

Code Compliance Statement

BCC DS

LODGED

15/07/2026

APPLICATION REF

A007068254

Code Assessment

Newstead North neighbourhood plan code

Table 7.2.14.5.3.A—Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	Comments
Section A—If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development if involving a dwelling unit in the Low impact industry zone		
Not applicable. The development does not form accepted development and does not involve a dwelling unit in the Low Impact Industry zone.		
Section B—If for assessable development		
PO6 Development is designed to respond to its site context and setting and exhibits high-quality architectural design. Development is of a height, scale and form that achieves the intended outcome for the precinct, improves the amenity of the neighbourhood plan area, contributes to a cohesive streetscape and built form character and is: - consistent with the anticipated density and assumed infrastructure demand; - aligned to community expectations about the number of storeys to be built; - proportionate to and commensurate with the utility of the site area and frontage width; - designed so as not to cause a significant and undue adverse amenity impact to adjoining development; - sited to enable existing and future buildings to be well separated from each other and to not prejudice the development of an adjoining site; - limited in height to maintain the visual prominence and topographical change of Montpellier Hill.	AO6 Development complies with the number of storeys and building height in Table 7.2.14.5.3.B. Note—Neighbourhood plans will mostly specify a maximum number of storeys where zone outcomes have been varied in relation to building height. Some neighbourhood plans may also specify height in metres. Development must comply with both parameters where maximum number of storeys and height in metres are specified. Note—The preparation of an Urban context report in accordance with Table 7.2.14.5.3.G will assist in demonstrating achievement of outcomes of this neighbourhood plan. Note—Council’s Independent Design Advisory Panel may be invited to provide advice on development, to facilitate high quality development, in accordance with the provisions of the Independent design advisory panel planning scheme policy. Editor’s note—The Council’s <i>New World City Design Guide - Buildings that Breathe</i> document sets out the vision, design elements and best practice case studies to provide guidance on how to achieve subtropical design	Complies with PO6 Table 7.2.14.5.3.B outlines a maximum building height of 8 storeys for development of a site 1,200m² or greater, within the Mixed use transition precinct. The subject development proposes a maximum height of 18 storeys plus roof top communal area and has a high-quality architectural design that responds to the current site context and setting as well as sub-tropical design principles. In addressing the performance outcomes, it can be established that there a continuing reconsideration of the development of Newstead North, with the Neighbourhood Plan having been overtaken by events. Density and infrastructure demand The anticipated density and assumed infrastructure demand for this area has shifted, with there now being an acceptance of greater building heights in well located parts of the City (e.g. Newstead, Carindale, Chermside, West End, etc.), a focusing on building up

Note—Development that exceeds the intended number of storeys or building height can place disproportionate pressure on the transport network, public space or community facilities in particular. Note—Development that is over-scaled for its site can result in an undesirable dominance of vehicle access, parking and manoeuvring areas that significantly reduce streetscape character and amenity,	outcomes in the centre, mixed use and medium density residential zones.	and not out, and recognition that increased building height is a necessary response to address housing supply. The site is well serviced in terms of proximity to established infrastructure, including but not limited to public and active transport networks, essential services and recreational opportunities. Community expectations The proposed height is considered to be aligned with community expectations noting recent approvals within proximity of the site. This includes: ▪ 99 Breakfast Creek Road at 20-30 storeys (Vide: A006861635) ▪ 75 Longland Street at 28 – 31 storeys (Vide: A006490812) ▪ 98 Montpelier Street at 20, 25 and 30 storeys (Vide: AA006634406) ▪ 12 Cunningham Street at 25 storeys (Vide: A004501778) ▪ 37 Mayne Road at 28 storeys (Vide: DEV2010/106) ▪ 37 Ross Street at 29 storeys (Vide: A006978019) ▪ 18 Maud Street at 15 storeys (Vide: A006769035) ▪ 47 Skyring Terrace at 27 storeys (Vide: A006870288). An application has also been recently submitted over 60 Kingsford Smith Drive and is for a mixed use development of 28 storeys (Vide: A007012529) Utility of site The subject site at 1,520m² and with a frontage of 30m, is sufficient to support the scale of the development, establishing a building envelope that provides a suitable balance between built form and deep planting and landscaping. The balance between
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the single storey podium and multi storey tower above is also consistent with the design of approved and constructed buildings within the Newstead locality.

Amenity impacts

Amenity impacts of adjoining development and future residents have been considered in the design of the proposal.

To the west and south of the site, adjoining lots generally contain 2 storey non-residential uses with large blank walls addressing the subject site and as such there is considered to be no amenity impact on these sites.

It is acknowledged there is a small overlap at the rear (south) of the site with the established multiple dwelling over 28 Austin Street (Alouette). The amenity impacts on this established development as a result of the proposal, are considered to be no greater than what would be anticipated for a complying 8 storey development, within an inner city location, with appropriate separation maintained between the two developments (see below).

To the east, the site adjoins a 12 storey multiple dwelling development (Aire) under construction. The proposed development is considered to have limited amenity impacts on this adjoining development, as shall not obstruct the primary outlook or general orientation of these units, but rather shield the development from the western sun. Similar to the proposal, this adjoining development orientates primary living areas and balconies to the street/front (north) and rear (south) of the site, away from the subject site, maintaining outlook and access to natural light and breezes. The western side of the development under construction also features substantial screening on its western façade,

		maintaining the privacy between the two buildings into primary habitable rooms. Building separation As referenced above, separation to the west and south of the site are generally of no concern, as adjoining properties are 2-storey non-residential buildings with blank built to boundary walls. To the southeast corner of the site where the development partially adjoins Alouette, a separation distance of an average of 10.38m is maintained to the outermost projection and between 15.1 and 17.46m between glazing lines. To the east, the site adjoins a 12 storey multiple dwelling development under construction. The proposal achieves a separation distance of no less than 7.48m to this adjoining development. This building has been designed to orientate balconies and primary living areas to the front and rear of the site, similar to the proposed development and has been approved with substantial screening along its western elevation, ensuring privacy is maintained. Visual prominence The height of the development shall have no impact on the visibility of Montpelier Hill and its visual prominence, noting that between the site and the hill is an approved development over 99 Breakfast Creek Road of 20-30 storeys.
PO7 Development accommodates buildings of a scale and design that: - maintains the open, low-scale setting of the area and the prominence of natural and heritage landmarks; - contributes to a low-scale fine-grain streetscape;	A07.1 Development has a maximum podium height of 2 storeys. A07.2 Development ensures the maximum tower site cover for sites 1,800m² or greater does not exceed 50% in the Breakfast Creek precinct or the Mixed use transition precinct.	Complies with A07.1 The development has a single storey podium. A07.2 Not applicable The site is less than 1,800m² at 1,520m². Complies with PO7 (A07.3)

c. incorporates a clear podium and tower form with towers set back to reduce their bulk and visibility from the street; a. maintains the public view corridors indicated on Figure a. To achieve this, development: - provides building forms that retain views to the relevant feature beside and in between towers; - ensures building placement maintains sight of the feature from the locations on Figure a; b. includes deep planting to buffer development from Breakfast Creek Road. Note—Development must demonstrate how impacts on view corridors have been managed by building design and placement by undertaking a view analysis, which includes a sketch or photomontage from the locations marked on Figure a. View analysis should demonstrate the development proposal, existing development and specified geographic features. On catalyst sites the view analysis must consider cumulative effects of site master planning. Three-dimensional modelling must be submitted in a format suitable for confirmation of the outcomes of view analysis in Council’s Virtual Brisbane model.	Note—Tower site cover is: - the combined average area of the 5 largest storeys of each building (being the full area of any storey located wholly or partially above the maximum podium height identified in A07.1) as a portion of the original site area; - calculated as the area bounded by the outside of the external wall, including balconies but excluding projections. A07.3 Development complies with the number of storeys and building height in Table 7.2.14.5.3.B. Note—Neighbourhood plans will mostly specify a maximum number of storeys where zone outcomes have been varied in relation to building height. Some neighbourhood plans may also specify height in metres. Development must comply with both parameters where maximum number of storeys and height in metres are specified. A07.4 Development complies with all applicable setbacks.	Table 7.2.14.5.3.B outlines a maximum building height of 8 storeys for development of a site 1,200m² or greater, within the Mixed use transition precinct. The proposed development is an 18-storey multiple dwelling with its suitability generally addressed in response to PO6 above. Notwithstanding, the proposal also satisfies PO7 as outlined below. - The proposed scale and design of the building is consistent with the emerging setting of the local area, which is transitioning from lower scale forms to buildings up to 30 storeys in height. On this basis, it can be established that the Neighbourhood Plan in the context of height and scale has been overtaken by events. Notwithstanding, the development has no impact on the prominence of natural or heritage landmarks, being well separated from any sites identified as significant. - The building has been designed to appropriately contribute to the emerging streetscape, establishing an interface that achieves a suitable human scale and appropriate flood immunity. - The development includes a clearly defined podium and tower form, with the tower setback an average of 4m from the street. - The development shall have no impact on view corridors identified within the Neighbourhood Plan, being sited on Maud Street on the eastern side of Breakfast Creek Road, with view corridors generally identified on the western side of Breakfast Creek Road and from Austin Street towards the west.
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		○ There is no requirement to provide a landscape buffer in this location as the site is well separated from Breakfast Creek Road. AO7.4 Not applicable The are no setbacks identified in the Newstead north neighbourhood plan applicable to the site. Setbacks are addressed against the Centre or mixed use code.
PO8 Development manages flooding and withstands coastal hazards through its location, siting, design, construction and operation while providing a well-designed land use and built form and landscape response that enhances the public realm.	AO8.1 Development incorporates stepped landscaped edges to minimise the visual impact of raised floor levels at the ground plane as illustrated in Figure b.	Complies with AO8.1 The proposed development incorporates stepped landscape edges to minimise the visual impacts at ground level including: ▪ Landscape planters at ground level framing the pedestrian entry point as well as a deep planting area beside the driveway, located along the Maud Street frontage. ▪ Planter boxes along the perimeter of the podium level and the northern façade of each residential level. The intent is to provide planting which has the ability to cascade over the edge of planters, softening the visual appearance of the building when viewed from the street. Refer to the accompanying Architectural Plans and Landscape Concept Plan for further detail. AO8.2 Not applicable The site is not located within the Breakfast Creek precinct. AO8.3 Not applicable The proposed development does not front the northern side of Austin Street.
	AO8.2 Development in the Breakfast Creek precinct is for non-residential development and is designed to withstand coastal hazards. AO8.3 Development fronting the northern side of Austin Street that cannot provide a driveway which is trafficable during the defined flood event from Austin Street, provides alternative vehicular access or a driveway which is trafficable during the defined flood event from Maud Street.	
PO9 Development adjacent to Breakfast Creek preserves land adjoining the creek for public use along the entire creek frontage.	AO9 Development preserves a publicly accessible open space corridor along the southern side of Breakfast Creek with a minimum width of 6m of land which is measured from	AO9 Not applicable In accordance with Figure a, the site is not located near the publicly accessible open space corridor.

	the top of the revetment wall or the high water mark, whichever is lesser, in accordance with Figure a.	
PO10 Development adjacent to Breakfast Creek, Ross Street Park, the Booroodabin and Cowlshaw Street Park is designed to address and activate the creek and public parks.	AO10.1 Development ensures that a building elevation facing Breakfast Creek or a public space provides opportunities for passive surveillance through the orientation of awnings, windows and balconies towards the creek or public space. AO10.2 Development locates employee recreation areas and offices nearest to, and overlooking, Breakfast Creek. AO10.3 Development does not involve a basement wall fronting Breakfast Creek of more than 1m above the ground level.	AO10.1 Not applicable The proposed development is not facing Breakfast Creek or a public space. AO10.2 Not Applicable This development application proposes a multiple dwelling; employee recreation areas are not required. AO10.3 Not Applicable The proposed development is not fronting Breakfast Creek.
PO11 Development that includes an arcade as indicated on Figure a provides a publicly accessible arcade as part of development that is easily accessed, attractive and supports personal safety.	AO11.1 Development that includes an arcade as indicated on Figure a provides an arcade that facilitates pedestrian and cyclist movement adjoining and through a site at street level or at-grade. Note—Grade-separated pedestrian movement systems, such as an overhead bridge or underpass, are avoided because they are less attractive and safe for users. AO11.2 Development that includes an arcade as indicated on Figure a which is intended for public access at night complies with: - AS/NZS 1158.3.1:2005 Lighting for roads and public spaces Category P3; - AS 4282-1997 Control of the obtrusive effects of outdoor lighting.	AO11.1 and AO11.2 Not applicable In accordance with Figure a, the proposed development is not required to include an arcade.
PO12 Development that includes an arcade as indicated on Figure a:	AO12.1 Development that includes an arcade as indicated on Figure a:	AO12.1 and AO12.2 Not applicable In accordance with Figure a, the proposed development is not required to include an arcade.

