side setbacks which are less than the minimum accepted setbacks in Table 9.3.14.3.C as there is no neighbourhood plans. These reduced setbacks are due to irregular angle on the northern side and change in natural ground level on the southern side.</p> <p>The design of the units on the northern side incorporates a step built form, which results in small sections of each unit having a slightly smaller setback than specified. However, the majority of the walls, including the majority of windows, comply with the relevant side setbacks.</p> <p>The southern units have walls that run parallel to the side boundary, while increasing the setback of each level to comply with the relevant setbacks. However, due to the change in the natural ground level, minor sections of two units have trigger greater setbacks. These sections are minor, the upper portion of wall on TH1 first floor and the roof of TH5.</p> <p>Overall, the townhouses have compliant side setbacks, with minor components</p>



		<p>exceeding the limits due to the lot's irregular shape and slope.</p>
	<p><b>AO7.2</b> Development ensures that any built to boundary walls located in a zone in the residential zones category are:</p> <ol style="list-style-type: none"> <li>a. not located along both side boundaries unless in the Low-medium density residential zone, Medium density residential zone or High density residential zone;</li> <li>b. not located along a common boundary with a lot located in the Low density residential zone or Character residential zone;</li> <li>c. for non-habitable rooms or spaces only;</li> <li>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;</li> <li>e. not located within the front or rear setback;</li> <li>f. where on the side boundaries of a corner lot, located towards the front of the development and separated;</li> <li>g. a maximum height of 3m;</li> <li>h. low maintenance or constructed of prefinished materials.</li> </ol> <p>Refer to Figure e.</p>	<p><b>AO Complies</b></p> <ol style="list-style-type: none"> <li>a. The proposed Built To Boundary walls (BTB) are proposed on both side boundaries.</li> <li>b. No BTB is proposed along a low or character residential zone.</li> <li>c. The BTB are limited to the internal driveway</li> <li>d. The BTB will be adequately separated from habitable rooms in the adjoining dwelling, which has a side setback greater than 1.5m.</li> <li>e. The BTB walls are not within the front or rear setbacks.</li> <li>f. Have a maximum height of 2.2m</li> <li>g. Will be made of prefinished materials to be low-maintenance.</li> </ol>
	<p><b>AO7.3</b> Development ensures built to boundary walls:</p> <ol style="list-style-type: none"> <li>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</li> <li>b. have a maximum cumulative length of 9m, where permitted in the Infill housing zone precinct of the Character residential zone; or do not exceed the length of an abutting and lawfully constructed built to boundary wall on an adjoining lot.</li> </ol>	<p><b>AO Complies:</b> The proposed BTB will not exceed 10m in length on either side boundary, with both adjoining lots being low-medium density residential.</p>
<p><b>PO8</b> Development ensures that the proportion of buildings to open space and landscaping on a site:</p> <ol style="list-style-type: none"> <li>a. is consistent with the intended form, character and intensity of the local area and immediate streetscape;</li> <li>b. facilitates modulation and articulation of the building form;</li> </ol>	<p><b>AO8</b> Development has:</p> <ol style="list-style-type: none"> <li>a. a building footprint within the building envelope;</li> <li>b. a maximum site cover that:             <ol style="list-style-type: none"> <li>i. complies with the requirements set out in a neighbourhood plan; or</li> <li>ii. if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan:</li> </ol> </li> </ol>	<p><b>PO Complies</b> The proposed development has a site cover of 47.3% in a low-medium density zone site.</p> <ol style="list-style-type: none"> <li>a. The proposed development has a built form which both complies with the anticipated density of development in the area, but provides variety to the character along the streetscape.</li> </ol>



<ul style="list-style-type: none"> <li>c. supports residential amenity for occupants and adjoining properties;</li> <li>d. supports private outdoor subtropical living;</li> <li>e. provides for well-located and functional communal open space areas;</li> <li>f. provides for deep planting areas to retain significant vegetation and protect or establish large subtropical shade trees.</li> </ul>	<ul style="list-style-type: none"> <li>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</li> <li>B. where in the High density residential zone, is 40%.</li> </ul>	<ul style="list-style-type: none"> <li>b. The built form includes adequate articulation.</li> <li>c. The proposed units will have adequate amenity through individual garages and entrances in a townhouse layout.</li> <li>d. The proposed units each have adequate private open spaces to support subtropical living.</li> <li>e. No communal open space is required or proposed.</li> <li>f. The development will retain existing mature vegetation with adequate deep planting, creating opportunities for subtropical shade trees.</li> </ul>
<p><b>PO9</b> Development balances the height and footprint of the building, providing modulation and variation in the facade's horizontal and vertical profiles that:</p> <ul style="list-style-type: none"> <li>a. reduces the appearances of bulk through changes in building depth, length and articulated form;</li> </ul>	<p><b>AO9.1</b> 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.</p> <p><small>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.</small></p>	<p><b>PO Complies:</b> The proposed development has a maximum wall length of 32m along the southern boundary. <b>Refer to PO assessment below</b></p>
<ul style="list-style-type: none"> <li>b. maintains a human scale and is consistent with the form and character intent of the neighbourhood and street;</li> <li>c. supports residential amenity to occupants and adjoining properties, including access to natural light and breezes;</li> <li>d. provides opportunities for dual aspect dwellings;</li> </ul>	<p><b>AO9.2</b> 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.</p> <p><small>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.</small></p>	<p><b>Not Applicable:</b> The subject site is not zoned as High Density residential</p>
<ul style="list-style-type: none"> <li>e. incorporates changes in material, finish or texture at regular intervals;</li> <li>f. provides expressive shadow casting elements;</li> <li>g. provides opportunities for useable and functional open space.</li> </ul> <p>Refer to Figure i.</p>	<p><b>AO9.3</b> Development incorporates the following design elements:</p> <ul style="list-style-type: none"> <li>a. balconies, verandas or terraces on each level;</li> <li>b. variation in the treatment and patterning of windows to bring visual interest and activation to each facade;</li> <li>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;</li> <li>d. recessions and projections in the roof and wall plane, such as steps, slopes or splays which cast shadows.</li> </ul> <p>Refer to Figure l, Figure m and Figure n.</p>	<p><b>PO Complies:</b> The development doesn't include balconies on every level.</p> <ul style="list-style-type: none"> <li>a. The proposed development has a townhouse style form with varied depths through the inclusion of balconies.</li> <li>b. The proposed development maintains the human scale with a built form that is consistent with the other units in the street.</li> </ul>



		<ul style="list-style-type: none"> <li>c. The proposed development has been designed to allow for adequate light and ventilation to the habitable rooms of all units.</li> <li>d. The majority of the proposed habitable rooms have dual aspects.</li> <li>e. The proposed built form incorporates changes in materials and batten screening to incorporate variety.</li> <li>f. The inclusion of awnings, eaves and screening will allow for expressive shadow casting elements.</li> <li>g. The proposed units will each have usable outdoor spaces, including patios, courtyards and balconies.</li> </ul>
<p><b>PO10</b> Development for rooftops and building caps:</p> <ul style="list-style-type: none"> <li>a. is contextually and climatically appropriate in form;</li> <li>b. reduces the bulk and scale of development when viewed from the street;</li> <li>c. is responsive to orientation and solar access;</li> <li>d. is not marred by plant and equipment;</li> <li>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.</li> </ul>	<p><b>AO9.4</b> Development of the first 3 storeys of the building includes:</p> <ul style="list-style-type: none"> <li>a. balconies and outdoor living areas orientated to the street or public realm;</li> <li>b. expression and promotion of pedestrian entries;</li> <li>c. elements of a finer scale than the building's main structure framing such as party walls and slab edges;</li> <li>d. recesses in built form to allow natural light to access habitable rooms within the building.</li> </ul> <p>Refer to Figure j, Figure k and Figure l.</p> <p><b>AO10.1</b> Development provides building caps and rooftops which:</p> <ul style="list-style-type: none"> <li>a. contribute to the architectural distinction of the building and roofs;</li> <li>b. include interesting forms created through pitches, gables, skillions or other features;</li> <li>c. provides opportunity for landscaping, alternative water sources, solar energy and communal open space area.</li> </ul> <p>Refer to Figure m and Figure n.</p> <p><b>AO10.2</b> Development for rooftop service structures, lift motor rooms and mechanical plant and equipment is:</p> <ul style="list-style-type: none"> <li>a. designed as an architectural feature of the building;</li> </ul>	<p><b>PO Complies:</b> The proposed development does not incorporate an expressive pedestrian entrance for the individual unit entrances. <b>Refer to PO assessment above</b></p> <p><b>AO Complies:</b> The proposed development includes a building cap which include various roof forms for each unit, varying the angle and direction of the sloped roofs. The development will allow for roof spaces which can provide for solar energy opportunities and guttering to allow for potential water collection</p> <p><b>Not applicable:</b> The proposed development does not include any rooftop services, including lift motors or mechanical plans.</p>



<p>Note—External public vantage points means from at least two mostly unobstructed views of the development from a public area.</p>	<ul style="list-style-type: none"> <li>b. incorporated into the roof form;</li> <li>c. designed to enable future inclusion of plant and equipment such as telecommunications facilities in an unobtrusive manner;</li> <li>d. visually and acoustically screened from any communal open space on the rooftop.</li> </ul>	
	<p><b>AO10.3</b> Development for a rooftop garden:</p> <ul style="list-style-type: none"> <li>a. incorporates a combination of built form and soft landscape elements integrated with the overall building design;</li> <li>b. enhances the presentation and visual amenity of the rooftop and skyline when viewed from external public vantage points.</li> </ul> <p>Note—External public vantage points means from at least two mostly unobstructed views of the development from a public area.</p>	<p><b>Not applicable:</b> The proposed development does not a rooftop garden.</p>
<p><b>PO11</b> Development provides a building that must define the street edge and reinforce the desired character of the neighbourhood through:</p> <ul style="list-style-type: none"> <li>a. orientation to the street;</li> <li>b. front boundary setback;</li> <li>c. balconies and windows to provide overlooking and casual surveillance;</li> <li>d. building entrances;</li> <li>e. the treatment of retaining walls or basement car parking edges.</li> </ul> <p>Refer to Figure r and Figure u.</p>	<p><b>AO11.1</b> Development provides a building front elevation that is parallel or nearly parallel to the street frontage.</p>	<p><b>AO Complies:</b> The façade of the proposed buildings will run parallel to the front boundary and street.</p>
	<p><b>AO11.2</b> Unless required to achieve landscaping and streetscape outcomes, development provides a building that is not set back further than 2m beyond the minimum required street front setback.</p>	<p><b>AO Complies:</b> The proposed buildings have an acceptable front boundary setback</p>
	<p><b>AO11.3</b> Development provides balconies and windows from the primary living area that face and overlook the street or public space.</p>	<p><b>AO Complies:</b> The proposed buildings incorporate balconies and windows on the front 2 units to overlook the street. 4 of the 5 units will include windows that will look over the internal driveway area in the centre of the property.</p>
<p><b>PO12</b> Development provides an entrance that must define the threshold between public and private space and provide:</p> <ul style="list-style-type: none"> <li>a. safe, secure and convenient access to the site for residents and visitors;</li> <li>b. a sufficiently scaled and sheltered entry and meeting space;</li> </ul>	<p><b>AO12.1</b> Development of a small-scale multiple dwelling of 5 or fewer dwellings in attached form, such as townhouses, ensures access to the front door of each dwelling is at the ground storey and clearly identifiable and visible from the public street or internal driveway.</p>	<p><b>AO Complies:</b> The 5 proposed units have been design to each have their own entrances that is visible from the street, or within the internal driveway.</p>
	<p><b>AO12.2</b> Development where not a small-scale multiple dwelling of 5 or less dwellings, provides at least one prominent pedestrian entry that</p>	<p><b>Not applicable:</b> The development is of a small-scale multiple dwelling, consisting of 5 units.</p>



<ul style="list-style-type: none"> <li>c. clear building signage and numbering for emergency access;</li> <li>d. lighting to ensure the safety of residents and visitors whilst not causing undue nuisance to adjoining premises;</li> <li>e. conveniently located mailboxes;</li> <li>f. individual entrances to ground storey dwellings provide for a varied streetscape.</li> </ul>	<p>connects a foyer or building entry directly with the public verge, is separated from the vehicle entry and includes:</p> <ul style="list-style-type: none"> <li>a. entry and waiting space off the footpath;</li> <li>b. shelter;</li> <li>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;</li> <li>d. mailboxes.</li> </ul> <p>Refer to Figure s.</p>	
	<p><b>AO12.3</b> Development provides direct entry from the street for any ground storey dwellings that are adjacent to the street front and ensures that:</p> <ul style="list-style-type: none"> <li>a. any steps are set back a minimum of 1m and are perpendicular to the front boundary;</li> <li>b. retaining walls step to the street level and provide a transition from private outdoor space and the street;</li> <li>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;</li> <li>d. street numbering is provided to support visitor and emergency access.</li> </ul> <p>Refer to Figure t.</p>	<p><b>AO Complies:</b> The two units located at the front of the property will have individual entrances off the street along the driveway entrance. Both entrances will have no steps or retaining walls, changing the level of the unit entrances from the street. All units will have individual entrances well-lit to be visible from the street (or internal driveway), including the numbering of the units.</p>
<b>Safety, privacy and amenity</b>		
<p><b>PO13</b> If:</p> <ul style="list-style-type: none"> <li>a. identified in a neighbourhood plan as a building height transition; or</li> <li>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.</li> </ul> <p>Development provides a transitional built form which protects the amenity of lower density residential areas by:</p>	<p><b>AO13.1</b> Where identified in a neighbourhood plan, development provides a building height transition which ensures that buildings and structures comply with the requirements specified in the neighbourhood plan.</p> <p><b>AO13.2</b> 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 9.3.14.3.1.</p> <p>Refer to Figure f.</p>	<p><b>Not Applicable:</b> The subject site is not located within a neighbourhood plan.</p> <p><b>Not Applicable:</b> The subject site is not zoned within the High or Medium density residential zones.</p>