a. provides a direct, convenient, comfortable, safe and publicly accessible connection that enhances the local pedestrian network; b. has an obvious street presence and provides a landscaped shaded entry by way of a significant tree; c. is activated and overlooked by adjoining uses; d. has high-quality finishes and materials; e. maximises safety.	a. provides pedestrian access during hours of operation of the use; b. integrates with adjoining buildings; c. links established streets and pedestrian networks; d. has a minimum corridor width of 6m, including a minimum unobstructed pavement width of 3m; e. is adjoined and overlooked by active uses; f. is finished with high-quality materials that ensure public safety; g. is provided at-grade and connects safely without any lip or step; h. incorporates crime prevention through environmental design principles to maximise safety; i. has signage at each end identifying the connection provided; j. is straight and allows for visual connection to the other end. Note—Crime prevention principles can be found in the Crime prevention through environmental design planning scheme policy. AO12.2 Development that includes an arcade, where in the Mixed use zone, provides a deep planting area of a 25m² and a minimum dimension of 4m in any direction on the Breakfast Creek Road frontage opposite the entry to Newstead Park. This deep planting area is to accommodate a large significant tree that reinforces the relationship to Newstead Park and provides shade for pedestrians at the crossing point of Breakfast Creek Road.	
PO13 Development provides a prominent visual reference and contribution to the public realm and enhances the public pedestrian experience along Breakfast Creek	AO13.1 Development provides a truncated corner land dedication in locations identified in the Streetscape hierarchy overlay.	AO13.1 and AO13.2 Not applicable The site is not a corner lot.

Road through the provision of significant landscaping and street furniture.	AO13.2 Development includes deep-planted feature trees and seating in the corner land dedication area in accordance with specifications in the Road corridor design section of the Infrastructure design planning scheme policy.	
If in the Breakfast Creek precinct (Newstead north neighbourhood plan/NPP-002) Not applicable. The site is not located in the Breakfast Creek Precinct.		
If in the Montpelier mixed use precinct (Newstead north neighbourhood plan/NPP 003) Not applicable. The site is not located in the Montpelier mixed use precinct.		
If involving a food and drink outlet or a shop in the Low impact industry zone Not applicable. The development does not involve a food and drink outlet or shop in the Low impact industry zone.		
If in the Evelyn Street industrial precinct (Newstead north neighbourhood plan/NPP 004) Not applicable. The site is not located in the Evelyn Street industrial precinct.		

Development Codes

Centre or mixed use code

Performance outcomes	Acceptable outcomes	Comments
Section A—If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development		
PO1 Development: a. has hours of operation which are controlled so that the use does not detrimentally impact on the amenity of adjoining residents; b. does not result in noise emissions that exceed the noise (planning) criteria in Table 9.3.3.3.F, low frequency noise criteria in Table 9.3.3.3.G and night-time noise criteria in Table 9.3.3.3.H in a sensitive zone or a nearby sensitive use, except music noise where located in a Special entertainment precinct identified in a neighbourhood plan. Note—A noise impact assessment report prepared in accordance with the Noise impact assessment planning scheme policy can assist in demonstrating achievement of this performance outcome.	AO1.1 Development: a. for accommodation activities, dwelling unit or emergency services has unlimited hours of operation; b. for a club, if licensed, bar, function facility, hotel or nightclub entertainment facility does not generate noise which is clearly audible and detectable, or impacts on the amenity of a resident, in a dwelling or other sensitive use; Note—Development for a club, if licensed, bar, function facility, hotel or nightclub entertainment facility is not expected to achieve this outcome. a. for any other use: i. where in the Principal centre zone or Major centre zone has unlimited hours of operation; ii. where in the District centre zone, Neighbourhood centre zone or Mixed use zone: i. has hours of operation, including for deliveries, which are limited to 6am to 10pm; or ii. does not generate noise which is clearly audible and disturbing in a dwelling or other sensitive use; iii. where in any other zone: i. has hours of operation, including for deliveries, which are limited to 6am to 8pm; or	Complies with AO1.1 The proposed development is for a multiple dwelling and as such there is no limit on hours of operation.

	ii. does not generate noise which is clearly audible and disturbing in a dwelling or other sensitive use. A01.2 Development ensures mechanical plant or equipment is acoustically screened from an adjoining sensitive use. Note—Mechanical plant includes generators, motors, compressors and pumps e.g. air-conditioning, refrigeration or cold room motors	Complies with A01.2 All services are located internally or on the rooftop and will be screened.
PO2 Development protects the visual amenity of the centre, public realm and any adjacent residential use.	A02 Development including mechanical plant, refuse and recycling area, vent and exhaust is not visible from: a. a street or public space; b. an adjacent residential use. Note—Mechanical plant includes generators, motors, compressors and pumps e.g. air-conditioning, refrigeration and coldroom motors.	Complies with A02 Mechanical plant, the refuse and recycling area, vents and exhausts have generally been designed to fit within the building form. Equipment located near the Maud Street frontage will be screened and sit behind landscaping.
PO3 Development: a. avoids or minimises air emissions; b. complies with the air quality (planning) criteria in Table 9.3.3.3.I and odour criteria in Table 9.3.3.3.J in a sensitive zone or sensitive use. Note—An air quality impact report prepared in accordance with the Air quality planning scheme policy can assist in demonstrating achievement of this performance outcome.	A03.1 Development ensures that air pollutants, including odour, are not released external to the development except where complying with A03.2 and A03.3. A03.2 Development ensures that if food and cooking odour is released, exhaust vent outlets are discharged vertically and directed away from any sensitive use with the following constraints: a. separated by a minimum of 6m from a sensitive use, including any outdoor air intake of a sensitive use; b. does not cause an odour or air emission which is detectable and disturbing at a sensitive use.	A03.1 Not Applicable The development is for a Multiple dwelling only and as such is not expected to create air pollutants. A03.2 Not Applicable As above. A03.3 Not Applicable The development is not specifically for a car park or bus station. Notwithstanding, basement exhaust vents shall be well separated from residential uses and turnover rates for parking within the building is expected to be minimal.
	A03.3	

	Development ensures that exhaust vents from any car park or bus station are separated from any sensitive use by a minimum of 15m.	
PO4 Development for a sensitive use is located to achieve the air quality planning criteria in Table 9.3.3.3.I and odour criteria in Table 9.3.3.3.J. Note—An air quality impact report prepared in accordance with the Air quality planning scheme policy can assist in demonstrating achievement of this performance outcome.	A04 Development for a sensitive use is located at least 150m from a spray painting workshop. Note—This distance is to be measured between the building containing the spray painting workshop and the property boundary of the sensitive use.	Complies with A04 The proposed development is not located within 150m of a spray painting workshop.
PO5 Development for outdoor lighting: a. does not have an adverse impact on any person, activity or fauna because of light emissions, either directly or by reflection; b. ensures that the external appearance of the premises is similar to adjoining non-residential premises with lighting that does not impact adversely on centre amenity and the public realm.	A05.1 Development provides for outdoor lighting: a. with technical parameters, design, installation, operation and maintenance which comply with the requirements of AS 4282-1997 Control of the obtrusive effects of outdoor lighting; b. which maintains a minimum of 20lux at the footpath level where in a zone in the centre zones category or the Mixed use zone. Note—The effect of outdoor lighting is to be mitigated where a window of a habitable room of a nearby dwelling will be illuminated beyond maximum permissible values outlined in AS 4282-1997 Control of the obtrusive effects of outdoor lighting. A05.2 Development ensures that floodlighting is restricted to types that do not produce an upward component of light where mounted horizontally such as a full cut off luminaire. A05.3 Development facade has no flashing lights.	A05.1 – A05.3 Noted. This can be ensured by way of condition.
PO6 Development for urban purposes is serviced adequately with:	A06 Development provides for all lots to be provided with reticulated water supply and sewerage.	Complies with A06 The proposed development will be connected to reticulated water supply and sewerage.

a. water supply which meets the stated standard of service for intended use and fire-fighting purposes; b. waste disposal.		Refer to the attached Engineering Services Report for further detail.
Additional criteria for development if for a food and drink outlet Not applicable. The development is for a Multiple Dwelling only.		
Additional criteria for development if for a garden centre or hardware and trade supplies Not applicable. The development is for a Multiple Dwelling only.		
Additional criteria if for development if a shop or shop component of a shopping centre Not applicable. The development is for a Multiple Dwelling only.		
Additional criteria for development if for a showroom Not applicable. The development is for a Multiple Dwelling only.		
Additional criteria for development if for an adult store Not applicable. The development is for a Multiple Dwelling only.		
Section B—If for assessable development involving demolition		
PO12 Development provides that a vacant development site presents an attractive temporary parkland and does not impact adversely on the visual amenity of the centre or mixed use area or the public realm.	AO12 Development for the demolition of a building, where redevelopment is delayed for more than 3 months, ensures the site is: a. cleared of all rubble, debris and demolition materials; b. turfed so it can be mowed; c. landscaped with perimeter planting consisting of advanced specimens of fast-growing species in compliance with the Planting species planning scheme policy; d. provided with drainage to prevent ponding; e. maintained so that there is no sediment run-off onto adjacent premises, roads or footpaths; f. provided with public access where public safety can be maintained; g. provided with at least 50% transparent street-front fencing if fenced;	AO12 Noted. This can be ensured by way of condition.

	h. maintained to ensure no nuisance or amenity impacts to adjacent premises, residents, roads or footpaths.	
Section C—If for assessable development		
PO13 Development ensures that the site is of sufficient area and frontage width to: a. achieve convenient and safe vehicle, pedestrian and cyclist access; b. minimise traffic hazard and inconvenience; c. achieve sufficient car parking and manoeuvring on site for short-term and long-term use by customers, building occupants, residents, visitors and service providers; d. accommodate adequate service areas to minimise adverse impacts on neighbours; e. allow service providers convenient access to service areas; f. minimise the proportion of frontage dedicated to driveways; g. manage building bulk, scale and form; h. accommodate sufficient areas of deep planting and landscaping for amenity and recreation and to contribute to an attractive subtropical public realm; i. allow room for useable open space to promote casual surveillance and good public realm interface.	AO13 Development ensures that: a. the site area and frontage width is in compliance with the requirements identified in a neighbourhood plan; or b. if no neighbourhood plan applies, or the neighbourhood plan does not address the site area and frontage width, the site area is a minimum of 800m² and has a minimum frontage width of 20m. Note—The site frontage is measured at the boundary line on the primary road.	Complies with AO13 The Newstead north neighbourhood plan does not specify a minimum site area or frontage width for sites in the Mixed use transition precinct. The site has an area of 1,518m², with a frontage of approximately 30m, exceeding the minimum requirements of AO13.
PO14 Development does not isolate or negatively impact on the development potential or future amenity of an adjoining site.	AO14 Development ensures that: a. the site area and frontage width of an adjoining site within a zone in the centre zones category or the Mixed use zone: a. complies with the minimum requirements set out in a neighbourhood plan; or	Complies with AO14 The Newstead north neighbourhood plan does not identify a minimum site area and frontage width. The proposed development does not isolate lots less than 800m² or with a frontage width less than 20m. The site adjoining the eastern boundary has undergone amalgamation and is subject to a development

	b. does not isolate lots less than 800m² in area or with a frontage width less than 20m or prohibit access to an existing access easement arrangement or laneway; or b. a concept plan for the development demonstrates that development can be physically achieved on an adjoining site at a later stage, commensurate with the intent of the zone and zone precinct or neighbourhood plan requirements.	currently under construction. To the west, the adjoining lot is 506m ² and is in a grouping of 4 lots of the same size. There is opportunity for these lot to be amalgamated in the future.
PO15 Development enhances the role and function of the centre or mixed use area as a place of economic and community activity considering its strategic location, form and character intent and the catchment which it services, through its overall structure and integration in its location with use and site planning including building, open space, landscape and parking which: a. retain or respect valued site features; b. reflect local valued streetscape forms, features and character; c. contribute to the desired character and form of the local area; d. align buildings and towers to the street pattern and respects the continuity of street facades; e. are transit supportive; f. connect with the neighbourhood or local structure; g. provide direct and convenient site access for pedestrians and cyclists to local transport networks, key destinations and public transport facilities; h. provides for safe vehicle access; i. provides opportunities for integrated access and parking with adjoining developments;	AO15 Development is designed and sited in compliance with: a. the structure outlined in a neighbourhood plan, an existing development approval or a preliminary approval that is relevant to the full nature and extent of the development; or b. a structure plan prepared in accordance with the Structure planning planning scheme policy where in the Emerging community zone.	Complies with AO15 The proposed development is consistent with the intent of the Newstead north neighbourhood plan.

j. locates uses to minimise impacts on adjoining residents; k. assists with mitigation of air and noise quality impacts on the health and amenity of building occupants and residents. Refer to Figure a. Note—A structure plan prepared in accordance with the Structure planning planning scheme policy can assist in demonstrating achievement of this performance outcome. A structure plan must be prepared where in the Emerging community zone.		
PO16 Development adjoining or in the vicinity of a railway or busway station is transit supportive to: a. facilitate safe, logical and direct pedestrian access to the railway and busway station entry points; b. activate public space and the edges of the railway or busway station environment; c. create vibrant and attractive street environments; d. enable casual surveillance of streets, public spaces and the immediate station environment entries and platform; e. provide a high level of personal and community safety, and physical and visual integration with the station. Refer to Figure b.	AO16 Development frontage is treated as an active frontage—primary where within 200m walking distance of a dedicated public pedestrian access point of a railway or busway station.	AO16 Not Applicable The site is not located within 200m walking distance of a dedicated public pedestrian access point of a railway or busway station.
PO17 Development protects, provides or supports as appropriate public spaces and structuring elements within the centre or mixed use area and site to: a. provide pedestrian and cycle connections to key public transport facilities, community facilities or services and the surrounding neighbourhood;	AO17.1 Development provides public spaces and links, including public roads and verges, parks or urban common and cross block links, in the locations identified in: a. an overlay; or b. a neighbourhood plan; or c. an existing development approval; or d. a preliminary approval; or	Complies with AO17.1 There is no requirement to provide a specific public space in this location. Maud Street is identified on the Street hierarchy overlay as a Centre street minor which requires a 3.75m verge width. The frontage of the site has an approximate 4m verge width.

b. create a permeable and interconnected activity centre or corridor; c. provide sufficient open space for pedestrian activity and use by building occupants, residents, customers and visitors.	e. as otherwise identified as part of a structure planning process as part of development. Note— a. Refer to the Streetscape hierarchy overlay and code for further information. b. Refer to the Park planning and design code for the design of parks. c. Refer to the Infrastructure design code for further guidance on the design of public infrastructure. AO17.2 Development provides publicly accessible spaces and links (privately owned), including plazas, arcades, pedestrian pathways, shelters and queuing areas for public transport, in the locations identified in: a. an overlay; or b. a neighbourhood plan; or c. an existing development approval; or d. a preliminary approval; or e. as otherwise identified as part of a structure planning process as part of development. AO17.3 Development for a park, public open space or plaza, is co-located with community services and civic facilities.	AO17.2 Not applicable The site is not identified as requiring publicly accessible spaces and links. AO17.3 Not applicable The proposed development is for a multiple dwelling, with no requirement to provide public realm improvements.
PO18 Development provides a land use mix which: a. supports the intended function of the centre or mixed use area; b. does not prevent commercial or employment growth; c. includes: - o complementary uses such as retail, employment, residential and community facilities; - o uses that provide for the everyday needs of the local community;	AO18 Development provides a land use mix or maximum gross floor area or plot ratio for particular uses that: a. is in compliance with any limit set in a neighbourhood plan; or b. if no neighbourhood plan applies, or no requirements are specified in a neighbourhood plan: a. is no more than 50% residential in a Principal centre zone or Major centre zone;	AO18 Not applicable The Newstead north neighbourhood plan code does not identify a maximum gross floor area; and the site is not located within a Principal centre zone or Major centre zone.

○ a fine grain of uses particularly on active frontages and adjoining public footpaths and spaces; ○ residential uses in centres including live—work configurations.	b. or otherwise no acceptable outcome is prescribed.	
PO19 Development for a residential use does not compromise the economic function or activity of a centre and street level activation.	AO19 Development for a residential use is not located on the ground floor where in a zone in the centre zones category or the Mixed use zone, except if: a. located behind an active frontage with a non-residential use; or b. located in the Frame zone precinct of a zone in the centre zones category or Corridor zone precinct of a zone in the centre zones category and providing a transition to adjoining lower intensity or residential neighbourhoods; or c. in a Mixed use zone the ground floor of which includes adaptable building design; or d. short-term accommodation that has a foyer or a non-residential use providing a minimum of 50% active frontage to the street or public space.	Complies with AO19 The proposed development does not locate units on the ground floor.
PO20 Development minimises the adverse impact of a use on building occupants and residents in or adjoining the site through appropriate land use mix. Note—Low impact commercial activities are shops, banks, offices and similar.	AO20 Development provides: a. co-location of low impact commercial activities where air or noise impacts are not detectable and disturbing in a dwelling or other sensitive use; b. co-location of uses with potential air or noise impacts away from sensitive uses; c. mitigation of impacts resulting from co-location of food and drink outlet uses such as a restaurant with residential uses in the same building; d. that nightclub entertainment facilities are not co-located with residential or other sensitive development within the same building;	Complies with AO20 The development is for a Multiple Dwelling only, with no ventilation stacks within immediate proximity of the site. Ventilation from the basement shall be established to avoid impacts on units and bin storage areas are located internal to the building.

	e. that the location of exhaust or ventilation outlets from food outlets, drycleaners, salons, car parks and bus stations as far from a sensitive use as practicable; f. adequate separation distances between service stations and any sensitive use; g. dwelling balconies and windows do not overlook ventilation stacks and bulk waste bin storage areas.	
PO21 Development ensures that the building bulk and scale is consistent with the intended form and character of the centre, mixed use or local area considering: a. existing buildings to be retained; b. existing significant vegetation; c. significant infrastructure constraints; d. adjoining existing and proposed building height; e. adjoining existing and proposed building setbacks and separation of buildings necessary to ensure impacts on amenity and privacy are minimised; f. building height transitions where required.	AO21 Development is contained within the building envelope for the site by applying: a. the maximum building height; b. building height transition requirements, where required; c. front, rear and side setback requirements; d. building separation requirements; e. car parking setback requirements; f. active frontage requirements for stand- alone shopping centres or shops or for development in traditional strip centres or corridors. Refer to Figure c and Figure d examples. Note—The building envelope must include all requirements from any applicable overlay codes or a neighbourhood plan. Note—This can be demonstrated by a building envelope plan, elevations and sections.	Complies with PO21 The proposed development is of a bulk and scale consistent with the emerging form and character of the local area. Individual design elements and their appropriateness in the context of the site are discussed in further detail below. In summary, the proposal is appropriate with consideration of; • existing buildings to be retained, which are likely to be limited to the recently constructed developments which recognise the change in the character of Newstead North and a demand for housing • The lack of vegetation on site. • The lack of infrastructure constraints. • Adjoining existing and proposed building heights, with expectations rapidly adjusting to support increased height in this location. • Adjoining existing and proposed building setbacks and separation, with the development consistent with that emerging in the locality. • Building height transitions not required in this location.

PO22 Development ensures that the building height is consistent with the centre or mixed use area intent and local and street context considering: a. the size of the lot; b. the scale of development reinforcing the preferred city-wide form; c. proximity to high-frequency public transport services; d. the height of existing adjoining buildings and proposed heights; e. street conditions such as street width; f. the topography of an area and site slope; g. view points and corridors; h. solar access to key public spaces.	AO22 Development ensures that the maximum building height is in compliance with: a. a neighbourhood plan; or b. if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements in Table 9.3.3.3.B. Note—The building height is determined by the number of storeys rather than metres except where varied by a neighbourhood plan. Some neighbourhood plans may also specify a maximum height of buildings in metres. Note—Roofs are excluded from the calculation of maximum height of buildings to encourage interesting subtropical roof forms able to respond to solar orientation and site context.	Complies with PO22 A performance outcome is sought with respect to the proposed building height outlined under the Newstead North Neighbourhood Plan. The appropriateness of this outcome is generally outlined in response to the Neighbourhood Plan code, with an overlap in a number of items included in PO22. The proposed building height is consistent with the mixed use area intent and local and street context considering: • The lot size is demonstrated to support the scale of the development at 1,520m² and with a frontage of 30m. • The scale of the development reinforces the preferred city-wide form as both established and emerging within Newstead, West End, South Brisbane and other well located sites around the City. • The site is well located in terms of proximity to high-frequency public transport services, including buses along Kingsford Smith Drive. • The height is consistent with emerging development in the locality including but not limited to: ○ 99 Breakfast Creek Road at 20-30 storeys (Vide: A006861635) ○ 75 Longland Street at 28 – 31 storeys (Vide: A006490812) ○ 98 Montpelier Street at 20, 25 and 30 storeys (Vide: AA006634406) ○ 12 Cunningham Street at 25 storeys (Vide: A004501778) ○ 37 Mayne Road at 28 storeys (Vide: DEV2010/106)
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		○ 37 Ross Street at 29 storeys (Vide: A006978019) ○ 18 Maud Street at 15 storeys (Vide: A006769035) ○ 47 Skyring Terrace at 27 storeys (Vide: A006870288). • The width of Maud Street is approximately 20m wide and can accommodate parking on both sides with through traffic passing in both directions, as well as streetscape works to relevant standards. • The site is flat and has no relationship with resulting building height. • Viewpoints and corridors identified in the Neighbourhood Plan are not impacted by the development. • The development does not adjoin any key public spaces and is located on the southern side of Maud Street, resulting in no overshadowing of the street.
PO23 Development where identified in a neighbourhood plan as a building height transitions, or where sharing a common boundary with, or located fronting a minor road that is opposite, premises in the Low—medium density residential zone, Low density residential zone or Character residential zone provides buildings that are reduced in bulk and form to provide a transitional built form of a compatible scale which protects the amenity of lower density residential areas bordering centre or mixed use areas by: a. stepping down in height and scale; b. minimising impacts including those from overlooking and visual dominance;	AO23.1 Development where identified in a neighbourhood plan as a building height transitions or where sharing a common boundary with premises in the Low—medium density residential zone, Low density residential zone or Character residential zone provides a building height transition which complies with: a. a neighbourhood plan; or; b. if no neighbourhood plan applies, or no requirements are specified in the neighbourhood plan, the following: a. the building height within 10m of the common boundary is no more than 1 storey greater than the maximum	AO23.1 Not Applicable The site is not identified in a neighbourhood plan as requiring building height transitions. The site does not share a common boundary with premises located in the Low-medium density residential zone, Low density residential zone, or Character residential zone.

c. maintaining adequate levels of natural ventilation and light penetration to a habitable room, balcony and private open space.	acceptable outcome for building height on the adjoining site; b. the building height within 20m of the common boundary is no more than 2 storeys greater than the maximum acceptable outcome for building height on the adjoining site; c. all structures, except adjoining boundary fences, are set back a minimum of 4m from the common boundary; d. an acoustic and visual screen fence of 2m height is provided on the common boundary. AO23.2 Development where located fronting a minor road that is opposite premises in the Low—medium density residential zone, Low density residential zone or Character residential zone provides a building height transition which complies with: a. a neighbourhood plan; or b. if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the following: a. the building height within 10m of the front boundary is no more than 2 storeys greater than the maximum acceptable outcome for building height on a site located on the opposite side of the minor road; b. all structures, except boundary fences, are set back a minimum of 4m from the front boundary; c. buildings are provided with modulation and articulation with variations in the wall and roof plane every 10m.	AO23.2 Not Applicable The site does not front a minor road opposite premises in the Low-medium density residential zone, Low density residential zone or Character residential zone.
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	Note—Minor road is defined in the Transport, access, parking and servicing planning scheme policy. Where mixed residential and non-residential development, site access may be provided from a minor road for the residential component of the development.	
PO24 Development ensures that the front boundary setbacks: - positively define the street edge; - relate to the existing streetscape and setback pattern and reinforce the preferred character and form intent; - provide for connections between footpaths, public spaces and private entries where level differences are proposed; - provide for the queuing of patrons at entertainment venues; - consider waiting areas at bus stops, taxi ranks and display windows; - where a residential use and outside the core of a centre, takes on a more residential interface with the street; - where facing lower intensity development or a residential neighbourhood provide for an appropriate interface and transition; - provide for deep-planting areas and landscaping where a built to the front boundary edge is not required.	AO24 Development ensures that the front boundary setback for non-residential and residential development in a zone in the centre zones category or the Mixed use zone are in compliance with: - a neighbourhood plan; or - if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements in Table 9.3.3.3.C.	Complies with PO24 The Newstead north neighbourhood plan does not specify setbacks for residential development in a Mixed use transition precinct, other than to note as part of Figure b. that a 3m setback to balconies is an appropriate outcome for streetscape design for flood-resilient development. As no setbacks are otherwise prescribed within the tables of the neighbourhood plan. The Centre or mixed use code sets out the following requirements which are considered to apply to the site: ▪ Ground storey— 0m ▪ Podium or up to 5 storeys – 0m ▪ Tower – Above 5 storeys to 15 storeys – 6m The proposed development achieves the following front boundary setbacks ▪ Min. 2.1m at ground storey ▪ Min. 1.7m at podium level to outermost projection ▪ 4m average to balconies from Levels 1 to 17. ▪ 6.9 to 7.75m to wall. The proposed front setback is appropriate and complies with the corresponding performance outcome for the following reasons: ▪ The front elevation and landscaping across the frontage positively defines the Maud Street edge.