<ul style="list-style-type: none"> <li>a. stepping down in height and scale;</li> <li>b. heavily landscaping interface area;</li> <li>c. minimising impacts including overlooking and visual dominance through building articulation;</li> <li>d. maintaining adequate levels of natural ventilation and light penetration to habitable rooms and private open space;</li> <li>e. avoiding large blank walls on steeply sloping sites.</li> </ul>		
<p><b>PO14</b> Development separates buildings from existing or future buildings within a site or on an adjoining site to:</p> <ul style="list-style-type: none"> <li>a. be consistent with the form and character intent for the local area;</li> <li>b. protect residential amenity including access to natural light, sunlight and breeze;</li> <li>c. provide visual privacy to reduce the need for fixed screening.</li> </ul>	<p><b>AO14.1</b> Development provides building placement and design that:</p> <ul style="list-style-type: none"> <li>a. complies with Table 9.3.14.3.F; or</li> <li>b. positions the primary balcony or private open space to face the street frontage or rear boundary or adjoining public open space;</li> <li>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.</li> </ul> <p>Refer to Figure g and Figure h.</p> <p>Note—This is demonstrated by a site context plan that includes adjoining and adjacent buildings (including habitable rooms) and strategies to address separation issues. Note— Considered site planning and design and strategies such as offsetting balconies, the location of private space, selective screening or other design elements can reduce building separation requirements.</p>	<p><b>PO Complies:</b> The proposed development does not comply with the building separation requirements in Table 9.3.14.3.F, specifically for the upper levels to the two side setbacks.</p> <ul style="list-style-type: none"> <li>a. The proposed built form of the development is consistent with character intent for the local area.</li> <li>b. The proposed development has been design to ensure both the residents within the proposed units and the residents of the adjoining properties will have adequate access to natural light and ventilation through adequate setbacks to the boundaries.</li> <li>c. While the majority of the habitable windows face the front, rear or internal driveway, any windows located along the side boundaries will include screening to minimise privacy impacts.</li> </ul>
	<p><b>AO14.2</b> Development with a secondary private open space or balcony used for drying or services is located to the side boundary with fixed screens.</p>	<p><b>Not applicable:</b> The proposed development does not include secondary balconies for clothes drying or services.</p>
<p><b>PO15</b> Development of a building 8 storeys and over ensures that the design mitigates the impacts of ground-level wind acceleration to ensure safe and</p>	<p><b>AO15</b> Development with a building between 8 storeys and 15 storeys provides wind mitigation that uses at least 2 of the following strategies:</p> <ul style="list-style-type: none"> <li>a. building orientation, plan shape, massing and facade articulation to avoid tall and wide facades that face prevailing winds;</li> </ul>	<p><b>Not Applicable:</b> The proposed development is limited to 3 stories.</p>



<p>amenable environment for pedestrians and building occupants.</p> <p>Note—Where building height exceeds 15 storeys, a wind impact report prepared by a suitably qualified professional is required to be submitted to demonstrate achievement of the above outcome.</p>	<p>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;</p> <p>c. canopies, roof structures and awnings to protect pedestrians and building occupants at ground and podium levels;</p> <p>d. trellis structures and a dense network of trees onsite at ground or podium level.</p> <p>Note—No acceptable outcome is prescribed for a development if more than 15 storeys in height. Note—Where a podium provides for unroofed private or communal open space areas, a wind impact report prepared by a suitably qualified professional may be required to justify appropriate wind mitigation measures to ensure the safety of residents and visitors of the building.</p>	
<p><b>PO16</b> Development provides screening and partial enclosure of balconies to:</p> <ol style="list-style-type: none"> <li>balance the privacy needs of neighbouring dwellings with the comfort of building occupants;</li> <li>ensure buildings are subtropical and climatically responsive;</li> <li>reduce the appearance of excessive bulk;</li> <li>provide opportunities for passive surveillance of the street or public spaces.</li> </ol> <p>Note—Balconies use a combination of solid balustrades, operable screens and lightweight materials to provide a balance of privacy and engagement with the street and other public spaces.</p>	<p><b>AO16.1</b> Development where providing balconies with solid balustrades on the street frontage or visible from public space, limits solid balustrading to a maximum of:</p> <ol style="list-style-type: none"> <li>50% of the balconies on the first 3 storeys;</li> <li>25% on the 4th storey and above.</li> </ol> <p>Refer to Figure w.</p>	<p><b>Not Applicable:</b> The proposed balconies located on the street frontage do not include solid balustrades.</p>
	<p><b>AO16.2</b> Development where providing solid walls or fixed screening to balconies limits the walls and screening to:</p> <ol style="list-style-type: none"> <li>the side directly adjoining another balcony or private open space within the same building;</li> <li>a maximum of 20% or 1m of 1 external face, whichever is lesser, to screen utilities or private clothes lines;</li> <li>the full extent of a secondary balcony on a side elevation where for utilities or services.</li> </ol> <p>Note—This excludes solid balustrades or screening where provided to reduce amenity or privacy impacts to nearby dwellings.</p>	<p><b>AO Complies:</b> The inclusion of fixed screening on balconies is limited to when the side of the balcony is alongside another balcony. The screening is proposed for privacy between units and is not proposed for private clothes lines or utilities.</p>
	<p><b>AO16.3</b> Development where providing operable, moveable or adjustable screening of balconies, limits the screening to a maximum of:</p> <ol style="list-style-type: none"> <li>60% of the front side or rear boundary balconies to achieve visual privacy to an existing dwelling within 9m;</li> <li>100% of west-facing primary balconies.</li> </ol> <p>Refer to Figure w.</p>	<p><b>Not applicable:</b> The proposed development does not incorporate adjustable screening.</p>



<p><b>PO17</b> Development must minimise direct overlooking between buildings through appropriate building layout, location and the design of windows and balconies or screening devices.</p> <p>Note—Siting and building separation is used to minimise privacy screening requirements.</p>	<p><b>AO17.1</b> Development where the dwelling is located within 2m at ground storey or 9m above ground storey of a habitable room window or private open space of an existing dwelling house, ensures habitable rooms and any private outdoor spaces have:</p> <ol style="list-style-type: none"> <li>an offset from the habitable room or private open space of the existing dwelling to limit direct outlook; or</li> <li>sill heights a minimum of 1.5m above floor level; or</li> <li>fixed obscure glazing in any part of the window below 1.5m above floor level; or</li> <li>fixed external screens; or</li> <li>in the case of screening for a ground floor level, fencing to a minimum 1.8m above the ground storey floor level.</li> </ol> <p>Refer to Figure h.</p> <p><b>AO17.2</b> Development where a direct view is available from balconies, terraces, decks or roof decks into windows of habitable rooms, balconies, terraces or decks in an adjacent existing dwelling house, is screened from floor level to a height above 1.5m above floor level.</p> <p><b>AO17.3</b> 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.</p> <p>Note—The screening device is offset a minimum of 0.3m from the wall around any window. Note—Screening devices may be hinged or otherwise attached to facilitate emergency egress.</p>	<p><b>AO Complies:</b> The proposed development has been designed to minimise the risk for direct overlooking between buildings. All windows to habitable rooms along the side boundaries include either sill heights of 1.5m above the floor area, or fixed external screening. Screening along the ground floor for private open spaces include fencing that is 1.8m high.</p> <p><b>Not Applicable:</b> The proposed balconies will not have direct views of balconies or windows habitable rooms on either side property.</p> <p><b>AO complies</b> The screening proposed as part of the development are batten designed with 50 mm openings and are permanently fixed.</p>
<p><b>PO18</b> Development minimises light nuisance to residents and adjoining premises whilst maintaining safety of publicly accessible areas of the development.</p>	<p><b>AO18</b> Development of outdoor lighting is in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting.</p> <p>Note—This includes outdoor lighting to communal open spaces on the roof.</p>	<p><b>AO Complies:</b> Any outdoor lighting proposed as part of the development will comply with AS 4282-1997</p>
<p><b>PO19</b> Development for a building must not incorporate any type of glass or other surface likely to reflect specular rays that could create undue nuisance, discomfort or hazard to the surrounding locality.</p>	<p><b>AO19</b> Where development incorporates reflective glass material, it is to have:</p> <ol style="list-style-type: none"> <li>a level of light reflectivity of not greater than 20%;</li> <li>a level of heat transmission of not less than 20%.</li> </ol>	<p><b>Not Applicable:</b> No reflective glass material is proposed as part of the proposed development.</p>
<p><b>PO20</b></p>	<p><b>AO20.1</b></p>	<p><b>Not applicable:</b></p>



<p>Development is located, designed and constructed to achieve the:</p> <ol style="list-style-type: none"> <li>air quality (planning) criteria in Table 9.3.14.3.G;</li> <li>odour criteria in Table 9.3.14.3.H.</li> </ol> <p>Note—An air quality impact report prepared in accordance with the Air quality planning scheme policy can assist in demonstrating achievement of this performance outcome.</p>	<p>Development in a zone in the centre zones category or the Mixed use zone, including any outdoor air intakes for the development, is separated from:</p> <ol style="list-style-type: none"> <li>exhaust vent outlets of premises where food or cooking odour is released, by a minimum of 6m;</li> <li>exhaust vent outlets from car parks or bus stations, by a minimum of 15m.</li> </ol>	<p>The subject site is not located within the centre or mixed use zones.</p>
<p><b>PO21</b> Development in a zone in the centre zones category or the Mixed use zone must:</p> <ol style="list-style-type: none"> <li>be located, designed and constructed to protect bedrooms and other habitable rooms from exposure to noise arising from non-residential activities outside the building;</li> <li>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.</li> </ol> <p>Note—A noise impact assessment report prepared in accordance with the Noise impact assessment planning scheme policy can assist in demonstrating achievement of this performance outcome. Note—Site-specific criteria will be identified in a neighbourhood plan for sites within a Special Entertainment Precinct Area or within the Transport noise corridor overlay.</p>	<p><b>AO20.2</b> Development is located no closer than 150m to a spray painting workshop. Note—This distance is to be measured between the building containing the spray painting workshop and the property boundary of the sensitive use.</p>	<p><b>AO Complies:</b> The subject site is not located within 150m of a Spray Painting shop.</p>
<p><b>PO21</b> Development in a zone in the centre zones category or the Mixed use zone must:</p> <ol style="list-style-type: none"> <li>be located, designed and constructed to protect bedrooms and other habitable rooms from exposure to noise arising from non-residential activities outside the building;</li> <li>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.</li> </ol> <p>Note—A noise impact assessment report prepared in accordance with the Noise impact assessment planning scheme policy can assist in demonstrating achievement of this performance outcome. Note—Site-specific criteria will be identified in a neighbourhood plan for sites within a Special Entertainment Precinct Area or within the Transport noise corridor overlay.</p>	<p><b>AO21</b> Development in a zone in the centre zones category or the Mixed use zone has a minimum acoustic performance of:</p> <ol style="list-style-type: none"> <li>Rw 35 for glazing (windows and doors) where total area of glazing is greater than 1.8m<sup>2</sup>;</li> <li>Rw 32 for glazing (windows and doors) where total area of glazing is less than or equal to 1.8m<sup>2</sup>.</li> </ol>	<p><b>Not applicable:</b> The subject site is not located within the centre or mixed use zones.</p>
<p><b>PO22</b> Development that includes mechanical plant (including air-conditioning plant, heat pumps and swimming pool pumps) ensures it is located, designed and attenuated to achieve the following criteria:</p> <ul style="list-style-type: none"> <li>L<sub>Aeq,adj,T</sub> emitted from mechanical plant is not greater than the rating background level plus 3</li> </ul>	<p><b>AO22</b> Development ensures mechanical plant is acoustically screened from nearby sensitive uses.</p>	<p><b>Not applicable:</b> The proposed development is not proposing any mechanical plants as the design are for townhouse-style units.</p>