		▪ The setback relates to the existing streetscape and setback pattern, with specific reference to the development under construction over the adjoining site. This development has sections at ground level which are built to the front boundary and where above ground has a setback of 4m to front balconies and between 7.15 and 7.75m to walls. ▪ The development provides an appropriate connection between the footpath and the entry, with level differences managed through ramps and lifts to ensure the development is both accessible and achieves flood immunity. ▪ The development does not include an entertainment venue and as such there is no requirement to allow for queuing. ▪ The site frontage does not contain a bus stop, taxi rank or display windows. ▪ The development is for a residential use and presents in that manner to the street. ▪ There is no requirement to provide a transition in this location, with similar scaled development emerging in the locality. ▪ Both deep planting and landscape planters are provided across most of the front boundary.
PO25 Development ensures that the rear boundary and secondary street setbacks: a. provide for deep-planting areas; b. support building separation to provide visual and acoustic privacy without screening where residential uses are adjoining or proposed;	AO25 Development ensures that the rear and secondary street boundary setbacks for non-residential and residential development in a centre or mixed use or for a centre activity or mix of uses are in compliance with: a. a neighbourhood plan; or b. if no neighbourhood plan applies or no requirements are specified in the	Complies with PO25 The Newstead north neighbourhood plan does not specify setbacks for residential development in a Mixed use transition precinct. As no setbacks are prescribed by the Neighbourhood plan, the requirements set out in the Centre or mixed use code apply.

c. maximise the opportunity to retain and protect existing mature vegetation; d. enable a suitable frontage treatment to be presented where there is a transition to a residential neighbourhood.	neighbourhood plan, the requirements in Table 9.3.3.3.C.	The Centre or mixed use code sets out the following requirements which are considered to apply to the site: ▪ Ground storey– 0m ▪ Podium and up to 5 storeys – 6m ▪ Tower and above 5 storeys – 10m. The proposed development achieves the following rear boundary setback: ▪ 4m to ground / raised carparking area ▪ 5.2m average to balconies. ▪ 7- 8.7m to wall. The proposed development is compliant with PO25 for the following reasons: ▪ Deep planting with a minimum dimension of 4m extends along the entire length of the rear boundary, refer to the accompanying Architectural Plans and Landscape Concept Plan. The inclusion of deep planting will provide a green, subtropical interface to the rear boundary. ▪ The southern boundary of the site adjoins 2 x two storey non-residential buildings with no openings towards the subject site and a section of 28 Austin Street, which contains an 8 storey Multiple Dwelling (Alouette). A separation distance of an average of 10.38m is maintained to the outermost projection of the two buildings and between 15.1 and 17.46m between glazing lines, ensuring the amenity and privacy of primary internal living areas is maintained. ▪ There is no existing mature vegetation to be retained. ▪ There is no requirement to provide a height transition in this location.
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PO26 Development ensures that the side boundary setbacks: a. minimise the impact of development on the amenity and privacy of adjoining existing residents; b. contribute to the rhythm and pattern of the streetscape in keeping with the intended neighbourhood character; c. provide for breezes and sunlight where a residential use is included on upper levels above podium levels; d. consider future development.	AO26 Development ensures that side boundary setbacks for non-residential and residential development in a centre or mixed use or for a centre activity or mix of uses are in accordance with: a. a neighbourhood plan; or b. if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements in Table 9.3.3.3.C.	Complies with PO26 The Newstead north neighbourhood plan does not specify setbacks for residential development in a Mixed use transition precinct. As no setbacks are prescribed by the neighbourhood plan, the requirements set out in the Centre of mixed use code apply. The Centre or mixed use code sets out the following requirements which are considered to apply to the site: ▪ Ground storey and podium – 0m if blank ▪ Podium and up to 5 storey – 0m if blank, 3m if non-habitable, 5m if habitable ▪ Tower and above 5 storeys – 6m. The proposed development achieves an eastern (side) boundary setback: ▪ 0m / build to boundary with a blank wall at ground/podium level ▪ 3m to outer most projection. ▪ 4m to wall/glazing. The proposed development achieves the following western (side) boundary setback: ▪ 0m / build to boundary with a blank wall at ground/podium level ▪ 3m to outer most projection. ▪ 4m to wall/glazing. The proposed side boundary setbacks meet the relevant performance outcome as follows: ▪ Impacts of the development on the amenity and privacy of adjoining existing residents has been minimised, noting that only the eastern adjoining site contains a residential development
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		under construction. This adjoining development includes extensive screening on its western elevation, facing towards the subject site and includes a unit layout, similar to the proposed, with balconies and primary living areas orientated towards the street and rear; ▪ The setbacks contribute to the rhythm and pattern of the streetscape in keeping with the intended neighbourhood character, noting that setbacks are consistent with that approved and under construction over the adjoining site at 23-27 Maud St; ▪ Setbacks shall maintain access to breezes and sunlight, with extensive glazing, curves and openings in the building form and more than 50% of units having a direct north orientation to the street; ▪ Future development has been considered both by establishing setbacks which are consistent with the emerging streetscape pattern and by orientating all balconies and primary living areas to the front and rear of the development.
PO27 Development ensures that the separation of buildings within a site and to an adjoining existing or future building which includes a residential dwelling: - is consistent with the form and character intent for the local area; - is located to provide residential amenity including access to natural light, sunlight and breeze;	AO27.1 Development ensures that the building separation within a site and to adjoining buildings is in compliance with Table 9.3.3.3.E. Note—This is demonstrated by a site context plan that includes adjoining and adjacent buildings and strategies to address separation issues. AO27.2	Complies with PO27 In accordance with Table 9.3.3.3.E, the following building separation requirements apply to the development: ▪ Ground to 4.5m – 0m if blank walls ▪ 2 storeys to 7.5m – 3m if non-habitable with windows, 6m if habitable rooms or balconies facing non-habitable rooms with windows or blank walls and 9m if

c. provides a degree of visual privacy via site planning and design without a reliance on fixed screening; d. reasonably addresses and considers the amenity of adjoining residents and future development potential.	Development ensures that the building separation to an adjoining residential building: • complies with Table 9.3.3.3.E; or • positions the primary balcony or private open space to street or rear; • offsets balconies or habitable rooms so they are positioned outside the cone of vision of existing or approved habitable rooms or outdoor spaces; or • uses moveable or adjustable screening to regulate privacy between lots or dwellings which do not exceed balcony screening acceptable outcomes. Note—Separation distances are intended to protect amenity and provide for private open spaces on upper levels that do not require full screening for privacy. Note—Considered site planning and design and strategies such as offsetting balconies, the location of private space, selective screening and other design elements can reduce the boundary separation requirements.	facing habitable rooms with windows or balconies ▪ 3 to 5 storeys - 6m if non-habitable with windows, 9m if habitable rooms or balconies facing non-habitable rooms with windows or blank walls and 12m if facing habitable rooms with windows or balconies ▪ 6 to 8 storeys - 9m if non-habitable with windows, 12m if habitable rooms or balconies facing non-habitable rooms with windows or blank walls and 18m if facing habitable rooms with windows or balconies ▪ 9+ storeys - 12m if non-habitable with windows, 18m if habitable rooms or balconies facing non-habitable rooms with windows or blank walls and 24m if facing habitable rooms with windows or balconies The development is seeking a performance outcome with respect to the separation distances outlined under Table 9.3.3.3.E and instead shall establish a number of outcomes consistent with AO27.2 and PO27. Proposed separation for three of the four building facades (excluding front) and their appropriateness in the context of the relevant performance outcome is outlined below. <u>Building Separation – Eastern Façade</u> To the east the site is adjoined by a 12 storey Multiple Dwelling under construction with a similar layout and consistent side boundary setbacks to that proposed. A separation distance of between 7.48 and 8m shall be
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	established between the subject development and this building. The separation of these buildings can be established as appropriate as all balconies and primary living areas are orientated to the front and rear, with both sites and more than 50% of units orientated to the north. The adjoining site has also been approved with substantial screening along its western façade, facing the subject site, maintaining privacy without the subject development needing to apply separate screening. <u>Building Separation – Western Façade</u> To the west, the site is adjoined by a two storey commercial building containing a largely blank, built to boundary wall addressing the site. Noting the non-residential use of the site and being limited in height, there is no need to consider privacy and amenity in its current form. It should also be acknowledged that 15 Maud Street is currently zoned Low Impact Industry. <u>Building Separation – Southern Façade</u> To the south (rear) of the site are 2 x two storey non-residential buildings with no openings towards the subject site and a section of 28 Austin Street, which contains an 8 storey Multiple Dwelling (Alouette). A separation distance of an average of 10.38m is maintained to the outermost projection of the two buildings and between 15.1 and 17.46m between glazing lines, ensuring the amenity and privacy of primary internal living areas is maintained. The subject development features similar setbacks and unit layouts to that over
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		28 Austin Street and as such is consistent with the form and intent for the area.
PO28 Development is of an intensity that supports both the strategic and local role and function of the centre or mixed use area and the development of a vibrant public realm considering the capacity of infrastructure.	AO28 Development has a gross floor area or plot ratio which: • complies with a neighbourhood plan; or • if no neighbourhood plan applies or a neighbourhood plan does not specify a gross floor area or plot ratio, is provided for in a building contained within the building envelope that does not exceed the maximum building footprint for the site.	Complies with PO28 The Newstead north neighbourhood plan code does not identify a gross floor area. A number of performance outcomes are sought with respect to the building envelope, including setbacks and height. Notwithstanding, the development is consistent with the emerging development trends of Newstead and is of a high quality architectural design, ensuring it makes a vibrant contribution to the public realm. The site is also considered ideally located with consideration of established and anticipated infrastructure, with particular reference to active transport networks and essential services.
PO29 Development has a building footprint or site cover which: • is of an appropriate form and intensity for the activity centre or mixed use location; • balances built form with open space, parking and landscaping at ground level; • limits areas of external surface car parking; • provides for landscaping and deep planting areas.	AO29 Development provides a maximum building footprint or site cover which: a. complies with the requirements in a neighbourhood plan; b. if no neighbourhood plan applies or no requirements are specified in a neighbourhood plan, the maximum building footprint or site cover is 90%. Note—The building footprint or site cover includes at-grade car parking areas that are covered with shelter. Enclosed car parking areas are included if they protrude more than 1m above ground level.	Complies with AO29 The Newstead north neighbourhood plan code does not identify a site cover requirement for sites less than 1,800m ² in area. The development does not exceed a site cover of 90%.
PO30 Development ensures that the podium building forms: a. positively contribute to centre or mixed use character;	AO30.1 Development with podium design including setback: a. complies with the requirements in a neighbourhood plan;	Complies with AO30.1 The Newstead North Neighbourhood Plan outlines that podiums are to be no greater than 2 storeys in this location. The Neighbourhood Plan is otherwise silent, other than Figure b