<p>at a sensitive use not associated with the development.</p> <p>Note— Where T is</p> <ul style="list-style-type: none"> <li>• Day (7am to 6pm): 11hr,</li> <li>• Evening (6pm to 10pm): 4hr,</li> <li>• Night (10pm to 7am): 9hr.</li> </ul> <p>Where-</p> <ul style="list-style-type: none"> <li>• LAeq,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.</li> <li>• The rating background level is determined in accordance with the methodology described in the Noise impact assessment planning scheme policy.</li> </ul> <p>Note—A noise impact assessment report prepared in accordance with the Noise impact assessment planning scheme policy can assist in demonstrating achievement of this performance outcome.</p>		
<p><b>PO23</b> Development must create a safe environment by incorporating the key elements of crime prevention through environmental design in its layout, building or structure design and landscaping by:</p> <ol style="list-style-type: none"> <li>facilitating casual surveillance opportunities and including good sightlines to publicly accessible areas such as car parks, pathways, public toilets, and communal areas;</li> <li>defining different uses and ownerships through design and restricting access from non-residential uses into private residential dwellings;</li> <li>promoting safety and minimising opportunities for graffiti and vandalism through exterior building design and orientation of buildings and use of active frontages;</li> <li>ensuring publicly accessible areas such as car parks, pathways, public toilets, and communal areas are well lit;</li> <li>including way-finding cues;</li> </ol>	<p><b>AO23</b> No acceptable outcome prescribed.</p>	<p><b>PO Complies</b></p> <ol style="list-style-type: none"> <li>The development provides for casual surveillance of the street frontage and internal driveways from the units.</li> <li>The use of landscaping and batten screening clearly distinguishes between the proposed individual units and the street.</li> <li>Minimising of graffiti opportunities is detailed below.</li> <li>The entrances to the individual units and the proposed internal driveway area will be well-lit.</li> <li>Adequate wayfinding cues will be incorporated to distinguish each unit, including down the internal driveway</li> <li>While the internal driveway area does incorporate some entrapment locations, these area will be adequately light and have casual surveillance to allow for evasive actions.</li> </ol>



<p>f. minimising predictable routes and entrapment locations near public spaces such as car parks, public toilets, ATMs, communal areas.</p> <p>Note—For guidance in achieving the key elements of crime prevention through environmental design, refer to the Crime Prevention Through Environmental Design Planning Scheme Policy.</p>		
<p><b>PO24</b> Development incorporates graffiti and vandalism prevention techniques in its layout, building or structure design and landscaping, by:</p> <ol style="list-style-type: none"> <li>denying access to potential canvases through access control techniques;</li> <li>reducing potential canvases through canvas reduction techniques;</li> <li>ensuring graffiti can be readily and quickly removed through easy maintenance selection techniques.</li> </ol> <p>Note—For guidance on graffiti and vandalism prevention techniques, refer to the Graffiti prevention planning scheme policy.</p>	<p><b>AO24</b> No acceptable outcome prescribed.</p>	<p><b>PO Complies:</b> The proposed development includes casual surveillance onto potentially canvases within the internal driveway area. The materials used in the internal driveway area, including walls and garage doors, can be easily access for maintenance to quickly remove graffiti.</p>
<p><b>PO25</b> Development has hours of operation which are controlled so that the use does not detrimentally impact on the amenity of adjoining residents.</p>	<p><b>AO25</b> Development:</p> <ol style="list-style-type: none"> <li>for accommodation activities, dwelling unit or emergency services has unlimited hours of operation;</li> <li>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.</li> </ol>	<p><b>AO Complies:</b> The proposed development are for 5 residential units, each with individual access from the street or internal driveway that will be open 24/7.</p>
<p><b>Subtropical design and landscaping</b></p>		
<p><b>PO26</b> Development supports Brisbane's subtropical character and sustainable lifestyle through functional and climatically responsive building design, layout and orientation that:</p> <ol style="list-style-type: none"> <li>reduces the need for mechanical heating, cooling and lighting;</li> <li>ensures access to sunlight and natural heating, cooling and ventilation for residents;</li> </ol>	<p><b>AO26.1</b> Development is designed to provide all dwellings with:</p> <ol style="list-style-type: none"> <li>floor-to-ceiling heights of at least 2.7m;</li> <li>habitable rooms with a minimum of 2 dual aspect windows or openings.</li> </ol> <p>Refer to Figure o and Figure p.</p> <p><b>AO26.2</b> Development includes:</p>	<p><b>PO Complies:</b> While all units will have a minimum 2.7m floor to ceiling height, not all habitable rooms have dual aspect windows or openings, or weather protection</p> <ol style="list-style-type: none"> <li>The majority of the habitable rooms have large openings or dual windows to allow for natural light, breezes and ventilation.</li> </ol>



<ul style="list-style-type: none"> <li>c. provides protection and relief from the subtropical climate;</li> <li>d. mitigates the impact of urban heat island.</li> </ul>	<ul style="list-style-type: none"> <li>a. weather protection and sun shading to all external doors and windows to habitable rooms;</li> <li>b. deep recesses, eaves and sun-shading devices on the north-facing building facades;</li> <li>c. extensively shaded west-facing building facades using building and landscape elements such as adjustable screens, awnings or pergolas, green walls and planting.</li> </ul>	<ul style="list-style-type: none"> <li>b. The majority of large windows will include an awning to provide protection from the extreme weather events.</li> <li>c. Adequate landscaping and deep planting is provided across the site to mitigate impacts from urban heat island effect.</li> </ul>
<p><b>PO27</b> 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.</p> <p>Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy.</p>	<p><b>AO27.1</b> 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.</p> <p>Note—Invasive species listed as 'Undesirable plant species' in the Planting species planning scheme policy are not required to be retained unless the tree is a significant, mature and healthy shade tree. Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy.</p> <p><b>AO27.2</b> 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.</p> <p>Note—Landscape design incorporates planting in accordance with the Planting species planning scheme policy. Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy.</p> <p><b>AO27.3</b> Development provides tree species that are selected and planted to provide a minimum 50% shade cover to a site's open space within 10 years. Note—Shade cover is to be measured at 12pm on 21 December.</p>	<p><b>AO Complies:</b> A large subtropical tree located at the rear of the property will be retained and incorporated as part of the deep planting.</p> <p><b>AO Complies:</b> While no street trees are located within the verge, a Street tree will be located within the street verge.</p> <p><b>AO Complies:</b> All trees proposed as part of the development will provide for acceptable shade cover over the open spaces of each unit.</p>
<p><b>PO28</b> Development provides landscaping that must:</p> <ul style="list-style-type: none"> <li>a. provide shade to pedestrian pathways;</li> <li>b. maintained sightlines and support personal safety by allowing for the overlooking of the street and public spaces from the site and balconies;</li> <li>c. present an integrated landscape, neighbourhood and streetscape character;</li> </ul>	<p><b>AO28.1</b> Development provides landscaping within the site along the frontage of the site that consists of:</p> <ul style="list-style-type: none"> <li>a. a minimum of 1 area of deep planting with a dimension of 4m x 4m;</li> <li>b. shade and/or rounded canopy trees located to cast a minimum of 50% shade over the adjacent verge within 5 years of planting;</li> <li>c. a minimum of 50% of frontage length planted for a minimum width of 2m, excluding the driveway crossover and pedestrian access.</li> </ul> <p>Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy. Note—The above requirements do not apply where a front boundary</p>	<p><b>PO Complies:</b> The proposed deep planting in the frontage consists of two areas with dimensions of 4m x 2.7m.</p> <ul style="list-style-type: none"> <li>a. The deep planting will provide shade for the 2 front units' courtyards and visitor parking spaces.</li> <li>b. The deep planting will be within the front corners of the site, allowing for</li> </ul>



<p>d. contribute positively to amenity and the subtropical microclimate of the site, streetscape and public spaces;</p> <p>e. reduce the appearance of building bulk and soften built form, driveways and hardstand areas from the street and adjoining properties;</p> <p>f. contribute to privacy between residences;</p> <p>g. provide natural shade to mitigate heat island impacts.</p> <p>Note—This is demonstrated by an overall site landscape concept plan. Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy.</p>	<p>setback of zero metres is required, such as in a zone in the centre zones category or Mixed use zone.</p> <p><b>AO28.2</b> Development provides landscaping alongside boundaries as follows:</p> <p>a. a minimum of 1.5m wide landscaping for a side boundary excluding the area for built-to-boundary walls;</p> <p>b. a minimum of 1.5m wide landscaping for a side boundary where a driveway, or at ground level open parking area, is located adjacent to the boundary.</p>	<p>sightlines from the centre of the property.</p> <p>c. The proposed landscaping will integrate with landscaping of surrounding unit blocks within the street.</p> <p>d. The landscaping encourages a subtropical microclimate along the front of the site, including with the landscaping of adjoining properties.</p> <p>e. The proposed deep planting will soften the built form of the building, while the landscaping will soften the visitor parking area.</p> <p>f. The landscaping assist in providing natural screening to the units.</p> <p>g. Proposed deep planting will provide adequate shade, particularly to open areas to mitigate the urban heat island effect</p>
<p><b>PO29</b> Development provides deep planting areas that:</p> <p>a. are of sufficient size and dimension to contain large subtropical shade tree species;</p> <p>b. are maintained exclusively for landscaping, with no underground development or infrastructure;</p> <p>c. are open to the sky with access to light and rainfall into the natural ground;</p> <p>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;</p> <p>e. soften the impact of building and hardstand areas and reduces impervious areas to improve stormwater;</p> <p>f. provides natural shade to mitigate heat island effects;</p>	<p><b>AO29.1</b> Development locates deep-planting areas:</p> <p>a.to protect existing significant vegetation including large subtropical shade trees;</p> <p>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;</p> <p>c.within the front or rear set back to soften the built form for the street and adjoining premises.</p> <p>Note—In regards to (c) above, deep planting is not required within the front setback where a front boundary setback of zero metres is required, such as in a zone in the centre zones category or Mixed use zone.</p> <p><b>AO29.2</b> Development provides deep-planting areas that are:</p> <p>a. a minimum of 10% of the site area;</p> <p>b. a minimum unobstructed dimension of 4m in any direction;</p> <p>c. able to accommodate trees planted in natural ground;</p> <p>d. 100% open to the sky;</p> <p>e. can be accessed for maintenance purposes.</p>	<p><b>AO Complies:</b> The proposed deep planting at the rear of the property will incorporate existing subtropical shade trees. The proposed deep planting areas are located along the side boundaries, which largely adjoin shade trees and vegetation from adjoining properties. The proposed deep planting is within the front and rear of the site, which will soften the built form of the proposed units.</p> <p><b>AO Complies:</b> The total proposed deep planting area is 104.5sqm, which is 11.4% of the total site area. The rear proposed deep planting area will have unobstructed dimensions of 4m in any directions, while all deep planting will</p>



<p>g. provides informal recreation spaces that are easily accessible for building occupants;</p> <p>h. is located to retain and protect existing site features such as significant vegetation or grouped with deep-planted areas on adjacent sites to maximise contiguous areas of deep planting.</p>	<p><b>AO29.3</b> Where there are no existing large subtropical shade trees on the site, development provides trees in the deep-planting areas which:</p> <ol style="list-style-type: none"> <li>are capable of growing to a minimum canopy diameter of 5m and a minimum height of 5m within 5 years of planting;</li> <li>are subtropical tree species consistent with the Planting species planning scheme policy.</li> </ol> <p>Note—Tree species should be chosen to respond to particular site location or design needs. Where site circumstances permit, tree species that are complementary in scale and height to the building form should be selected. Tree height and canopy spread will be dependent on species.</p> <p><b>AO29.4</b> Development ensures that deep-planting areas are exclusively for landscaping and do not contain:</p> <ol style="list-style-type: none"> <li>vehicle driveways, manoeuvring or hardstand areas and pedestrian paths;</li> <li>surface structures and infrastructure such as water conservation services, refuse storage areas, fire hydrants or boosters, electrical transformers or other utilities;</li> <li>sub-surface structures or infrastructure such as piping, bioretention pits, basement car parking structures.</li> </ol>	<p>be able to accommodate trees planted in natural ground, 100% open to the Sky and accessed for maintenance.</p> <p><b>Not Applicable;</b> The subject site does include an existing large subtropical shade tree at the rear of the site, which will be retained and incorporated into the deep planting of the site.</p> <p><b>AO Complies:</b> The proposed deep planting areas are being distinguished from the unit courtyards and the visitor parking area. The proposed deep planting area will not incorporate any infrastructure or utilities.</p>
<p><b>Private and communal open space</b></p>		
<p><b>PO30</b> Development provides communal space that must be designed to provide:</p> <ol style="list-style-type: none"> <li>residents with passive and active recreation opportunities;</li> <li>a pleasant outlook for residents and maximise opportunities for shared views or access to viewing points;</li> <li>opportunity for a range of uses and flexible use.</li> </ol>	<p><b>AO30.1</b> Development consisting of 10 or more dwellings provides communal open space, that is clearly distinguished from deep planting areas and private open space, and:</p> <ol style="list-style-type: none"> <li>is a minimum of 5% or 40m<sup>2</sup> of the site area, whichever is greater;</li> <li>is one consolidated useable space, or where exceeding 100m<sup>2</sup>, two separate useable areas within the site;</li> <li>is a minimum 50% open to the sky;</li> <li>is a minimum of 25% landscaping;</li> <li>is a minimum of 25% shaded by trees within 5 years;</li> <li>is a maximum 25% as internal dedicated created space;</li> <li>is designed to provide a range of recreational facilities such as seating, barbeque, swimming pool and vegetable gardens;</li> </ol>	<p><b>Not Applicable:</b> The proposed development is limited to 5 proposed units, therefore, no communal open spaces is required.</p>



	<p>h. incorporates a flat paved or grassed area with a minimum dimension of 5m in any direction.</p> <p>Note—Deep planting areas can be located within communal open space. However, the minimum site percentage requirements for communal open space and deep planting must be calculated separately. 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. Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy.</p>	
<p><b>PO31</b> Development must provide attractive and functional private open space for residents that:</p> <ol style="list-style-type: none"> <li>is appropriately sized and located to enhance amenity and liveability for residents;</li> <li>is designed to be functional for the use of the possible number of residents in each dwelling;</li> <li>is designed to contribute to the form and detail of the building.</li> </ol> <p>Note—Private open space can be provided on ground, on balconies or in a structure over a platform, basement and on rooftops.</p>	<p><b>AO30.2</b> Development ensures that communal outdoor space areas do not contain:</p> <ol style="list-style-type: none"> <li>vehicle driveways, manoeuvring or hardstand areas; or</li> <li>surface structures and infrastructure such as rainwater tanks, transformers and water boosters.</li> </ol> <p>Note—Bioretention areas can form part of communal open space provided it is designed as a component of the landscape area but not any area of deep planting. Lightweight shade structures such as pergolas are able to be located within communal open space.</p>	<p><b>Not Applicable:</b> No communal outdoor space area is proposed.</p>
	<p><b>AO31.1</b> Development provides private open space which comprises:</p> <ol style="list-style-type: none"> <li>for ground storey dwellings, a minimum area of 35m<sup>2</sup> with a minimum dimension of 3m;</li> <li>for dwellings above ground storey, a balcony with a minimum area of 12m<sup>2</sup> and a minimum dimension of 3m.</li> </ol> <p>Note—The measurement of minimum private open space requirements must be clear of utilities such as hot water systems, air-conditioning units, rainwater tanks, bicycle parking, fire hydrants or other utilities, as well as areas required for deep planting and communal open space.</p>	<p><b>AO Complies:</b> All units have ground floor private open spaces, consisting of courtyards and patios that exceed the minimum requirements. The two proposed front units will also include upper level balconies which comply with the minimum dimension requirements.</p>
	<p><b>AO31.2</b> Development provides for private open space areas that are:</p> <ol style="list-style-type: none"> <li>for the primary area, directly accessible from the internal primary living areas of the dwelling;</li> <li>provided with a screened area of 2m<sup>2</sup> minimum dimension capable of screening air-conditioning plant, private clothes drying, etc.;</li> <li>provided with adjustable, movable or operable privacy screening where appropriate.</li> </ol>	<p><b>AO Complies:</b> All private open spaces are directly accessible from internal living areas. The private open spaces can be screened for any future air-conditioning units or private clothes lines. No movable privacy screens are required.</p>
	<p><b>AO31.3</b></p>	<p><b>AO Complies:</b> The two proposed balconies are located within the front of the building and</p>



	<p>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 alongside boundaries.</p>	<p>adequate screening is provided between the internal openings.</p>
	<p><b>AO31.4</b> Development ensures that private open space areas do not contain:</p> <ol style="list-style-type: none"> <li>a. vehicle driveways, manoeuvring or hardstand areas; or</li> <li>b. surface structures and infrastructure such as retaining walls, rainwater tanks, electricity transformers and fire hydrants and boosters.</li> </ol> <p>Note—Water conservation services or utilities or stormwater treatment measures, such as bioretention areas, can form part of private open space provided they are designed as a component of the landscape area but not any area of deep planting. Lightweight shade structures, such as pergolas, are able to be located within at-grade and in-structure private open space.</p>	<p><b>AO Complies:</b> The proposed private open spaces does not include any vehicle driveways, or similar hard standing surfaces or infrastructure.</p>
	<p><b>AO31.5</b> Development provides a minimum of 75% of a dwelling's outdoor living area positioned to the north or north-east. This is balanced with street interface desired outcomes.</p> <p>Note—Side boundary facing north or north-east facing windows or balconies may be permitted where this will significantly improve passive solar design, provided privacy for occupants and adjacent dwellings is maintained.</p>	<p><b>PO Complies:</b> The proposed private open spaces are within the front or rear of the site so are unable to achieve the minim positioning to the north.</p> <ol style="list-style-type: none"> <li>a. Each private open space for each unit is proposed to be appropriately sized off a living area to enhance the opportunity for outdoor living.</li> <li>b. The private open spaces are proposed for versatile uses for future residents.</li> <li>c. The proposed private open spaces are design to integrate within the built form and comply with the other requirements within the City plan.</li> </ol>
<b>Refuse storage and collection</b>		
<p><b>PO32</b> Development provides refuse and recycling collection and storage facilities that:</p> <ol style="list-style-type: none"> <li>a. are located conveniently in an unobtrusive dedicated storage room or separate screened structure;</li> <li>b. are located and managed so that adverse impacts on building occupants, neighbouring properties and the public realm are minimised;</li> </ol>	<p><b>AO32</b> Development provides refuse and recycling collection and storage facilities, including source separation, in accordance with the Refuse planning scheme policy.</p>	<p><b>AO Complies:</b> The proposed development of 5 units will be able to provide for kerbside collection, in line with the requirements of the refuse PSP. Each proposed unit will have two mobile garbage bins with dedicated storage locations within each the unit area or the internal driveway.</p>



<p>c. provide for refuse and recycling including source separation;</p> <p>d. are of a design that allows low-frequency service collection;</p> <p>e. minimise ongoing building management cost for occupants.</p> <p>Note—Refer to the Refuse planning scheme policy for further guidance.</p>		<p>The street verge has enough spaces along kerb for collection from a refuse vehicle, without major impacts on surrounding services, including the proposed driveway.</p>
<p><b>Car parking, manoeuvring and hardstand areas</b></p>		
<p><b>PO33</b> Development provides car parking areas, vehicle site access, services and utilities that do not adversely impact on a positive streetscape character and interface being established.</p>	<p><b>AO33.1</b> Development ensures that vehicle access comprises no more than 30% of the street frontage width at the front boundary and is located away from the main pedestrian entry.</p> <p>Note—This excludes driveway splays to the kerb.</p>	<p><b>AO complies:</b> The proposed driveway is 6.2m wide, which comprises approximately 26.8% of the 23.1m street frontage.</p>
	<p><b>AO33.2</b> Development provides site access, combined with short-term parking, drop-off zones or porte-cocheres, that does not dominate the street frontage or comprise more than 40% of the street frontage width.</p>	<p><b>AO Complies:</b> The site access will occupy only 26.8% of the street frontage, while the two visitor parking spaces will be concealed behind landscaping, as to not dominate the frontage.</p>
	<p><b>AO33.3</b> Development, where above-ground or partially above-ground car parking, is located so that:</p> <ol style="list-style-type: none"> <li>a. the facade design and materials selection is extended to the car park entry and car park areas on all frontages and boundaries;</li> <li>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.</li> </ol> <p>Refer to Figure v.</p>	<p><b>AO Complies:</b> The proposed development has located the entrances to the individual unit car parking areas within the centre of the site, down a internal driveway, this minimises visibility from the street. All services within the carpark will not be visible from the street.</p>
<p><b>PO34</b> Development where not in a zone in the centre zones category or the Mixed use zone, provides car parking that is sited and of a bulk and form that:</p> <ol style="list-style-type: none"> <li>a. does not dominate the street frontage of the development;</li> </ol>	<p><b>AO34.1</b> Development where not in a zone in the centre zones category or the Mixed use zone, provides car parking that is located:</p> <ol style="list-style-type: none"> <li>a. below ground; or</li> <li>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;</li> </ol>	<p><b>PO Complies:</b> Then proposed car parks do not comply with the relevant side setback requirements.</p> <ol style="list-style-type: none"> <li>a. The resident car parking is located down an internal driveway with minimal visibility from the street. The</li> </ol>



<p>b. does not impact on the safety and efficiency of the road networks;</p> <p>c. does not detract from the quality of adjoining streetscape or public spaces;</p> <p>d. is safe and convenient for residents, visitors and service providers;</p> <p>e. does not negatively impact on the amenity of adjoining residents by way of noise, odour or light having regard to:</p> <ol style="list-style-type: none"> <li>i. the proximity of dwelling houses or existing multiple dwellings on adjoining sites;</li> <li>ii. the scale and detail of any parking structure walls when viewed from the street and adjoining properties;</li> <li>iii. setback distances to mitigate impacts;</li> <li>iv. the location of active frontages and public spaces.</li> </ol> <p>Note—Where in a zone in the centre zones category or the Mixed use zone, the car parking provisions of the Centre or mixed use code apply.</p>	<p>c. set back from front, rear and side boundaries in accordance with a neighbourhood plan or if no neighbourhood plan applies or no requirements are specified in a neighbourhood plan, Table 9.3.14.3.E;</p> <p>d. landscaped and screened from view of the street, other public areas and adjoining properties;</p> <p>e. not in conflict with required vehicle queuing distances.</p> <p>Note—Car parking within the building which extend 1m above ground level will be counted as a storey in the maximum height and will be subject to the relevant boundary setback requirements.</p>	<p>visitor parking will be surrounded by proposed landscaping and deep planting, minimising impacts on the street scape.</p> <p>b. The proposed car parking layout will allow for a single driveway entrance onto the street, minimising impacts on the road networks.</p> <p>c. The layout of the car parking will limit the visibility from the streetscape to the internal driveway and visitor parking.</p> <p>d. The proposed car parking layout distinguishes between visitor parking and private garages.</p> <p>e. The layout will minimise amenity of adjoining residences through having the main vehicle areas within the centre of the site, below NGL, including minimising noise, odour and light pollution.</p>
	<p><b>AO34.2</b> Development, where not in a zone in the centre zones category or the Mixed use zone, of a basement car parking structure located between the street frontage and the main building line is no more than 1m above ground level at any point.</p>	<p><b>Not Applicable:</b> The proposed development is not proposing basement parking between the street front age and main building line.</p>
	<p><b>AO34.3</b> Development, where not in a zone in the centre zones category or the Mixed use zone, for a basement car parking structure that is 1m or less above ground and located on the side or rear boundary, ensures that where retaining walls and fencing are proposed:</p> <ol style="list-style-type: none"> <li>a. the maximum combined height of basement structure, retaining walls and fencing is 2m;</li> <li>b. structures and fences are finished with low-maintenance and pre-finished materials.</li> </ol> <p>Note—Structures include car parking walls, retaining walls, fences, planters and roofing to terraces, balconies or patios that are part of or situated on a basement podium or car parking structure.</p>	<p><b>AO complies:</b> Any proposed walls will not have a combined height of 2m above NGL. Any proposed carparking walls within the side boundaries will be made with pre-finished materials and will either be low maintenance, or can be access for maintenance.</p>



	<p><b>AO34.4</b> Development where not in a zone in the centre zones category or the Mixed use zone, ensures that the location of visitor parking is:</p> <ol style="list-style-type: none"> <li>a. clearly signposted;</li> <li>b. not located behind a security barrier;</li> <li>c. not located on both sides of the driveway;</li> <li>d. separated from the street frontage boundary by a 4m wide deep planting area.</li> </ol>	<p><b>PO Complies:</b> The proposed visitor parking includes spaces on both sides of the driveway and is not separated by 4m wide deep planting. <b>Refer to PO assessment above.</b></p>
<p><b>PO35</b> 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:</p> <ol style="list-style-type: none"> <li>a. located to minimise noise and fumes disturbance on residents within and adjoining the site;</li> <li>b. acoustically and visually screened to:             <ol style="list-style-type: none"> <li>i. minimise the reflection of headlights into dwelling windows;</li> <li>ii. attenuate noise impacts;</li> </ol> </li> <li>c. landscaped to:             <ol style="list-style-type: none"> <li>i. soften the visual appearance of at grade hardstand areas;</li> <li>ii. enhance pedestrian safety;</li> <li>iii. improve visual amenity for the streetscape and urban area;</li> <li>iv. provide shade for pedestrians and reduce the impact of glare and radiant heat from car parking areas.</li> </ol> </li> </ol>	<p><b>AO34.5</b> 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.</p> <p><small>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.</small></p>	<p><b>PO Complies:</b> While the proposed small scale units do include some tandem car parking, it will not be directly through from the street, but through an internal driveway. <b>Refer to PO assessment Above.</b></p>
	<p><b>AO35.1</b> 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:</p> <ol style="list-style-type: none"> <li>a. located a minimum of 3 metres vertically and horizontally from any habitable window on site to minimise noise disturbance on residents;</li> <li>b. screened to prevent the reflection of car headlights onto dwelling windows adjoining or opposite the site.</li> </ol>	<p><b>AO Complies:</b> No habitable window are located on the ground level that faces onto the hardstand/manoeuvring area, minimising noise disturbances on future residents. Upper level windows facing into the internal driveway is high enough and screened to minimise reflection from car headlights.</p>
	<p><b>AO35.2</b> 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:</p> <ol style="list-style-type: none"> <li>a. acoustically screened from adjoining dwellings to a minimum height of 1.8m;</li> <li>b. provided with a vegetated buffer next to any movement or parking areas:             <ol style="list-style-type: none"> <li>i. a minimum of 1m wide along the side boundary;</li> <li>ii. a minimum of 2m wide along the rear boundary;</li> <li>iii. planted at a pot size and density sufficient to screen up to 1.5m above ground level at establishment.</li> </ol> </li> </ol>	<p><b>PO Complies</b> While the proposed 1.8m boundary fence will act as the screening for the parking areas, no vegetation is proposed along the side boundaries.</p> <ol style="list-style-type: none"> <li>a. The proposed design of the car parking area will be screened to minimise noise and fume impacts on adjoining residents.</li> <li>b. The boundary fence will include batten screening minimise reflection of headlights.</li> </ol>