b. are consistent with the local or street form and character intent; c. are proportional to the total height; d. do not negatively impact on the streetscape; e. do not negatively impact on the amenity of adjoining residents or building occupants; f. are set back considering the height, length, degree of enclosure and treatment of walls.	b. if no neighbourhood plan applies, or if no requirements are specified in the neighbourhood plan: a. is set back in accordance with Table 9.3.3.3.C and Table 9.3.3.3.D if parking is included in a podium; b. is not built to the boundary on a boundary where a building height transition is required; c. provides a continuous frontage built to the alignment where continuity with adjoining buildings is important; d. is of a height that matches to the existing streetscape and to neighbouring buildings; e. does not exceed 3 storeys, if no podium or parapet line is established in the immediate streetscape. AO30.2 Development ensures that podium walls: a. are built to the side or rear boundary of an allotment; b. are blank; c. have no windows or openings.	suggesting a 3m setback to balconies as an appropriate outcome in flood affected areas. The podium is limited to 1 storey in height and meets setback requirements as outlined above in response to individual boundary setbacks. Complies with AO30.2 The proposed development ensures the podium walls: ▪ Built to the side boundaries, ▪ Blank; and ▪ Have no windows or openings. Refer to the accompanying Architectural Plans for further detail.
PO31 Development ensures that built to boundary walls do not negatively impact on the amenity of adjoining residents or building occupants.	AO31 Development ensures that its built to boundary walls are: a. not located on a boundary adjoining land located within the Low density residential zone or Character residential zone; b. not located on a boundary where a building height transition is required; c. not located in front or rear setbacks; d. constructed with pre-finished and low-maintenance materials.	Complies with AO31 The proposed development includes a podium level which is built to boundary along the eastern and western (side) boundaries. The podium level is enclosed and consists of car parking and services; similar to that of a non-residential development. As the podium level is enclosed, there are no negative impacts on the amenity of adjoining residents or building occupants. The built to boundary walls are: a. Not located on a boundary adjoining land located within the Low density residential zone or Character residential zone. The

		eastern adjoining site is located within the Mixed use (Centre frame) zone, whilst the western adjoining site is located within the Low impact industry zone. b. Not located on a boundary where building height transition is required. c. Not located in either the front or rear setback. The built to boundary walls are located along the eastern and western side boundaries. d. Constructed with pre-finished and low-maintenance material, this can be ensured by way of condition. Refer to the accompanying Architectural Plans for further detail.
PO32 Development for a building in a centre or mixed use area provides for adaptable use over time, in particular on the ground storey and lower levels with: - a mix of adaptable floor plates at ground storey and podium levels; - higher floor-to-ceiling heights, capable of accommodating commercial, retail or other non-residential uses at different stages of the building's life cycle.	A032 Development includes a minimum floor-to-ceiling height of 4.2m on the ground storey if: - identified as an active frontage in a neighbourhood plan; or - in the Principal centre zone, Major centre zone, District centre zone or Mixed use zone; or - within 200m walking distance of a dedicated public pedestrian access point of a railway or bus station.	Complies with PO32 The subject site is within the Mixed use (Centre frame) zone, and the ground floor has a floor to ceiling height of 3.9m. This outcome is appropriate in the context of the proposed development, being limited to a Multiple Dwelling and with consideration of the site being subject to flooding and requiring a raised ground floor level, refer to the accompanying Engineering Services Report. The proposed floor to ceiling height at ground floor, when combined with the raised ground floor level, ensures that space achieves a suitable level of adaptability, whilst maintaining a human scale when viewed from the street.
PO33 Development ensures that building bulk and scale: - is consistent with the form and character intent for the local area and street; - is reduced by design elements to provide:	A033.1 Development ensures that the length of a uniform treatment of an elevation above ground level without variation, substantial articulation or openings is no more than 30m.	Complies with A033.1 The northern and southern elevations of the development are less than 30m in length. The eastern and western elevations exceed 30m, with a total building length of roughly 42m, inclusive of balconies. To ensure the development includes suitable articulation and openings the building has been designed with

a. visual interest and contribution to the character of the centre or mixed use area; b. reflection of valued local form elements such as podium or parapet heights in traditional strip shopping centres; c. adequate amenity for building occupants and residents in terms of access to natural light and ventilation; d. a comfortable and attractive pedestrian environment; e. a building base which exhibits a human-scale and fine-grain building rhythm; f. variations in horizontal and vertical profile.	Note—Substantial articulation is a full break of 6m or a change in building line of 2m plus or minus for a length not less than 5m. AO33.2 Development reduces building bulk by a combination of: a. balconies orientated towards the street; b. variation in materials, colours, or textures including between levels; c. recessions and projections in the roof and wall plane; d. variations in the building form.	two distinct forms; connected by a central lobby space. The central lobby is set in from the outermost building line by no less than 2m, with the recess in the two forms, set roughly 6m apart. This ensures an opening at each residential storey. Refer to the accompanying Architectural Plans for further detail. Complies with AO33.2 The proposed development reduces is bulk and scale through its façade design. Balconies are orientated toward Maud Street, with recesses in the in the structure enhancing its visual interest. A variety of materials, colours and textures are incorporated into the façade. Refer to the accompanying Architectural Plans for further detail.
	AO33.3 Development maximises recessed forms and openings around the building perimeter to allow external space to merge with the interior of the building, except where they would compromise safety and security. AO33.4 Development of the lower 3 storeys of the building includes: a. awnings and sun-protection devices; b. operable elements within the facade; c. elements of a finer scale than the main structural framing; d. display windows, showcases or public art where identified as an active frontage. Refer to Figure j.	Complies with AO33.3 The façade of the proposed development includes recessed elements both creating a split between the front and rear forms of the building and on balconies allowing external and internal areas to merge. Refer to the accompanying Architectural Plans for further detail. Complies with AO33.4 Pedestrian entry points include weather protection and elements of visual interest, including protruding curved awning elements which feature lightwells and podium planters. Podium planters are intended to include cascading landscaping, with this theme extending to upper levels at the centre of the building.

PO34 Development of buildings is finished with high-quality materials, selected for their durability and the contribution they make to the character of the centre or mixed use area.	AO34.1 Development: a. respects and reflects the architectural theme in the area; b. respects the traditional frontages, facades, architectural qualities and traditional materials of buildings within the area; c. does not necessarily imitate historical architectural styles. Refer to Figure j. AO34.2 Development provides materials and finishes which are all easily maintained and do not readily stain, discolour or deteriorate.	Complies with AO34.1 The proposed development is designed with consideration to the established architectural themes and qualities of the local area. Refer to the accompanying Architectural Plans and Urban Design Report for further detail. Complies with AO34.2 The proposed development includes material and finishes which are easily maintained and do not readily stain, discolour or deteriorate.
PO35 Development for a building exhibits subtropical design elements to support a building's occupant, resident and user comfort and outdoor activities and living.	AO35.1 Development includes ventilation in and around a building through strong sectional and facade articulation, breezeways, open courtyards and landscaped areas. AO35.2 Development includes weather protection and sun shading to: a. all pedestrian entries; b. shopfronts; c. publicly accessible pedestrian connections; d. external doors and windows to habitable rooms; e. outdoor spaces intended for cafe or restaurant use. AO35.3 Development: a. incorporates deep recesses, eaves and sun-shading devices on the north-facing building facades; b. is shaded and incorporates elements such as adjustable screens, awnings or pergolas,	Complies with AO35.1 The proposed development incorporates balconies, windows and openings throughout the building which allow for ventilation and the passing of breezes. Complies with AO35.2 The proposed development provides weather protection and sun shading to pedestrian entries through the establishment of awnings and to internal primary living areas through balconies and protruding elements on the building's facades. Complies with AO35.3 The north facing façade is shaded by a combination of balconies and landscaped planters. The western façade includes a combination of curved precast slab edges and an extension of balconies which sit forward of the glazing line. This is proposed in combination with tinted high performing glazing. Refer to accompanying

	innovative landscaping including green walls and green roofs, or planting on the west-facing building facades.	Urban Design Report prepared by Bureau Proberts for further detail.
PO36 Development for rooftops and building caps: a. is interesting, subtropical and contextually and climatically appropriate in form; b. is responsive to orientation and solar access; c. is attractive and not marred by a cluttered display of plant and equipment; d. may incorporate a rooftop garden where integrated as part of the overall building design and enhancing the presentation and visual amenity of the rooftop and skyline when viewed from external public vantage points. Note—The building height is determined by the number of storeys and excludes roofs, except where varied by a neighbourhood plan, to encourage interesting, subtropical and contextually appropriate roof forms. Note—External public vantage points means from at least two mostly unobstructed views of the development from a public area.	AO36.1 Development provides rooftops and building caps which: a. contribute to the architectural distinction of the building and roofs; b. include combinations and variations of forms created through pitches, gables, skillions or other features. AO36.2 Development for rooftops and building caps are designed to: a. incorporate and screen service structures, lift motor rooms, mechanical plant and equipment as architectural features; b. enable the future inclusion of service structures, lift motor rooms and mechanical plant and equipment, such as satellite dishes and telecommunications facilities, in an unobtrusive manner.	Complies with AO36.1 The rooftop shall contribute to the architectural distinction of the building as has been designed to primarily be established as communal open space. Complies with AO36.2 The development has been designed to incorporate lift cores and services within the design of the roof top to ensure these elements do not appear as obtrusive.
	AO36.3 Development where rooftops are used for open space, ensures plant and equipment is visually and acoustically screened from the communal open space.	Complies with AO36.3 Plant areas shall be appropriately screened.
	AO36.4 Development for a rooftop garden: a. incorporates a combination of built form and soft landscape elements integrated with the overall building design; b. enhances the presentation and visual amenity of the rooftop and skyline when viewed from external public vantage points.	Complies AO36.4 The rooftop area has been designed with consideration of the rooftop garden definition with a breakdown of how the space complies with the definition included within the architectural package. The rooftop includes a suitable balance of built form and soft landscaping and shall present as an attractive element of the building when viewed from external vantage points.

	Note—External public vantage points means from at least two mostly unobstructed views of the development from a public area.	
PO37 Development provides shelter for pedestrian movement: a. on a street frontage; b. through a site with a cross block link; c. to key building entrances or publicly accessible parts of the site.	AO37.1 Development for a pedestrian shelter is provided by an awning which: a. is consistent with the character of the centre; b. abuts footpaths; c. is provided and maintained by the building owner on their premises; d. protects the normal flow of pedestrians; e. is continuous across the frontage of a site; f. aligns to provide continuity with shelter on an adjoining premises; g. is a minimum of 3.2m and is generally not more than 4.2m above pavement height; h. extends from the face of the building or the premises line; i. does not extend past a vertical plane 1.5m inside the kerb line to enable street trees to be planted and grow; j. has a 0.5m clearance to any tree trunk and main branches; k. aligns with existing awnings if the verge has been widened; l. is cantilevered from the main building with any posts within the verge being non load bearing; m. uses materials that provide appropriate shade. Refer to Figure k. AO37.2 Development for an awning over a footpath is lit with a lighting system which: a. is in compliance with AS/NZS 1158.3.1:2005 Lighting for roads and public spaces, Category P3 and AS 4282-1997 Control of the obtrusive effects of outdoor lighting	Complies with PO37 The development incorporates pedestrian shelter at the entry of the building, however, does not include a specific awning over the footpath. This is considered appropriate in the context of the site, with emerging development on the southern side for residential purposes only.

	b. provides a minimum of 20lux at ground level.	
PO38 Development provides site entrances which: a. define the threshold between public and private space; b. provide safe, secure and convenient access to the site for building occupants and visitors; c. provide a sufficiently scaled and sheltered entry and meeting space; d. provide clear building signage and numbering for emergency access; e. provide lighting; f. provide conveniently located mailboxes.	AO38.1 Development entrances are clearly visible from the street, and are not obscured by fencing, walls, advertising or dense landscaping.	Complies with AO38.1 The proposed development's primary entrance is clearly visible from Maud Street, and will not be obscured by fencing, walls, advertising or dense landscaping.
	AO38.2 Development provides for: a. a clear path of travel from the public footpath to building entry; b. activity generators adjacent to the entrance; c. seating or other facilities such as short-term bicycle parking near the entry.	Complies with AO38.2 The proposed development provides a clear entry from the Maud Street public footpath to the building entry.
	AO38.3 Development provides: a. signage and cues to distinguish between public areas, publicly accessible private areas and private areas; b. street numbers and building names which are clearly identifiable from the street for pedestrians and emergency access. Note—Cues to differentiate territory may include fences, vegetation, lighting, footpath detailing and changes in level.	Complies with AO38.3 The proposed development will include signage and cues to distinguish between public and private areas, and street numbers and building names that are clearly identifiable from Maud Street.
PO39 Development of buildings defines the street edge and reinforces the desired character of the centre or corridor through: a. orientation to the street; b. minimal front boundary setback; c. providing overlooking and casual surveillance from upper level balconies and windows; d. clearly defined building entrances; e. high-quality finishes at the ground storey pedestrian level.	AO39.1 Development provides a front building elevation that is parallel or nearly parallel to the street frontage.	Complies with AO39.1 The proposed development is sited so that it is parallel to the Maud Street frontage.
	AO39.2 Development is orientated to overlook streets and other public spaces with windows and balconies located on upper levels, designed to provide casual surveillance opportunities. Refer to Figure j.	Complies with AO39.2 The proposed development incorporates windows and balconies orientated to Maud Street to provide casual surveillance opportunities.
	AO39.3	Complies with AO39.3

	Development for a building which is not located on the front boundary, ensures the setback: a. is open and accessible for pedestrians along its entire length and width; b. is clear of columns and other obstructions; c. has a pavement matching the gradient of the adjoining pavement and connecting pedestrian areas on neighbouring sites; d. connects without any lip or step to adjoining pavements or abutting pedestrian areas on neighbouring sites. Refer to Figure k.	The front of the building is generally open to pedestrians or features either deep planting or landscape planters to clearly define public and private areas. There are no obstructions such as columns or steps abutting pedestrian areas and the slope from the street to the pedestrian entry has been designed to meet DDA access standards with respect to grades.
	AO39.4 Development for steps, escalators, ramps or lifts is set back 1.2m from the main building line to maximise pedestrian flow and safety and allow for adequate waiting space.	Complies with AO39.4 The proposed development does incorporate steps along the frontage. The steps are set back 5m from the main building line and 9m from the front boundary ensuring pedestrian flow and safety.
PO40 Development for a building 8 storeys and over ensures that the design mitigates the impacts of ground level wind acceleration on pedestrians and building occupants, considering the site context and neighbouring structures.	AO40 Development provides wind mitigation for a building which is 8 storeys to 15 storeys that: a. is in accordance with a neighbourhood plan; or b. if a neighbourhood plan does not specify any criteria, uses at least 2 of the following strategies: a. building orientation, plan shape, massing and facade articulation to avoid tall and wide facades that face prevailing winds; b. a podium and tower building form with a tower set back at least 10m from all streets above the podium level to deflect wind downdrafts from penetrating to street level (but a podium is not suitable for communal or private open space);	Complies with PO40 The development has been designed with suitable articulation, a podium and tower form, awnings that protect pedestrians and vegetation at podium and ground level to assist with wind mitigation. Refer to the accompanying Wind Environment Statement for further detail.

	c. canopies and awnings to protect pedestrians; d. trellis structures and a dense network of trees at ground or podium level. Note—This is demonstrated by submission of a wind impacts report from a suitably qualified professional.	
PO41 Development provides car parking which: a. minimises the impact on the quality of adjoining streetscapes or public spaces or the amenity of adjoining residents in terms of location, bulk, form and amenity impacts including noise, light or odours; b. takes account of the following: a. the location of active frontages and public spaces; b. setback distances to mitigate impacts; c. the proximity of dwelling houses or existing multiple dwellings on adjoining sites; d. the scale and detail of any parking structure walls when viewed from the street and adjoining properties; e. the visual impact of open car parking and vehicle movement areas on the street and adjoining properties; f. convenient, safe and legible vehicle access and car parking for users.	AO41.1 Development provides car parking which is: a. not visible from the street, other public spaces or adjoining properties; or b. located below ground or behind dwellings or active uses for the full street frontage; c. set back from front, rear and side boundaries in compliance with a neighbourhood plan or if no neighbourhood plan applies or no requirements are specified in a neighbourhood plan, the requirements in Table 9.3.3.3.D. Note—Car parking which extends 1m above ground level will be counted in the maximum height and will be subject to the relevant boundary setback requirements. AO41.2 Development does not provide a basement parking structure which: a. extends above ground level forward of the main building line; b. impacts on connections between the public footpath or space and the development.	Complies with AO41.1 The proposed development provides a car park that minimises impacts on the quality of the streetscape and surrounds. The car park is enclosed to mitigate impacts on surrounding sites and reduces any visual impacts of vehicle movements within the local area.
	AO41.3 Development only provides car parking located above ground if: a. it is fully integrated within the building design and is sleeved by development to required active frontages; or b. it offers short-term car parking for customer, visitors or service providers, that is a portion of	Complies with AO41.2 The proposed development provides basement parking which does not extend beyond the line of the main building or impact on connections between public spaces and the proposed developments.
		Complies with AO41.3 The proposed development does incorporate some car parking at the ground level and slightly above to meet flood immunity requirements: ▪ The car parking located at the ground level is sleeved by the lobby and services. ▪ Visitor parking is available at the ground level.

	the total required car parking, and does not impact on active frontage requirements; or c. it is located to the side or rear of the site away from the primary street or active frontage. Refer to Figure e.	- Car parking is located at the rear of the ground level and is entirely enclosed. - Sufficient landscaping and screening are located along the northern façade ensuring the ground level car park does not dominate the street. AO41.4 Not Applicable The proposed development does not involve a multistorey or podium car park. Complies with AO41.5 Visitor parking will be clearly signposted, lit at night and not located behind a security barrier.
	AO41.4 Development for a multistorey or podium car park: a. is not located on the street frontage and is behind smaller uses to create an active frontage and avoid long blank walls particularly adjacent to a primary entrance from a key pedestrian connection; or b. includes building facade details that extend to disguise the car parking floors; or c. is screened to become a visually interesting structure. Refer to Figure f.	
	AO41.5 Development ensures that visitor or customer car parking is: a. clearly signposted; b. lit at night; c. not located behind a security barrier. Note—The detailed design is in accordance with the Transport, access, parking and servicing code and planning scheme policy.	
PO42 Development for a publicly accessible plaza, arcade and pathway provided as part of development is easily accessed, attractive and supports personal safety. Refer to Figure i.	AO42.1 Development provides for pedestrian and cyclist movement adjoining and through a site at street level or at-grade. Note—Grade-separated pedestrian movement systems, such as an overhead bridge or underpass, are avoided because they are less attractive and safe for users. AO42.2	Complies with AO42.1 The proposed development will not interfere with pedestrian and cyclist movement along Maud Street. AO42.2 Not applicable

	Development for a plaza, arcade, pathway and other external area in the site which is intended for public access at night complies with: a. AS/NZS 1158.3.1:2005 Lighting for roads and public spaces Category P3; b. AS 4282-1997 Control of the obtrusive effects of outdoor lighting.	The proposed development does not involve a plaza, arcade, pathway or other external areas intended for public access at night.
PO43 Development for a plaza: a. promotes pedestrian and cyclist movement; b. links with transport interchanges; c. provides opportunities for the flexible use of the space by the community; d. provides an edge which contributes to the plaza's character and activation.	AO43.1 Development for a plaza identified in a neighbourhood plan, approved centre concept plan, structure plan or where proposed as a part of development: a. is provided in the location identified; b. is of a regular shape and has a minimum frontage to a road of 10m; c. has a minimum size of 400m²; d. is integrated with surrounding development; e. has a minimum dimension of 20m; f. is located at the level of the ground storey of adjoining buildings; g. is suitable for pedestrian and cyclist access; h. includes a minimum of 50% hard-paved area; i. includes a minimum of 20% deep- planting area to accommodate subtropical shade trees; j. is a minimum 75% open to the sky.	AO43.1 – AO43.5 Not Applicable The proposed development does not involve a plaza identified in the Newstead north neighbourhood plan.
	AO43.2 Development ensures that a minimum of 50% of the adjacent building frontages to a plaza contain active frontages and building entries.	
	AO43.3 Development does not provide for a vehicle entry, driveway, car parking, bin storage or servicing in a plaza.	
	AO43.4 Development does not provide for a mechanical ventilation outlet or vent on a frontage adjoining a plaza.	

	AO43.5 Development for a plaza: a. is publicly accessible during the hours of operation of the use; b. provides equitable access to and movement in the plaza in accordance with AS 1428.1-2009 Design for access and mobility; c. has a dominant ground level that is less than 1m above or below the dominant adjacent street level; d. is designed such that the majority of the plaza space, that is an area which is more than 50%, is visible from the dominant adjacent public street.	
PO44 Development for an arcade: a. provides public access and connection to facilitate direct, convenient, comfortable and safe access with centre or mixed use areas or developments to key destinations; b. has a strong street presence and clear entry; c. has an active frontage and use; d. has high-quality finishes and materials; e. addresses public safety. Note—An arcade is a publicly accessible privately owned connection.	AO44 Development for an arcade identified in a neighbourhood plan, approved centre concept plan, structure plan or where proposed as a part of development: a. provides pedestrian access during hours of operation of the use; b. integrates with adjoining buildings; c. links established pedestrian networks, parking and public transport facilities; d. has a minimum corridor width of 6m, including a minimum unobstructed pavement width of 3m; e. has an active use edge; f. is finished with high-quality materials considering public safety; g. is provided at-grade with an adjoining public area and connects safely without any lip or step; h. incorporates crime prevention through environmental design principles to maximise safety; i. has signage at each end identifying the connection provided; j. is straight and allows for visual connection to the other end.	AO44 Not Applicable The proposed development does not involve an arcade identified in the Newstead north neighbourhood plan.

	Note—Crime prevention principles can be found in the Crime prevention through environmental design planning scheme policy. Note—Development for cross block links is addressed in the Streetscape hierarchy overlay code.	
PO45 Development provides and maintains a continuous, accessible, attractive, direct, convenient and legible connection and pathway for pedestrians and cyclists.	AO45 Development for a pedestrian connection within the site which is publicly accessible (privately owned): a. is clearly delineated and separated from parking bays; b. provides direct convenient connection to entries; c. is suitable for all users; d. is properly illuminated at all times; e. is covered or shaded where open; f. is finished in different materials or colour to parking bays; g. has a width which complies with a neighbourhood plan, approved centre concept plan or structure plan or is otherwise a minimum of 3m wide; h. includes a separate bikeway if appropriate; i. is designed in compliance with the Infrastructure design planning scheme policy.	AO45 Not Applicable The proposed development does not involve a pedestrian connection which is publicly accessible.
PO46 Development for public toilets is located sensitively so that: a. the use is supported; b. public surveillance is provided; c. the development is not visually intrusive.	AO46 Development for a publicly accessible toilet: a. is located near spaces or pathways with high pedestrian activity and use; b. has amenity that is visible from the spaces or pathways with high pedestrian activity and use; c. is not visually intrusive; d. is accessed via a direct legible pathway that is consistently lit in compliance with AS/NZS 1158.3.1:2005 Lighting for roads and public spaces Category P3;	AO46 Not Applicable The proposed development does not involve a publicly accessible toilet.

	e. has high mounted vandal-resistant luminaires for external lighting, and lighting in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting, Table 2.1, Illuminance in the vertical plane, Curfewed hours.	
PO47 Development for pedestrian access and movement is defined and controlled to ensure privacy and security.	AO47 Development for mixed use restricts access from the street or publicly accessible areas of the site to private residential dwellings or communal open space.	AO47 Not applicable The proposed development does not involve mixed use.
PO48 Development supports pedestrian movement and pedestrian access which is barrier free to a building entry and a publicly accessible space.	AO48.1 Development for fencing is not located between the front boundary and main building line. Note—If residential development is located on the ground storey and includes fencing, it is provided in accordance with the Multiple dwelling code. AO48.2 Development for fencing on common side or rear boundaries to a public space is a maximum of: 1.2m, where fence construction is solid or less than 50% transparent; 1.5m, where fence construction is at least 50% transparent. AO48.3 Development for a retaining wall is: - stepped to minimise impact on the streetscape and pedestrian environment; - a maximum of 0.6m in height if directly abutting the verge and footpath.	Complies with AO48.1 The proposed development does not involve fencing between the front boundary and main building line. AO48.2 Not applicable The site does not adjoin public space, other than to the street. AO48.3 Not applicable The development does not require retaining walls other than to support the basement level car parking which has no impact on the street or to establish planters to soften the streetscape interface.
PO49 Development for an ATM or vending machine is located to avoid obstructing the footway with loitering queues, through their siting away from drinking fountains, seating or public telephones.	AO49 Development for an ATM or vending machine: is set back a minimum of 1.5m from street furniture, street trees and garden beds;	AO49 Not applicable The proposed development does not involve an ATM or vending machine.