<p>Note—where in a zone in the centre zones category or the Mixed use zone, the car parking provisions of the Centre or mixed use code apply.</p>		<p>c. Landscaping is incorporated along the front to soften the appearance of hardstand areas, improve amenity of the streetscape and deep planting to provide shade within visitor parking area. The parking area is limited to 5 units and 2 visitor spaces, so there is not anticipated to be a large quantity of vehicles to risk pedestrian safety.</p>
	<p><b>AO35.3</b> Development, where not in a zone in the centre zones category or the Mixed use zone, and where car parking is above ground and uncovered, provides:</p> <ol style="list-style-type: none"> <li>a. a minimum of 1 shade tree for every 6 car spaces;</li> <li>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.</li> </ol>	<p><b>AO Complies:</b> Only 2 uncovered car parking spaces are proposed, which are the visitor parking spaces within the front boundary. These spaces will have shade through deep planting and street trees, which will also provide shade near the internal driveways.</p>
	<p><b>AO35.4</b> Development where not in a zone in the centre zones category or the Mixed use zone, provides:</p> <ol style="list-style-type: none"> <li>a. landscaping that is used to delineate safe pedestrian movement through car parks;</li> <li>b. exterior vehicle movement areas that are broken up by alternative materials, patterns or threshold treatments.</li> </ol>	<p><b>PO Complies:</b> The proposed hard stand area will not include landscaping to distinguish pedestrian movement paths within the car park. <b>PO assessment above.</b></p>
	<p><b>AO35.5</b> 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.</p> <p>Note—Front boundary setbacks must be treated to address streetscape interface issues and be in accordance with the streetscape interface performance outcomes and acceptable outcomes.</p>	<p><b>PO Complies:</b> The proposed ground level car parking area will not include densely planted setbacks. <b>PO assessment above.</b></p>
<b>Transit-oriented development</b>		
<p><b>PO36</b> 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</p>	<p><b>AO36</b> Development within 200m walking distance of a dedicated public pedestrian access point of a railway or busway station or in a location identified in a neighbourhood plan, is designed to have an active frontage that:</p>	<p><b>Not Applicable:</b> The proposed development does not meet the definition of a transit oriented development as it is more than 200m away from the nearest railway or busway</p>



<p>promotes activity at the street front, in public spaces and at the interface with railway and busway stations through:</p> <ol style="list-style-type: none"> <li>building design that enables future adaptation to facilitate non-residential uses;</li> <li>provision or contribution towards safe, logical and direct pedestrian access to railway or busway station entry points;</li> <li>enabling casual surveillance of the street, public spaces and immediate station environment, entries and platform;</li> <li>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.</li> </ol>	<ol style="list-style-type: none"> <li>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;</li> <li>provides safe, logical and direct pedestrian access to and from the development to the street front or adjoining public areas;</li> <li>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;</li> <li>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.</li> </ol>	<p>station, including 700m to the Enoggera train station.</p>
<p><b>Fencing and retaining walls</b></p>		
<p><b>PO37</b> Development provides fencing and retaining walls that must:</p> <ol style="list-style-type: none"> <li>facilitate casual surveillance of the street and public space;</li> <li>enable use of private open space;</li> <li>assist in highlighting entrances to the property;</li> <li>provide a positive interface to the streetscape;</li> <li>protect the privacy and amenity for residents and dwellings adjoining the site.</li> </ol>	<p><b>AO37.1</b> Development ensures that, where fencing is provided:</p> <ol style="list-style-type: none"> <li>along any common boundary to a street or public space, it is a maximum of:             <ol style="list-style-type: none"> <li>1.2m in height, where fence construction is solid or less than 50% transparent;</li> <li>1.5m in height, where fence construction is at least 50% transparent;</li> <li>1.8m in height and solid only where setback behind landscaping and the site is on an arterial road;</li> </ol> </li> <li>along any side or rear boundary, it is a minimum of 1.8m in height, except where forward of the main building line;</li> <li>along any side boundary, where forward of the main building line to the front boundary, it is:             <ol style="list-style-type: none"> <li>a maximum of 1.2m in height, where fence construction is solid or less than 50% transparent; or</li> <li>a maximum of 1.5m in height, where fence construction is at least 50% transparent.</li> </ol> </li> </ol>	<p><b>PO Complies:</b> While the majority of the fences comply with the acceptable requirements, the side fences where in front of the main building line will be 1.8m in height.</p> <ol style="list-style-type: none"> <li>The front fence will be batten screening and will allow for casual surveillance from the patios and balconies of the front units.</li> <li>Fencing will be utilised between private open spaces of each unit.</li> <li>The fencing will assist in identifying the entrance to the property from the street.</li> <li>The batten screening will intergrate with the proposed deep planting to positively contribute to the streetscape.</li> <li>The fencing will be 1.8m high where located next to adjoining properties or between units.</li> </ol>
	<p><b>AO37.2</b></p>	<p><b>AO Complies:</b></p>



	<p>Development incorporating solid front fences or walls that front the street or other public spaces 1.2m or more high and longer than 10m, indentations, material variation and landscaping is provided to add visual interest and soften the visual impact.</p>	<p>The proposed fencing along the front boundary will not exceed 10m in length as the entrance and driveway are within the centre of the site.</p>
	<p><b>AO37.3</b> Development for a retaining wall is:</p> <ul style="list-style-type: none"> <li>a. stepped to minimise impact on the streetscape and pedestrian environment;</li> <li>b. a maximum of 0.6m in height if directly abutting the edge of the adjoining road reserve verge</li> </ul>	<p><b>AO Complies:</b> The majority of the proposed retaining walls are located behind the built form of the building, minimising visibility from the streetscape. Retaining walls will not exceed 600mm where adjoining the road reserve.</p>
<p><b>Adaptable housing</b></p>		<p><b>N/A – The proposed development is not for Adaptable Housing</b></p>
<p><b>Additional requirements for sites with an area of 7,000m<sup>2</sup> or greater, or for 20 or more dwellings if in the Emerging community zone</b></p>		<p><b>N/A – The proposed development does not trigger for any of the additional requirements identified.</b></p>
<p><b>Additional criteria for development if identified in a neighbourhood plan</b></p>		<p><b>N/A – The proposed development is not located within a neighbourhood plan</b></p>
<p><b>If in the Infill housing zone precinct of the Character residential zone</b></p>		<p><b>N/A – The proposed development is not in the Character residential zone</b></p>



# 4 Overlay Code

## 4.1 Airport environs overlay

Performance outcomes	Acceptable outcomes	Comments
<b>Section A—If in the OLS sub-categories, the PANS OPS sub-categories or the height restriction zone sub-categories</b>		
<b>General</b>		
<p><b>PO1</b> Development does not create or potentially create a permanent or temporary obstruction or hazard to operational airspace of Brisbane, Archerfield or Amberley airports.</p>	<p><b>AO1</b> 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.</p>	<p><b>Not applicable:</b> The proposed development is limited to the creation of multiple dwellings, which will create any physical obstructions to an aircraft operating from one of the specified airports.</p>
<p><b>PO2</b> 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.</p>	<p><b>AO2</b> Development does not emit into the OLS or height restriction zone:</p> <ul style="list-style-type: none"> <li>• a gaseous plume at velocity exceeding 4.3m/s, as determined in conjunction with CASA Advisory Circular AC-139-05(1) Plume rise assessments;</li> <li>• smoke, dust, ash, steam or other airborne particulate.</li> </ul>	<p><b>Not applicable:</b> The proposed development is limited to the creation of multiple dwellings, which will not involve the ongoing generation of gaseous plumes.</p>
<b>Additional performance outcomes and acceptable outcomes if involving air service</b>		<b>Not Applicable: The proposed development does not involve air services</b>
<b>Section B—If in the Bird and bat strike zone sub-categories</b>		
<p><b>PO4</b> Development does not attract birds and bats into operational airspace in significant numbers likely to cause a safety hazard to airport operations.</p>	<p><b>AO4.1</b> 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.</p>	<p><b>AO Complies:</b> The development ensures that each unit has a dedicated bin storage area.</p>
	<p><b>AO4.2</b> 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.</p>	<p><b>Not Applicable:</b> Development does not involve the creation of artificial water bodies</p>



Section C—If in the Public safety area sub-categories	Not Applicable: The proposed development is not located within the Public safety area sub-category
Section D—If in the Light intensity sub-categories	Not Applicable: The proposed development is not located within the Light intensity sub-category
Section E—If in the Aviation facilities sub-categories	Not Applicable: The proposed development is not located within the Aviation facilities area sub-category
Section F—If in the Australian Noise Exposure Forecast (ANEF) contour sub-categories	Not Applicable: The proposed development is not located within the Australian Noise Exposure Forecast (ANEF) contour sub-category

## 4.2 Community purpose network overlay

Performance outcomes	Acceptable outcomes	Comments
	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	Not applicable: The subject site is not identified as existing or future trunk infrastructure under the LGIP
	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	Not applicable: The subject site is not an existing community facility

## 4.3 Road hierarchy overlay

Performance outcomes	Acceptable outcomes	Comments
Section A—If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development for a material change of use		
<b>PO1</b> Development ensures that:	<b>AO1.1</b> Development ensures that an access driveway is provided from: <ul style="list-style-type: none"> <li>a minor road;</li> </ul>	<b>AO Complies:</b> The proposed development, for 5 townhouses, includes a crossover onto Ashmore Street, which is a minor neighbourhood road.



<p>1. vehicle access is provided to each premises, which has no significant impact on the safety, efficiency, function, convenience of use or capacity of:</p> <ol style="list-style-type: none"> <li>the road hierarchy shown on the Road hierarchy overlay map;</li> <li>public transport operations;</li> <li>pedestrian and cyclist movement;</li> </ol> <p>2. the safety and efficiency of primary freight routes are protected and enhanced, supporting major industry areas;</p> <p>3. site access driveways in the road area accommodate all turns only when such arrangements are safe and can be demonstrated to not inhibit transport system operation.</p>	<ul style="list-style-type: none"> <li>a district road or suburban road if the development has high traffic-generating potential.</li> </ul>	
	<p><b>AO1.2</b> Development ensures that an access driveway is not provided to or from a primary freight route identified on the Road hierarchy overlay map.</p>	<p><b>AO Complies:</b> The proposed access driveway is limited to Ashmore Street, which is not a primary freight route.</p>
	<p><b>AO1.3</b> Development ensures that a use other than a use with high traffic-generating potential gains all vehicular access, other than for service vehicles, via the lowest order road in the road hierarchy to which the site has frontage.</p>	<p><b>AO Complies:</b> The proposed development will receive access through the only road frontage, Ashmore Street.</p>
	<p><b>AO1.4</b> Development ensures that a turn to and from a major road is restricted to a left turn only.</p>	<p><b>Not Applicable:</b> Ashmore Street is a minor, neighbourhood road, so the access driveway does not need to be limited to left in and out only.</p>
	<p><b>AO1.5</b> Development ensures that vehicle access is provided to an abutting site that only has frontage to an arterial road, to facilitate access to the abutting site via an alternative street.</p>	<p><b>Not Applicable</b> All adjoining sites have access to a minor road, so no access for adjoining properties is required.</p>
<p><b>Section B—If for assessable development for a material change of use</b></p>		
<p><b>PO2</b> Development does not compromise the safety, efficiency and function of the road hierarchy and addresses all the impacts to the road network.</p>	<p><b>AO2.1</b> Development ensures that the traffic generated by the development is consistent with the road hierarchy classification, function and expected traffic flows for the area.</p>	<p><b>AO Complies:</b> The proposed development will generate a similar level of traffic as surrounding multiple dwellings in the street. therefore, the generated traffic will be consistent with the expected traffic flows in the area.</p>
	<p><b>AO2.2</b> Development mitigates an impact on the road hierarchy if the development:</p> <ol style="list-style-type: none"> <li>is for a major development; or</li> <li>involves an access driveway to a major road; or</li> <li>involves an access driveway within 100m of a signalised intersection.</li> </ol>	<p><b>Not applicable:</b> The proposed development does not include any of the components identified in the AO2.2</p>