	b. includes a visually permeable barrier located in the development site to prevent queues forming across a footpath or pedestrian way.	
PO50 Development for a stand-alone shopping centre or a shop positively contributes to a neighbourhood structure with built form and active frontage to the street providing direct connection for pedestrians into the centre or shop without the need to navigate any surrounding car parking.	AO50.1 Development involving a new premises or an extension of a stand-alone shopping centre or shop: a. is in compliance with a neighbourhood plan; or b. if no neighbourhood plan applies, or a neighbourhood plan does not specify, provides an active frontage — primary for a minimum of 1 street frontage. Refer to Figure g. AO50.2 Development for a stand-alone shopping centre or shop with more than 1 street frontage ensures that: a. a primary frontage is treated as active frontage — primary; b. the extent of active frontage treatment on the other frontages is a minimum of 25%. AO50.3 Development for a stand-alone shopping centre or shop located on an arterial road, provides for: • a minimum of 25% active frontage connection to this street front; • a strong internal pedestrian oriented ‘street’ with an active frontage.	AO50.1 – AO50.3 Not applicable The proposed development does not involve a stand-alone shopping centre or shop.
PO51 Development within an existing traditional strip centre or corridor: • contributes to the existing character and structure; • provides a continuous pedestrian environment at street level.	AO51 Development within an existing traditional strip centre or corridor provides a streetscape which: a. is in compliance with a neighbourhood plan; or b. if no neighbourhood plan applies or a neighbourhood plan does not specify requirements for a streetscape, ensures that the development:	AO51 Not applicable The site is not located within an existing traditional strip centre or corridor.

	i. has a minimum of 1 active frontage — primary; ii. is set back in keeping with existing adjoining uses; iii. locates large-format retail or employment uses at ground floor behind smaller uses and tenancies to the street; iv. is consistent in height with existing development; v. maintains a consistent street edge with parapet height and awnings at the base of the building with upper levels set back from the front alignment. Refer to Figure h.	
PO52 Development contributes to the role of the street or public space as the focus for vibrant commercial activity and community life and provides active frontages through: a. intensive activation of the ground storey with highly active non-residential uses which encourage the greatest degree of pedestrian activity and interaction; b. strong physical and visual integration between the ground storey and the adjoining verge or public space to seamlessly integrate indoor and outdoor spaces; c. building design which provides a visually interesting, interactive and continuous built form and rhythm to the street; d. richly detailed, human-scaled and fine-grained building frontages; e. a safe, enjoyable and continuous pedestrian environment without obstruction or	AO52.1 Development which requires an active frontage — primary, identified in a neighbourhood plan, approved centre concept plan, structure plan, or as a part of the development provides: a. a continuous built form to the street at the nominated setback; b. a ground storey fully occupied by highly active non-residential uses; c. a 1st and 2nd storey featuring windows or balconies promoting interaction with and surveillance of the street; d. awnings for the full building frontage; e. lighting of publicly accessible areas including the underside of awnings; f. at least 1 pedestrian entry and exit for every 10m of building frontage; g. a minimum of 50% transparent external wall materials up to a height of 2.5m above pavement level; h. a minimum ground-storey height of 4.2m.	AO52.1 and AO52.2 Not applicable The site is not identified as requiring an active frontage — primary within a neighbourhood plan, approved centre concept plan or structure plan.

interruption from vehicular crossovers and manoeuvring; f. a subtropical urban design and built form which encourages outdoor lifestyles and engagement with the public realm. Note—Highly active non-residential uses create the greatest degree of pedestrian activity and interaction and are mostly accommodated in small individual tenancies with narrow building frontages, such as shops, restaurants and cafes.	Note—Non-residential uses must be continuous along the active frontage — primary. Note—If a neighbourhood plan identifies an active frontage, but not whether it is primary or secondary, active frontage — primary criteria apply. AO52.2 Development which requires an active frontage — secondary, identified in a neighbourhood plan, approved centre concept plan, structure plan, or as part of the development provides: a. a continuous built form to the street at the nominated setback; b. a ground storey substantially occupied by active non-residential uses; c. a 1st and 2nd storey featuring windows and balconies promoting interaction with and surveillance of the street; d. provides at least 1 pedestrian entry/exit for every 20m of building frontage; e. a minimum 30% transparent external wall materials up to a height of 2.5m above pavement level; f. a minimum ground-storey height of 4.2m. Note—Non-residential uses need not be continuous along an active frontage — secondary but should be located to activate critical locations such as intersections and pedestrian entries to buildings. Note—If a neighbourhood plan identifies an active frontage, but not whether it is primary or secondary, active frontage — primary criteria apply.	
PO53 Development of vehicle access and parking does not impact on an active frontage in a centres and mixed use area.	AO53.1 Development which requires an active frontage — primary, identified in a neighbourhood plan, approved centre concept plan, structure plan, or as part of the development, ensures that vehicle and service access is: a. not located on this active frontage — primary;	AO53.1 and AO53.2 Not applicable The site is not identified as requiring active frontage — primary within a neighbourhood plan, approved centre concept plan or structure plan.

	b. from a secondary frontage or from an adjoining premises if a shared driveway and access arrangement is established. AO53.2 Development which requires an active frontage — primary or active frontage — secondary identified in a neighbourhood plan, approved centre concept plan, structure plan or as part of the development, ensures that parking is not located adjacent to the frontage or is not visible from the street.	
PO54 Development provides building entries that support active frontage outcomes.	AO54 Development of foyer space on an active frontage: a. occupies a minimal proportion and subordinate part of the building frontage; b. is publicly accessible during normal business hours and visible from adjoining verges or public space; c. contains activities and spaces such as reception desks, seating areas, cafes, shopfront galleries and display spaces that attract people.	AO54 Not Applicable The site is not identified as requiring an active frontage. The proposed development provides a lobby which is visible from Maud Street.
PO55 Development provides landscaping on site to: a. contribute positively to the subtropical character, amenity and microclimate of the site and the centre or mixed use area; b. support the retention of existing significant vegetation and large subtropical shade trees; c. support the establishment of subtropical streets and planting; d. contribute to site amenity for building occupants, users, residents and adjoining residents; e. balance the bulk and scale of the building and minimise impact to adjoining residents, uses and streetscape;	AO55 Development provides landscaping that: a. integrates with site layout and building design at ground, podium, balcony and rooftop levels; b. is sited to retain and protect existing significant vegetation; c. buffers adjoining residential uses or areas, with advanced trees and a minimum of 2 tiers to achieve screening and visual softening; d. supports building height transitions, where required; e. is accessible for watering and maintenance; f. screens or buffers driveways, service and loading areas, plant rooms or other utilities; g. allows for the overlooking of the street and pedestrian entry areas from the building;	Complies with AO55 The proposed development incorporates significant landscaping throughout the site: ▪ Deep planting is located along the front and rear boundary level, ▪ Planter boxes line the perimeter of the podium level; and ▪ Landscaping is incorporated throughout the rooftop level. The landscaping will enhance the proposed developments interface to the streetscape and softens the bulk and scale. Refer to the accompanying Landscape Concept Plan for further detail. The site does not contain any existing vegetation and is not required to provide landscaping for

f. reduce the area of impervious surfaces and support stormwater quality; g. reduce glare and manage heat; h. contribute to the mitigation of noise, air and visual impacts of major transport infrastructure; i. contribute to a safe and useable pedestrian environment.	h. emphasises clear pedestrian entry points. Note—No overall percentage of open space and landscaping is prescribed for non-residential development. Note—This is demonstrated in a landscape concept plan. Note—Landscape design incorporates planting in accordance with the Planting species planning scheme policy. Note—The location, design and provision of communal and private open space for residential uses must be in compliance with the Multiple dwelling code.	the purpose of establishing buffers to lower order areas. Landscaped areas shall be suitably accessible and appropriately maintained and are used to screen services and the driveway, definite entry points and shall not prevent casual surveillance of the street.
PO56 Development incorporates deep planting which: a. supports the retention and protection of existing significant vegetation and large subtropical shade trees; b. provides for the establishment of vegetation to contribute to the landscape character of the centre or mixed use area; c. is grouped with deep-planting areas on adjacent sites to maximise contiguous areas of deep planting; d. is open to the sky with access to light and rainfall and into the natural ground with no underground development; e. is planted with large subtropical tree species that at maturity are complementary in scale and height to the building form; f. is capable and supported to grow and at maturity provide effective shade or screening to buildings, outdoor spaces or adjoining uses; g. balances hard-stand areas and provides shade and informal recreation spaces that are directly accessible from residences, building tenancies or the street frontage.	AO56.1 Development locates deep-planting areas: a. to retain and protect existing significant vegetation and large subtropical shade trees; b. to buffer adjacent residential areas; c. to support building height transitions, where required; d. to provide an entry statement; e. to shade publicly accessible areas, private outdoor and communal open space. AO56.2 Development: a. provides for a minimum 10% of the site area for deep planting; b. ensures that each deep-planting area has a minimum area of 25m² and a minimum dimension of 4m in any direction. AO56.3 Development provides deep-planting areas that are: a. exclusively for landscaping; b. not containing vehicle manoeuvring areas, pedestrian paths, surface structures or infrastructure, sub-surface structures or infrastructure;	Complies with AO56.1 The proposed development provides deep-planting areas that will support significant vegetation and large subtropical shade trees, buffer surrounding uses, provide shade to outdoor areas, and clearly distinguish key entry points. Refer to accompanying Landscape Concept Plan for further detail. Complies with AO56.2 The proposed development provides for 10% of the site as deep planting. The deep planting areas exceed a minimum area of 25m² and minimum dimensions of 4m. Refer to the accompanying Landscape Concept Plan for further detail. Complies with AO56.3 The proposed development provides deep planting areas that are exclusively for landscaping and will not include hard stand materials, allowing for trees to be planted in natural ground. Deep-planting areas will be 100% open to the sky and accessible for

	c. able to accommodate trees planted in natural ground with no development underneath; d. 100% open to the sky; e. able to be accessed for maintenance purposes. AO56.4 Development provides trees in deep-planting areas which: a. are capable of growing to a minimum canopy diameter of 5m and/or a minimum height of 5m within 5 years of planting; b. are subtropical tree species consistent with the Planting species planning scheme policy. Note—Tree species should be chosen to respond to particular site location or design needs. Where site circumstances permit, tree species that are complementary in scale and height to the building form should be selected. Note—Tree height and canopy spread will be dependent on species. AO56.5 Development provides a minimum of 25% of all trees as advanced stock.	maintenance purposes. Refer to accompanying Landscape Concept Plan for further detail. Complies with AO56.4 The proposed development will provide trees in the deep planting area which are capable of growing to a minimum canopy diameter of 5m and/or minimum height of 5m within 5 years of planting. The proposed development includes subtropical tree species consistent with the relevant policy. Refer to the accompanying Landscape Concept Plan for further detail. AO56.5 Noted. This can be ensured by way of condition.
PO57 Development for an open air car park is landscaped to: a. contribute positively to the landscape character of the centre or mixed use area; b. reinforce and support pedestrian movement; c. provide a comfortable environment for pedestrians; d. reduce glare and heat; e. reduce impervious areas; f. establish shade cover within a period of 5 years.	AO57.1 Development for an open air car park at or above ground level provides that setbacks are densely planted with a minimum of 1.5m wide landscaping. Note—Front setback is to be treated to address streetscape interface issues and requirements. AO57.2 Development for a ground level open-air car park is designed with trees planted: a. in a minimum 5.2m x 2.4m landscaped area between every 6 car parking spaces with a permeable surface treatment either side of the landscape area; or	AO57.1 – AO57.4 Not applicable The proposed development does not involve an open-air car park.

	b. at 6m intervals in a minimum 2.5m-wide landscaped bed, swale or other water sensitive urban design device adjacent to parallel car parking spaces; c. at a minimum rate of 1 shade tree for every 6 car parking spaces.	
	AO57.3 Development ensures that trees planted in an open air car park area achieve a minimum 50% shade cover along internal pedestrian paths within 5 years of certification. Note—Further requirements are contained in the Landscape works code and the Planting species planning scheme policy.	
	AO57.4 Development uses landscaping to delineate safe pedestrian movement through open-air car parks.	
PO58 Development which is not located on an active frontage provides landscaping on the street frontage to: a. contribute to the centre or mixed use area or development's landscape character and the development of Brisbane's subtropical streetscapes and public spaces; b. provide shade and pedestrian comfort and visual amenity; c. contribute to the subtropical character of the streetscape and public realm; d. not impede the establishment of active frontages where required; e. maintain views from the street to the building and frontage and consider personal safety.	AO58 Development setback from the road, where not including an active frontage treatment or the part of the frontage not treated as an active frontage, is provided with: a. a minimum of 2m wide landscaping with advanced trees and low-level planting along the full street or public space frontage or balance part, excluding any driveway crossover and pedestrian access; or b. a minimum of 3m wide landscaping with advanced trees and low-level planting, to establish a positive landscaped street edge where a service station or outdoor sales use. Note—It is envisaged that landscaping will be primarily located on frontages to arterial roads that are not suitable for active frontages.	Complies with AO58 The proposed development provides a minimum 2m wide landscaping along the street frontage. Refer to the accompanying Landscape Concept Plan for further detail.
PO59	AO59	AO59 Noted This can be ensured by way of condition.