	Note—This can be demonstrated in a transport impact assessment report prepared and certified by a Registered Professional Engineer Queensland in accordance with the Transport, access, parking and servicing planning scheme policy.	
<b>Section C—If for assessable development for a material change of use or reconfiguring of a lot</b>		
<b>PO3</b> Development makes provision for the extension, expansion and widening of the existing and future road network where required.	<b>AO3</b> No acceptable outcome is prescribed.	<b>Not Applicable:</b> No new roads or widening or roads are required or proposed as part of the development.
<b>PO3A</b> Development provides for the payment of extra trunk infrastructure costs for the following: <ul style="list-style-type: none"> <li>a. for development completely or partly outside the priority infrastructure area in the Local government infrastructure plan;</li> <li>b. for development completely inside the priority infrastructure area in the Local government infrastructure plan involving: <ul style="list-style-type: none"> <li>a. trunk infrastructure that is to be provided earlier than planned in the Local government infrastructure plan;</li> <li>b. long term infrastructure for the road network which is made necessary by development that is not assumed future urban development;</li> </ul> </li> <li>c. other infrastructure for the road network associated with development that is not assumed future urban development which is made necessary by the development.</li> </ul> <p>Editor's note—The payment of extra trunk infrastructure costs for development completely inside the priority infrastructure area in the Local government infrastructure plan is to be worked out in accordance with the Charges Resolution. Editor's note—See section 130 Imposing Development conditions (Conditions for extra trunk infrastructure costs) of the <i>Planning Act 2016</i>.</p>	<b>AO3A</b> No acceptable outcome is prescribed.	<b>PO Complies:</b> The proposed development is located completely inside the priority infrastructure area in the local government plans.
<b>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</b>		
<b>Section D—If reconfiguring a lot or involving an extension or change to the road hierarchy</b>		
		<b>Not applicable: The development only fronts a neighbourhood road.</b>
		<b>Not Applicable: Proposed development is not for an ROL.</b>



## 4.4 Streetscape hierarchy overlay

Performance outcomes	Acceptable outcomes	Comments
<b>Section A—If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development</b>		
<b>PO1</b> 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.	<b>AO1</b> 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.	<b>AO Companies:</b> The verge in front of the subject site is approximately 4m wide, which is provided in line with the 3.75m wide minimum for a neighbourhood street.
<b>PO2</b> 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.	<b>AO2.1</b> Development ensures that existing street trees are retained and protected.	<b>Not Applicable:</b> The Subject site does not contain a street tree along the verge of Ashmore Street.
	<b>AO2.2</b> 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.	<b>AO Complies:</b> The proposed development, will include street trees and verge and channel treatment in line with the requirements for a neighbourhood road in the infrastructure design planning scheme policy.
<b>Section B—If for assessable development</b>		
<b>PO3</b> Development ensures that the design of a corner land dedication identified on the Streetscape hierarchy overlay map: <ul style="list-style-type: none"> <li>• facilitates a high level of pedestrian movement and activity;</li> <li>• enforces the sense of arrival to individual precincts and major connections;</li> <li>• provides a landmark definition through its materials and landscaping including deep-planting feature trees, seating and public art that integrates with the public realm.</li> </ul>	<b>AO3.1</b> Development ensures that a corner land dedication is provided: <ol style="list-style-type: none"> <li>where identified in the Streetscape hierarchy overlay map;</li> <li>in compliance with a neighbourhood plan and the road corridor design and streetscape locality advice standards in the Infrastructure design planning scheme policy.</li> </ol>	<b>Not Applicable:</b> The proposed development is not located on a corner property and is not required to include a corner land dedication.
	<b>AO3.2</b> 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.	<b>Not Applicable:</b> The proposed development is not located on a corner property and is not required to include a corner land dedication.
	<b>AO3.3</b>	<b>Not Applicable:</b>



	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.	The proposed development is not located on a corner property and is not required to include a corner land dedication.
<b>If in or on a site adjoining the Wildlife movement solution sub-category</b>		<b>Not Applicable: Subject site is not located with or adjoining a Wildlife movement solution sub-category</b>

## 4.5 Transport noise corridor overlay

Performance outcomes	Acceptable outcomes	Comments
<b>PO1</b> Development provides outdoor space for passive recreation in a manner where transport noise has been minimized.	<b>AO1</b> Development ensures that each dwelling: <ol style="list-style-type: none"> <li>a. has a balcony or outdoor recreation area shielded by the building from direct transport noise; or</li> <li>b. with a balcony exposed to transport noise has a solid gap-free balustrade.</li> </ol>	<b>AO Complies:</b> The proposed units will be shielded by the transport noise generated by South Pine road through existing residential dwellings located between the site and the road.



## 5 Secondary code

### 5.1 Filling and excavation code

Refer to **Appendix E: Engineering Code Assessment** for detailed assessment against the Filling and excavation code.

### 5.2 Infrastructure design code

Refer to **Appendix E: Engineering Code Assessment** for detailed assessment against the Infrastructure design code.

### 5.3 Landscape work code

Performance outcomes	Acceptable outcomes	Comments
<b>PO1</b> Development ensures that trees are protected from development impacts.	<b>AO1.1</b> Development ensures that trees identified in a landscape concept plan or development approval are retained and protected in accordance with AS 4970-2009 Protection of trees on development sites.	<b>AO Complies:</b> An existing subtropical shade tree at the rear of the site will be retained and incorporated within the deep planting area as part of the proposed development.
	<b>AO1.2</b> Development ensures that tree surgery and pruning is carried out in accordance with AS 4373-2007 Pruning of amenity trees for: a. vegetation damaged as a result of the development; b. vegetation requiring pruning of branches and/or roots.	<b>AO Complies:</b> An required pruning and surgery of existing trees on the property will be done to comply with the relevant council standards.
<b>PO2</b> Development provides acoustic barriers and long fences along street frontages which: a. are enhanced by appropriate planting; b. are of high visual quality; c. are designed for longevity;	<b>AO2.1</b> Development ensures that an acoustic barrier or fence which is required by a use code to be provided along a fence or within the site: a. is designed in compliance with the standards in the Infrastructure design planning scheme policy; b. incorporates elements of visual interest appropriate to the scale of the development for a fence or acoustic barrier over 40m long;	<b>Not Applicable:</b> The proposed development does not include or required to include an acoustic barrier.



<p>d. provide maintenance access and promote pedestrian permeability in appropriate circumstances.</p>	<p>c. incorporates a gate for maintenance access to the street frontage side of the barrier or fence if a gate can open on to a publicly accessible area within the site;  d. incorporates a gate or appropriately designed opening for public pedestrian access where linking two publicly accessible areas.</p>	
	<p><b>AO2.2</b>  Development ensures that a planting buffer required by a use code for an acoustic barrier or fence incorporates:  a. species in accordance with the Planting species planning scheme policy;  b. a minimum of 2 tier planting.</p>	<p><b>Not Applicable:</b>  The proposed development does not require a landscape buffer for the purpose of an acoustic barrier/fence.</p>
<p><b>PO3</b>  Development provides species as a screen or buffer which maintain the amenity of adjoining premises.</p>	<p><b>AO3</b>  Development ensures that a landscape buffer required by a use code incorporates:  a. species in accordance with the Planting species planning scheme policy;  b. a minimum of 2 tier planting.</p>	<p><b>AO Complies:</b>  The proposed landscaping buffer that is located within the front of the site will be design to comply with the Planting Species PSP and include a 2 tier design.</p>
<p><b>PO4</b>  Development provides growing media and volumes appropriate for landscape work to ensure the long-term performance, ease of maintenance and sustainability of plantings.</p>	<p><b>AO4.1</b>  Development provides growing media and volumes for landscape work in accordance with the Landscape design planning scheme policy.</p> <p>Note—Notations of proposed growing media and soil volume calculations for the documented mature vegetation size and scale may assist in demonstrating compliance with the acceptable outcome.</p>	<p><b>Not Applicable:</b>  The proposed development does not include growing media or volumes for the proposed landscape areas.</p>
	<p><b>AO4.2</b>  Development provides species which are chosen to ensure the long-term performance and access requirements of the landscape.</p>	<p><b>AO Complies</b>  Species used in the proposed landscaping and deep planting areas will be selected to for long-term performance and access, tailored to each respective area.</p>
	<p><b>AO4.3</b>  Development provides podium planting in compliance with the Infrastructure design planning scheme policy.</p>	<p><b>Not Applicable:</b>  The proposed development is not incorporating a podium design.</p>
<p><b>PO5</b>  Development provides landscaping in a common area which provides for clear sightlines and good visibility to entrance and exit points.</p>	<p><b>AO5.1</b>  Development incorporates a plant selection along a pathway which ensures:  a. a clear trunk height of minimum 1.8m at maturity;  b. a shrub height of maximum 1m at maturity.</p> <p>Refer to the Crime prevention through environmental design planning scheme policy.</p>	<p><b>AO Complies</b>  The proposed landscaping along the driveway area, which acts as the predestined entrance, will include the required heights for shrubs and trees to ensure visibility.</p>



	<p><b>A05.2</b> Landscaping and mounding do not interfere with visibility along a pathway.</p> <p>Refer to the Crime prevention through environmental design planning scheme policy.</p>	<p><b>AO Complies:</b> The proposed landscaping will be design to no impair the visibility of pedestrians or drivers within the internal driveway</p>
<p><b>PO6</b> Development provides landscaping which supports a legible environment that can be safely navigated by pedestrians and cyclists.</p>	<p><b>A06</b> Development ensures that the landscape design provides cues to distinguish between a public area, a semi-public area and a private area.</p> <p>Note—Cues could include changes in levels, surface or landscape treatment or fencing.</p>	<p><b>AO Complies:</b> The proposed landscaping is included within the front of the property to help soften the built form and distinguish the street verge and the private property.</p>
<p><b>PO7</b> Development provides a plant selection which achieves the functional and aesthetic outcomes to balance the form and scale of the development including:</p> <ul style="list-style-type: none"> <li>a. screening and buffering;</li> <li>b. street presentation;</li> <li>c. shading;</li> <li>d. amenity.</li> </ul>	<p><b>A07</b> Development provides species in accordance with the Planting species planning scheme policy.</p>	<p><b>AO Complies:</b> Plantings required for the landscape and deep planting area will be chosen in accordance with the Planting species PSP.</p>
<p><b>PO8</b> Development provides planting densities and stock sizes which are optimised to:</p> <ul style="list-style-type: none"> <li>a. reduce maintenance and erosion;</li> <li>b. achieve amenity and ecological outcomes;</li> <li>c. provide the level of coverage for any green facades, green walls or green roofs to achieve the functional and aesthetic outcomes of the landscape work for the life of the development.</li> </ul> <p>Note—The Landscape design planning scheme policy provides guidance on information to be provided to demonstrate compliance with the performance outcome and acceptable outcomes.</p>	<p><b>A08.1</b> Development provides planting densities and stock sizes when planting in natural ground which achieves:</p> <ul style="list-style-type: none"> <li>a. full coverage of the mulched planting areas within 2 years;</li> <li>b. 95% coverage of the extent of the elevation within 2 years where for green facades.</li> </ul> <p><b>A08.2</b> Development achieves the minimum planting coverage for any artificial growing environment as specified in the Landscape design planning scheme policy.</p>	<p><b>PO Complies:</b> Planting proposed to be incorporated into landscaping and deep planting will provide densities to reduce maintenance, erosions and achieve amenity and aesthetics outcomes.</p> <p><b>Not Applicable;</b> The proposed development does not include any artificial growing environments, like elevated planters.</p>
<p><b>PO9</b> Development provides planting areas in open-air car parking areas which are designed and constructed to ensure that landscaping and shade trees thrive and achieve a minimum 50% shade cover within 5 years of planting.</p>	<p><b>A09.1</b> Development provides species in a car park that are selected in accordance with the Planting species planning scheme policy.</p> <p><b>A09.2</b></p>	<p><b>AO Complies:</b> The proposed planting selected for the landscaping areas in the car park will be chosen in accordance with the Planting Species PSP.</p> <p><b>AO Complies:</b></p>



	Development provides planting areas within car parking areas that are protected by wheel stops or bollards.	Wheel stoppers will be included for the two visitor parking spaces to minimise potential damage to the landscaping and deep planting areas.
<b>PO10</b> Development for a shade structure does not compromise landscape outcomes.	<b>AO10</b> Development for a shade structure in a car park allows unimpeded access to natural sunlight and rainwater for landscaping and shade trees.	<b>Not Applicable:</b> The proposed development does not include any shade structures over the two visitor car parks.
<b>PO11</b> Development involving the construction of retaining walls provides for: a. safety; b. an attractive appearance appropriate to the surrounding area; c. easy maintenance; d. longevity; e. minimal water seepage impacts.	<b>AO11</b> Development of a retaining wall: a. is constructed in compliance with the structures standards in the Infrastructure design planning scheme policy and is certified by a Registered Professional Engineer Queensland; b. incorporates planting areas.	<b>PO Complies:</b> The proposed retaining walls will be designed and constructed by a Registered Professional Engineer. <ul style="list-style-type: none"> <li>The retaining walls will be designed to be safe, easy maintenance and longevity.</li> <li>The design will minimise water seepage and not have a significant impact on the surrounding area.</li> </ul>
<b>PO12</b> Development provides for: a. water sensitive urban design measures which are employed within the landscape design to maximise stormwater use; b. drainage and stormwater management measures to reduce any adverse impacts on the landscape; c. stormwater harvesting to be maximised and any adverse impacts of stormwater minimised; d. reticulated irrigation to all artificial growing environments.  Note—The Landscape design planning scheme policy provides guidance on information to be provided to demonstrate compliance with the performance outcome and acceptable outcomes.	<b>AO12.1</b> Development provides drainage for artificial growing environments which is connected to the stormwater drain.	<b>Not Applicable;</b> The proposed development does not include any artificial growing environments, like elevated planters.
	<b>AO12.2</b> Development ensures that the maximum site stormwater harvest capacity is utilised to meet the irrigation demand of the development before alternate irrigation sources are utilised, and is in accordance with the standards in the Landscape design planning scheme policy.	<b>Not applicable:</b> The proposed development is for 5 townhouse units and will not include a stormwater harvest capacity.
	<b>AO12.3</b> Development provides areas of pavement, turf, landscaping and mulched garden beds which are adequately drained.  Note—This may be achieved through the provision and/or treatment of swales, spoon drains, field gullies, sub-surface drainage and stormwater connections.	<b>AO Complies:</b> The proposed garden areas, including courtyards, landscaping and deep planting areas will be design to adequately drain.
	<b>AO12.4</b> Development provides a reticulated irrigation system to all landscaping areas in accordance with the Landscape design planning scheme policy.	<b>AO Complies:</b> The proposed development will incorporate adequate irrigation systems to the landscaping areas.
<b>PO13</b>	<b>AO13.1</b>	<b>AO Complies:</b>



<p>Development provides landscaping and supporting growing environments which:</p> <ul style="list-style-type: none"> <li>a. are safe;</li> <li>b. ensure efficient and effective maintenance;</li> <li>c. ensures success and long-term performance.</li> </ul> <p>Note—The Landscape design planning scheme policy provides guidance on information to be provided to demonstrate compliance with the performance outcome and acceptable outcomes.</p>	<p>Development ensures that all turf areas on the site are accessible externally by standard lawn maintenance equipment and receive adequate sunlight.</p>	<p>Turfed areas in the proposed development will be limited to the private unit spaces, and can be accessed by standard lawn equipment.</p>
	<p><b>AO13.2</b> Development ensures that where landscape work on structures are serviced from tank water, the control devices are located in a common area.</p>	<p><b>Not applicable:</b> The proposed development does not include tank water to service the landscaping areas.</p>
	<p><b>AO13.3</b> Development provides one hose cock within each private landscape and recreation area.</p>	<p><b>AO Complies:</b> All proposed private outdoor spaces will include a hose cock.</p>
	<p><b>AO13.4</b> Development provides landscaping that uses appropriate materials to maintain the function of an overland flow path.</p>	<p><b>AO Complies:</b> All landscaped and deep planting areas will be designed to maintain overland flow paths.</p>
	<p><b>AO13.5</b> Development ensures that all artificial growing environments are accessible for safe and practical maintenance from within the site.</p>	<p><b>Not Applicable;</b> The proposed development does not include any artificial growing environments, like elevated planters.</p>
	<p><b>AO13.6</b> Development ensures that all artificial growing environments are designed to be durable and to prevent material movement from structures.</p>	<p><b>Not Applicable;</b> The proposed development does not include any artificial growing environments, like elevated planters.</p>
	<p><b>AO13.7</b> Development ensures that artificial growing environments are designed to allow for flush out.</p>	<p><b>Not Applicable;</b> The proposed development does not include any artificial growing environments, like elevated planters.</p>
	<p><b>AO13.8</b> Irrigation systems are designed to prevent overspray outside of planting areas.</p>	<p><b>Not Applicable;</b> The proposed development does not include any artificial growing environments, like elevated planters.</p>
<p><b>PO14</b> Development ensures that the location and type of planting do not compromise the function and accessibility of services and facilities.</p>	<p><b>AO14</b> Development provides plant species which are selected and sited, taking into consideration the location and access requirements of overhead and underground services.</p>	<p><b>AO Complies:</b> The proposed plants for the landscaping and deep planting areas will be designed to consider the existing services and utilities.</p>
<p><b>PO15</b></p>	<p><b>AO15.1</b></p>	<p><b>Not Applicable;</b></p>



<p>Development ensures that landscaping in artificial growing environments is appropriately designed, located and supported to ensure long-term performance, safety and function.</p> <p>Note—Guidance is provided in the Landscape design planning scheme policy.</p>	<p>Artificial growing environments are designed in accordance with the Landscape design planning scheme policy and are considered in the structural design of the development.</p> <p><b>AO15.2</b> Artificial growing environments include appropriate drainage and waterproofing in accordance with the Landscape design planning scheme policy.</p>	<p>The proposed development does not include any artificial growing environments, like elevated planters.</p> <p><b>Not Applicable;</b> The proposed development does not include any artificial growing environments, like elevated planters.</p>
<p><b>PO16</b> Development incorporating a rooftop garden provides landscaping that:</p> <ol style="list-style-type: none"> <li>is integrated into the rooftop garden design;</li> <li>ensures that landscaped open spaces dominate the built form elements;</li> <li>contributes to shade of communal open space;</li> <li>enhances the visual amenity and function of different rooftop garden spaces;</li> <li>contributes to greening the building appearance when viewed from external public vantage points.</li> </ol> <p>Note—External public vantage points means from at least two mostly unobstructed views of the development from a public area.</p>	<p><b>AO16.1</b> Development incorporating a rooftop garden provides landscaping that includes:</p> <ol style="list-style-type: none"> <li>planting at the perimeter of the rooftop for a minimum extent of 50% of the rooftop perimeter facing at least two different elevations of the building;</li> <li>a diverse mix of suitable planting species including ground covers, shrubs and trees at different heights in accordance with the Planting species planning scheme policy;</li> <li>suitable medium shrubs and small trees in accordance with the Planting species planning scheme policy providing a minimum 25% shade cover of rooftop communal open space within 5 years.</li> </ol> <p><b>AO16.2</b> Development for a rooftop garden where Section 1.7.7(3) applies, or where exceeding maximum building height, provides soft landscaping features that are:</p> <ol style="list-style-type: none"> <li>a minimum 75% open to the sky;</li> <li>provided in addition to any artificial soft landscape features.</li> </ol>	<p><b>Not Applicable;</b> The proposed development does not include a rooftop garden as part of the townhouse units.</p> <p><b>Not Applicable;</b> The proposed development does not include a rooftop garden as part of the townhouse units.</p>

## 5.4 Outdoor lighting code

Development is for the creation of 5 townhouse units on a 916m<sup>2</sup> lot. Any proposed outdoor lighting, including for the pedestrian entrance or car parking areas, can be conditioned to comply with council requirements.



## 5.5 Park planning and design code

Development is for the creation of 5 townhouse units on a 916m<sup>2</sup> lot. The LGIP does not indicate a park is proposed for the site. Therefore, assessment against the Park planning and design code is not required for this development application.

## 5.6 Stormwater code

Refer to **Appendix E: Engineering Code Assessment** for detailed assessment against the Stormwater code.

## 5.7 Transport, access, parking and servicing code

Performance outcomes	Acceptable outcomes	Comments
<p><b>PO1</b> Development is designed:</p> <ol style="list-style-type: none"> <li>to include a technically competent and accurate response to the transport and traffic elements of the development;</li> <li>in accordance with the standards in the Transport, access, parking and servicing planning scheme policy;</li> <li>to ensure the efficient operation and safety of the development and its surrounds.</li> </ol> <p>Note—The acceptable outcome and performance outcome can be demonstrated through a development application that:</p> <ul style="list-style-type: none"> <li>is accompanied by sufficient information, including computer modelling input and output data, to allow the proposed development to be properly assessed against the requirements of this code and the standards and guidelines of the Transport, access, parking and servicing planning scheme policy;</li> <li>is certified by a Registered Professional Engineer Queensland that all plans, documents and dimensioned drawings comply with the requirements of this code and the</li> </ul>	<p><b>AO1</b> Development complies with the standards in the Transport, access, parking and servicing planning scheme policy.</p>	<p><b>PO Complies:</b></p> <ul style="list-style-type: none"> <li>The proposed development is for a 5 townhouse units, comprising of 5 individual garages and 2 visitor parking spaces. As the development is for a low multiple dwelling within a low-medium density area of similar scaled developments, the response to the transport and traffic elements is appropriate.</li> <li>The design of the parking and maneuvering areas comply with the relevant requirements of the TAPS PSP standards.</li> <li>The layout of parking and the townhouse units will allow for efficient operation and safety of future residents and surrounding properties.</li> </ul>



<p>standards and guidelines of the Transport, access, parking and servicing planning scheme policy;</p> <ul style="list-style-type: none"> <li>ensures that any computer modelling input and output data are accurate, reasonable and carried out in accordance with sound traffic engineering practices.</li> </ul>		
<p><b>PO2</b> Development of a major size incorporates on-site provision for integration with the public transport network and the management of vehicles, public transport, pedestrians and cyclists, including providing appropriate pedestrian and cyclist linkages to adjoining uses, public areas and the transport network consistent with the planning by the Queensland Government and Council.</p>	<p><b>A02</b> No acceptable outcome is prescribed.</p>	<p><b>Not Applicable:</b> The proposed development is for 5 townhouse units, so is not considered of a major size to incorporate on site provisions for integration with the public transport network.</p>
<p><b>PO3</b> Development provides vehicle access that is located and designed so as to have no significant impact on the safety, efficiency, function, convenience of use or capacity of the road network.</p>	<p><b>A03.1</b> Development provides site access that is located and designed in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.</p>	<p><b>AO Complies:</b> The proposed development includes a 6.2m driveway crossover onto Ashmore Street, which is designed to be in line with the standards of the TAPS PSP.</p>
	<p><b>A03.2</b> Development provides an easement for a vehicular access benefiting all adjoining landowners and the Council if the vehicular access serves more than an individual development or premises.</p>	<p><b>Not Applicable:</b> The proposed development includes site access to the site only, no adjoining site access is required or proposed.</p>
<p><b>PO4</b> Development provides walking and cycle routes through the site which:</p> <ol style="list-style-type: none"> <li>link to the external network and pedestrian and cyclist destinations such as schools, shopping centres, open space, public transport stations, shops and local activity centres along the safest, most direct and convenient routes;</li> <li>encourage walking and cycling;</li> <li>ensure pedestrian and cyclist safety;</li> <li>provide a direct and legible network.</li> </ol>	<p><b>A04.1</b> Development provides walking and cycle routes which are constructed on the carriageway or through the site to:</p> <ol style="list-style-type: none"> <li>create a walking or cycle route along the full frontage of the site;</li> <li>connect to public transport and existing cycle and walking routes at the frontage or boundary of the site.</li> </ol>	<p><b>Not Applicable:</b> The proposed development is not required to including walking and cycling routes through the site, or on Ashmore Street.</p>
	<p><b>A04.2</b> Development provides walking and cycle routes that are constructed in compliance with the standards in the Transport, access, parking and servicing planning scheme policy and the Infrastructure design planning scheme policy.</p>	<p><b>Not Applicable:</b> The proposed development is not required to including walking and cycling routes through the site, or on Ashmore Street.</p>
	<p><b>A04.3</b> Development provides walking and cycle routes which do not include a potential entrapment area, blind corner or sudden change in level that restrict sightlines.</p>	<p><b>Not Applicable:</b> The proposed development is not required to including walking and cycling routes through the site, or on Ashmore Street.</p>
<p>Note—The Infrastructure design planning scheme policy provides additional guidance on how to comply with this performance outcome.</p>		



<p><b>PO5</b> Development provides secure and convenient bicycle parking which:</p> <ol style="list-style-type: none"> <li>for visitors is obvious and located close to the building's main entrance;</li> <li>for employees is conveniently located to provide secure and convenient access between the bicycle storage area, end-of-trip facilities and the main area of the building;</li> <li>is easily and safely accessible from outside the site;</li> <li>does not impact adversely on visual amenity;</li> <li>does not impede the movement of pedestrians or other vehicles;</li> <li>is designed to comply with a recognised standard for the construction of bicycle facilities.</li> </ol> <p>Note—For a performance outcome relating to the number of bicycle parking spaces provided, the application must demonstrate how the needs of the intended users of the site differ from the standard rates in the Transport, access, parking and servicing planning scheme policy.</p>	<p><b>AO5.1</b> Development provides on-site bicycle parking spaces in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.</p> <p><b>AO5.2</b> Development provides bicycle parking spaces for employees which are co-located with end-of-trip facilities (shower cubicles and lockers) in compliance with the Transport, access, parking and servicing planning scheme policy and AS 2890.3-1993 Bicycle parking facilities.</p> <p><b>AO5.3</b> Development ensures that the location of visitor bicycle parking is discernible either by direct view or using signs from the street.</p> <p><b>AO5.4</b> Development provides visitor bicycle parking which does not impede pedestrian movement.</p> <p><b>AO5.5</b> Development provides bicycle parking which is constructed in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.</p>	<p><b>PO Complies</b> The proposed development does not include dedicated bicycle spaces. Bicycle can be parked through each individual unit garages, or through the ground-level patios. While there are no visitor spaces, they have the same opportunity for parking as the residents, with the garage or ground level patio of each townhouse. As the potential bicycle parking is through the garages, they are easily accessible from the outside, while not adversely impacting amenity.</p>
<p><b>PO6</b> Development provides shower cubicles and lockers in sufficient numbers to meet the needs and volume of predicted pedestrian and cyclist users.</p> <p>Note—For a performance outcome the application must demonstrate how the needs of the intended users of the site differ from the standard rates in the Transport, access, parking and servicing planning scheme policy.</p>	<p><b>AO6</b> Development provides shower cubicles and lockers for pedestrians and cyclists in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.</p>	<p><b>Not Applicable:</b> The proposed development does not need to include dedicated end of trip facilities as the development are for townhouse units.</p>
<p><b>PO7</b> Development provides pedestrian and cyclist access to the site which is designed to provide safe movement and avoid unnecessary conflict between pedestrians, cyclists and motor vehicles.</p>	<p><b>AO7</b> Development provides pedestrian and cycle access that is designed and constructed in compliance with the site access design guidelines, pedestrian facilities standards and cyclist facilities standards in the Transport, access, parking and servicing planning scheme policy.</p>	<p><b>PO Complies:</b> As the proposed development is for 5 townhouse units, the internal driveway will provide safe movement onto the site</p>
<p><b>PO8</b></p>	<p><b>AO8</b> No acceptable outcome is prescribed.</p>	<p><b>PO Complies:</b></p>



<p>Development provides pedestrian and cyclist access to and from the site which is located to take advantage of safe crossing points of the adjacent road system, key destinations and public transport facilities.</p>		<p>The subject site is located on Ashmore Street, which is a neighbourhood street with footpaths leading to key destinations and public transport along South Pine Road.</p>
<p><b>PO9</b> Development provides access driveways in the road area that are located, designed and controlled to:</p> <ul style="list-style-type: none"> <li>a. minimise adverse impacts on the safety and operation of the transport network, including the movement of pedestrians and cyclists;</li> <li>b. ensure the amenity of adjacent premises, from impacts such as noise and light.</li> </ul>	<p><b>AO9.1</b> No acceptable outcome for access is prescribed, for a major development (as described in the Transport, access, parking and servicing planning scheme policy).</p> <p><b>AO9.2</b> Development which is not a major development (as described in the Transport, access, parking and servicing planning scheme policy) provides a single site access driveway in the road area to the lowest order road to which the site has frontage.</p> <p><b>AO9.3</b> Development ensures that sight distances to and from all proposed access driveways in the road area and intersections are in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.</p> <p><b>AO9.4</b> Development provides access driveways in the road area which:</p> <ul style="list-style-type: none"> <li>a. are located, designed and controlled in compliance with the standards in the Transport, access, parking and servicing planning scheme policy;</li> <li>b. are not provided through a bus stop, taxi rank or pedestrian crossing or refuge.</li> </ul> <p><b>AO9.5</b> Development makes provision for shared access arrangements particularly where it is necessary to limit access points to a major road.</p>	<p><b>Not Applicable:</b> The proposed development is for 5 townhouse units, so does not match the description of a Major Development.</p> <p><b>AO Complies;</b> The proposed development provides a single road access onto Ashmore Street, which is a neighbourhood road and the only road frontage.</p> <p><b>PO Complies:</b> The proposed development will have an access driveway which will have minimal adverse impact on Ashmore Street and will not have adverse impacts on the amenity of neighbouring residential properties.</p> <p><b>AO Complies:</b> The proposed access driveway is designed in line with the standards of the TAPS SPS and will not be through any of the items raised in A09.4 (b)</p> <p><b>Not Applicable:</b> The proposed development is not a shared access arrangement driveway</p>
<p><b>PO10</b> Redevelopment provides for:</p> <ul style="list-style-type: none"> <li>a. the closure of all access driveways in the road area that no longer comply with the standards in the Transport, access, parking and servicing planning scheme policy;</li> <li>b. the reinstatement of adjacent footpaths.</li> </ul>	<p><b>AO10</b> No acceptable outcome is prescribed.</p>	<p><b>PO Complies:</b> The existing crossover into the subject site will be reinstated as verge in line with the standards of the neighbourhood road in the streetscape hierarchy code.</p>



<p><b>PO11</b> Development provides that an internal approach to an access driveway in the road area is designed and located to provide for the safety of pedestrians and cyclists using paths adjacent to the frontage of the site, and motorists.</p>	<p><b>AO11.1</b> Development provides sight distances to and from all proposed access driveways in the road area and intersections which are in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.</p>	<p><b>Not applicable:</b> The proposed development is located an appropriate distance away from the intersections of Ashmore Street.</p>
	<p><b>AO11.2</b> Development ensures that convex mirrors are only used in a site: a. as a secondary support at access driveways; b. in addition to acceptable sight splays that comply with the sight distances standards in the Transport, access, parking and servicing planning scheme policy.</p>	<p><b>Not Applicable:</b> Convex mirrors are not proposed or required as part of the development.</p>
<p><b>PO12</b> Development in the City core and City frame as identified in Figure a provides car parking spaces at rates to discourage private car use and encourage walking, cycling and the use of public transport.</p>	<p><b>AO12</b> Development in the City core and City frame as identified in Figure a provides maximum car-parking rates in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.</p> <p>Note—For accepted development subject to compliance with identified requirements including an existing premises, no reduction to existing car parking is required to comply with a maximum car-parking rate in the Transport, access, parking and servicing planning scheme policy.</p>	<p><b>Not Applicable;</b> The proposed development is not located within the city core or city frame.</p>
<p><b>PO13</b> Development outside of the City core and City frame as identified in Figure a provides on-site car parking spaces to accommodate the design peak parking demand without any overflow of car parking to an adjacent premises or adjacent street.</p>	<p><b>AO13</b> Development outside of the City core and City frame as identified in Figure a: a. provides on-site car parking spaces in compliance with the standards in the Transport, access, parking and servicing planning scheme policy; or b. for accepted development subject to compliance with identified requirements, does not result in on-street car parking if no parking standard is identified in the Transport, access, parking and servicing planning scheme policy.</p> <p>Note—For accepted development subject to compliance with identified requirements including an existing premises, no reduction to existing car parking is required to comply with a maximum car-parking rate in the Transport, access, parking and servicing planning scheme policy.</p>	<p><b>PO Complies:</b> The proposed development includes 2 car parks per town house within individual garages. Two additional spaces are provided at the front of the site for visitors. The subject site is also located within close proximity of frequent public transport and Active transport pathways. Therefore, number of proposed spaces meets the anticipated demand on the site.</p>
<p><b>PO14</b> Development ensures that the number of car parking spaces and design of the car parking area:</p>	<p><b>AO14.1</b> Development provides a number of car parking spaces on site equalling the sum of the maximum design peak parking demand for the individual uses at any point in time.</p>	<p><b>PO Complies:</b> The proposed development includes 2 car parks per townhouse within individual garages. Two additional spaces are provided</p>



<p>a. meet the combined design peak parking demand for residential, visitor and business parking;</p> <p>b. allow for the temporal sharing of car-parking spaces for uses with different peak parking demands.</p> <p>Note—In order to demonstrate that adequate car parking is provided, a traffic impact assessment prepared in compliance with the Transport, access, parking and servicing planning scheme policy is to identify the appropriate number of car parking spaces to be provided.</p>	<p><b>AO14.2</b> Development involving mixed use provides a non-residential car parking area with shared parking for all the businesses in the development.</p>	<p>at the front of the site for visitors. The subject site is also located within close proximity of frequent public transport and Active transport pathways. Therefore, number of proposed spaces meets the anticipated demand on the site.</p> <p><b>Not Applicable;</b> The proposed development is not for a mixed use.</p>
<p><b>PO15</b> Development provides a car park layout which allows for on-site vehicle parking that:</p> <p>a. is clearly defined, safe and easily accessible;</p> <p>b. is designed to contain potential adverse impacts within the site;</p> <p>c. does not detract from the aesthetics or amenity of an area;</p> <p>d. discourages on-street parking if parking has an adverse traffic management safety or amenity impact;</p> <p>e. is consistent with safe and convenient pedestrian and cyclist movement.</p>	<p><b>AO15</b> Development provides parking bays, queue areas and manoeuvring areas which are designed for the design service vehicle to the standards in the Transport, access, parking and servicing planning scheme policy.</p>	<p><b>AO Complies;</b> The design of the car parking and maneuvering areas of the proposed townhouse development are in line with the requirements of the TAPS PSP.</p>
<p><b>PO16</b> Development creates a safe environment by incorporating the key elements of crime prevention through environmental design.</p>	<p><b>AO16</b> Development incorporates the key elements of crime prevention through environmental design in its layout, building and structure design and landscaping by:</p> <p>a. facilitating casual surveillance opportunities and including good sightlines to publicly accessible areas such as car parks, pathways, public toilets and communal areas;</p> <p>b. defining different uses and ownerships through design and restricting access from non-residential uses into private residential dwellings;</p> <p>c. promoting safety and minimising opportunities for graffiti and vandalism through exterior building design and orientation of buildings and use of active frontages;</p> <p>d. ensuring publicly accessible areas such as car parks, pathways, public toilets and communal areas are well lit;</p>	<p><b>AO Complies</b></p> <p>a. The development provides for casual surveillance of the street frontage and internal driveways from the units.</p> <p>b. The use of landscaping and batten screening clearly distinguishes between the proposed individual units and the street.</p> <p>c. Minimising of graffiti opportunities is detailed below.</p> <p>d. The entrances to the individual units and the proposed internal driveway area will be well lit.</p>



	<p>e. including way-finding cues; f. minimising predictable routes and entrapment locations near public spaces such as car parks, public toilets, ATMs and communal areas.</p> <p>Note—For guidance in achieving the key elements of crime prevention through environmental design, refer to the Crime prevention through environmental design planning scheme policy.</p>	<p>e. Adequate way finding cues will be incorporate to distinguish each unit, including down the internal driveway f. While the internal driveway area does incorporate some entrapment locations, these area will be adequately light and have casual surveillance to allow for evasive actions.</p>
<p><b>PO17</b> Development minimises the potential for graffiti and vandalism through access control, canvas reduction and easy maintenance selection.</p>	<p><b>AO17</b> Development incorporates graffiti and vandalism prevention techniques in its layout, building and structure design and landscaping, by:</p> <p>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.</p> <p>Note—For guidance on graffiti and vandalism prevention techniques, refer to the Graffiti prevention planning scheme policy.</p>	<p><b>PO Complies:</b> The proposed development include casual surveillance onto potentially canvases within the internal driveway area. The materials used in the internal driveway area, including walls and garage doors, can be easily access for maintenance to quickly remove graffiti.</p>
<p><b>PO18</b> Development is serviced by an adequate number and size of service vehicles.</p>	<p><b>AO18</b> Development ensures that the number and size of design service vehicles selected for the site is in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.</p>	<p><b>AO Complies:</b> As the proposed development is for 5 townhouse units only, the anticipated service vehicles will be for curbside collection of refuse and the occasional delivery, which can stand within the driveways.</p>
<p><b>PO19</b> Development layout provides for services which:</p> <p>a. are wholly within the site, other than service vehicle manoeuvring areas which may overhang the verge on a minor road where use of the footpath is not adversely affected; b. are clearly defined, safe and easily accessible; c. are designed to contain potential adverse impacts of servicing within the site; d. do not detract from the aesthetics or amenity of the surrounding area.</p>	<p><b>AO19.1</b> Development ensures that a service bay provided on site:</p> <p>a. is provided and designed to comply with the design vehicle table and service area design standards in the Transport, access, parking and servicing planning scheme policy; b. is located away from street frontages and screened from adjoining premises.</p> <p><b>AO19.2</b> Development provides on-site servicing facilities and associated on-site vehicle manoeuvring areas which are designed in compliance with the service area design standards in the Transport, access, parking and servicing planning scheme policy.</p>	<p><b>Not Applicable:</b> The proposed development is for 5 townhouse units, so no service bays are required or proposed.</p> <p><b>Not Applicable:</b> The proposed development is for 5 townhouse units, so no on-site service facilities are proposed.</p>



	<p><b>AO19.3</b> Development provides service areas for refuse collection in compliance with the standards in the Refuse planning scheme policy, Transport, access, parking and servicing planning scheme policy and the Infrastructure design planning scheme policy.</p>	<p><b>Not Applicable:</b> The proposed development will utilise curbside collection for refuse, so no onsite collection is proposed.</p>
<p><b>PO20</b> Development provides service vehicle access routes to and from the site which minimise the impact on:</p> <ul style="list-style-type: none"> <li>a. amenity and safety in residential areas;</li> <li>b. streets not constructed to a standard that accommodate increased heavy vehicle movements.</li> </ul>	<p><b>AO20</b> Development ensures that service vehicles use the shortest and most direct route to the major road network in compliance with the heavy vehicle standards in the Transport, Access, Parking and Servicing Planning Scheme policy.</p>	<p><b>AO Complies:</b> As the proposed development is for 5 townhouse units only, the anticipated service vehicles will be for curbside collection of refuse and the occasional delivery, which can stand within the driveways.</p>
<p><b>If for development which is required to be serviced by a b-double (Austroad class 10 vehicle), multi-combination vehicle, over-dimensioned vehicle or any other vehicle identified by the Queensland Government as requiring a permit to operate on the road (freight-dependent development)</b></p>		<p><b>Not Applicable: The proposed development will not be serviced by an over dimensioned vehicle</b></p>

## 5.8 Wastewater code

Development is for the creation of a 5 townhouse units on a lot which is connected to all essential services/utilities. The proposed development does not on-site wastewater system for effluent disposal. Therefore, assessment against the Wastewater code is not required.