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.	Development ensures that any reflective glass material has: a. a level of light reflectivity not greater than 20%; b. a level of heat transmission not less than 20%.	
PO60 Development minimises direct overlooking between buildings and to adjoining residential uses not located within the centre or mixed use area through site planning, building design, screening and landscaping.	AO60 No acceptable outcome is prescribed. Note—Screening and fencing for a residential use is designed in accordance with the Multiple dwelling code.	PO60 Not Applicable Adjoining sites are either within the Mixed Use Zone or do not contain residential uses.
PO61 Development for residential uses in a zone in the centre zones category or the Mixed use zone maximises privacy and amenity for residents, taking into consideration the mix of uses within the area. Note—Residential development in a zone in the centre zones category or the Mixed use zone is not afforded the same level of visual privacy or amenity as within a residential area.	AO61 No acceptable outcome is prescribed. Note—Screening and fencing for a residential use is designed in accordance with the Multiple dwelling code.	Complies with PO61 The proposed development provides privacy and amenity for residents from surrounding uses, with thoughtful orientation of windows and balconies to Maud Street. The development also avoids establishing residential uses at ground level, providing separation to nearby non-residential uses. These design considerations further ensure the proposed development does not impact on others' privacy or amenity.
PO62 Development of garages, driveways and parking structures minimise impacts on the amenity of neighbouring dwellings.	AO62.1 Development for a car park: a. provides a 2m-high acoustic fence and a landscaped area 1.5m wide where located adjacent to a neighbouring dwelling; b. is acoustically screened where the car park is used at night and where located adjacent to a neighbouring dwelling. AO62.2 Development for a driveway or vehicle movement area is screened by a 2m-high acoustic fence along the side or rear boundary if located adjacent to a residential dwelling.	Complies with AO62.1 The proposed car park is located with basement levels 1 – 3 and the ground level, all which are enclosed. As the car park is internal, an acoustic fence is not required. AO62.2 Not applicable The driveway is not located adjacent to a residential dwelling; therefore, an acoustic fence is not required. Vehicle movement areas are generally located internally and offset from the boundary ensuring amenity of surrounds residents is maintained.
PO63	AO63.1	Complies with AO63.1 The proposed development will provide refuse and recycling collection and storage facilities in

Development provides refuse and recycling collection and storage facilities that: a. are located conveniently in an unobtrusive dedicated storage room or separate screened structure; b. are located and managed so that adverse impacts on building occupants, neighbouring properties and the public realm are minimised; c. provide for refuse and recycling including source separation; d. are of a design which allows low-frequency service collection; e. minimise ongoing building management cost for occupants.	Development is designed and constructed to ensure refuse and recycling collection and storage facilities comply with the Refuse planning scheme policy. AO63.2 Development is designed and constructed to ensure refuse and recycling collection and storage facilities do not have any odour, noise or visual impacts which are detectable and disturbing at the site or adjoining sites. Note—Refer to the Refuse planning scheme policy for further guidance.	accordance with the relevant policies and standards. Refer to the accompanying Operational Waste Management Plan for further details. Complies with AO63.2 The proposed development will provide refuse and recycling collection and storage facilities in accordance with the relevant policies and standards. Refer to the accompanying Operational Waste Management Plan for further details.
PO64 Development creates a safe environment by incorporating the key elements of crime prevention through environmental design that are tailored to the land use and specific vulnerable elements and settings.	AO64 Development incorporates the key elements of crime prevention through environmental design in its layout, building or structure design and landscaping by: a. facilitating casual surveillance opportunities and including good sightlines to publicly accessible areas such as car parks, pathways, public toilets and communal areas; b. defining different uses and ownerships through design and restricting access from non-residential uses into private residential dwellings; c. promoting safety and minimising opportunities for graffiti and vandalism through exterior building design and orientation of buildings and use of active frontages; d. ensuring publicly accessible areas such as car parks, pathways, public toilets, communal areas are well lit; e. including way-finding cues; f. minimising predictable routes and entrapment locations near public spaces such as car parks, public toilets, ATMs, communal areas.	Complies with AO64 The proposed development incorporates key elements of crime prevention through environmental design (CPTED). Balconies and windows are orientated towards Maud Street to facilitate casual surveillance opportunities. The proposed developments car parking, pathways, and communal areas will be well lit and incorporate way-finding cues. The proposed development does not create predictable routes and entrapment locations.

	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.	
PO65 Development minimises the potential for graffiti and vandalism through appropriate design and landscaping which controls access, reduces canvas and allows for easy maintenance selection.	AO65 Development design and landscaping incorporates graffiti and vandalism prevention techniques which: - deny access to potential canvas using access control techniques; - reduce potential canvases using canvas-reduction techniques; - ensure graffiti can be readily and quickly removed through easy maintenance selection techniques. Note—For guidance on graffiti and vandalism prevention techniques refer to the Graffiti prevention planning scheme policy.	Complies with AO65 The proposed development is designed and landscaped to minimise and deter opportunities for graffiti and vandalism. This includes building orientation to reduce potential canvases, landscaping in front of blank walls, and material choices.
PO66 Development does not adversely impact the structural integrity or ongoing operation and maintenance of sub-surface transport infrastructure which is an existing or endorsed proposed tunnel.	AO66 Development demonstrates that it will not result in any impact on existing or planned sub-surface transport infrastructure through the submission of an engineering and geological report and certification or consent provided by the relevant infrastructure owner.	AO66 Not Applicable The site is not identified as containing any existing or planned sub-surface transport infrastructure.
If identified in a neighbourhood plan		
PO67 Development minimises visual impacts to view corridors of local significance and enhances opportunities for observation of key vistas and views from identified view points.	AO67.1 Development ensures building placement and design does not impact on a view corridor identified in a neighbourhood plan. Note—A neighbourhood plan may identify view corridors and may or may not identify any specific view points from which they are observed. AO67.2 Development creates opportunities for views and vistas from a view point identified in a neighbourhood plan.	AO67.1 and AO67.2 Not applicable The site is not identified as containing or impacting a view corridor under the Newstead north neighbourhood plan.

	Note—A neighbourhood plan may identify view points and may or may not identify any specific view corridor that they observe.	
PO68 Development on a significant corner site provides a prominent visual reference and contribution to the neighbourhood's public realm by: a. accommodating high levels of pedestrian movement at the corner and enhancing the pedestrian experience; b. emphasising the corner setting through building form, expression, silhouette, scale, materials and landscaping; c. reinforcing a sense of arrival to the neighbourhood plan area, precinct or sub-precinct through marking a node, an intersection or connection point in the neighbourhood; d. respecting the prominence of any adjoining or nearby heritage places, traditional character buildings or local landmarks; e. if a corner land dedication is required: i. accommodating a deep-planted feature tree within the dedication area; ii. providing a building envelope which acknowledges and respects the presence of the large feature tree canopy. Note—A neighbourhood plan will indicate whether or not a land dedication is required.	AO68.1 Development is designed to emphasise the corner setting of a significant corner site identified in a neighbourhood plan and provides: a. building entries on both street frontages; b. a single main entry at the corner. AO68.2 Development provides a corner land dedication on a significant corner site identified in a neighbourhood plan, adjacent to the existing verge area which: a. complies with any dimensions identified in the neighbourhood plan; b. accommodates a deep-planted large feature tree in compliance with the road corridor design section of the Infrastructure design planning scheme policy; c. is embellished in compliance with the road corridor design section of the Infrastructure design planning scheme policy. Note—A neighbourhood plan may indicate if a corner land dedication is to be truncated or inverted. If the configuration is not specified, a truncated land dedication is to be provided where the building or podium is 2 storeys or fewer. Where an inverted corner land dedication is provided, the building design accommodates the feature tree canopy at maturity. AO67.3 Development ensures that any part of the building including the basement but excluding awnings is outside the corner land dedication area. Note—A neighbourhood plan may indicate if a building is able to volumetrically extend into the corner land dedication area.	AO68.1 – AO68.3 Not applicable The site is not a corner lot and is not identified as a significant corner site in the Newstead north neighbourhood plan.

Development on a landmark site provides a prominent visual reference and contribution to the city's public realm by:

- Note—A neighbourhood plan may indicate whether or not a land dedication is required.

Development:

- a. emphasises a landmark site identified in a neighbourhood plan and its setting;
- b. addresses all elevations, with front, side and rear facades all displaying a high level of modulation and articulation;
- c. both vertically and horizontally articulates building form and mass with proportions compatible with the height, scale and setting of the building;
- d. provides an interesting and varied skyline and silhouette;
- e. uses high-quality and durable materials and finishes;
- f. integrates landscaping, building entries and the public realm at the ground plane.

AO69.2

- a. complies with any dimensions identified in a neighbourhood plan;
- b. accommodates a deep-planted feature tree in compliance with the Infrastructure design planning scheme policy;
- c. is embellished in compliance with the Infrastructure design planning scheme policy.

Note—A neighbourhood plan may indicate if a corner land dedication is to be truncated or inverted. If the configuration is not specified, a truncated land dedication is to be provided where the building or podium is 2 storeys or fewer. Where an inverted corner

The site is not identified as a landmark site under the Newstead north neighbourhood plan.

The site is not a corner lot.

	land dedication is provided, the building design accommodates the feature tree canopy at maturity.	
PO70 Development of a landscape buffer is provided in particular locations to facilitate: a. visual privacy to and between sites; b. visual amenity; c. shading and occupant amenity; d. local habitat.	AO70 Development provides a landscape buffer along the boundaries of the site identified in a neighbourhood plan, which consists of: a. 3 tiers of planting; b. a combination of rounded canopy and columnar trees; c. a maximum spacing of 1 tree for every 6m; d. trees capable of growing to a minimum height of 8m; e. shrubs and ground covers. Note—A neighbourhood plan will indicate the boundaries where the landscape buffer is to be provided and the dimensions of the area.	AO70 Not applicable There are no requirements identified within the Newstead north neighbourhood plan.

Multiple dwelling code

Performance outcomes	Acceptable outcomes	Comments
Site area and frontage		
PO1 Development has a site area and frontage width that is sufficient to: a. accommodate the scale and form of multiple dwelling buildings considering site features such as heritage or character buildings and slope; b. deliver useable communal open space areas and private open spaces; c. achieve viable areas of deep planting and landscaping to retain significant vegetation and protect or establish large subtropical shade trees; d. achieve safe and convenient vehicle access to the site; e. accommodate on-site parking and vehicle manoeuvring for residents, visitors and service providers; f. accommodate the location and size requirements of service authorities and site services to minimise adverse visual and amenity impacts on neighbours and the streetscape; g. minimise the impact of new driveways on the streetscape.	AO1 Development has a site area and frontage width that meets the minimum requirements set out in: a. a neighbourhood plan; or b. if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements set out in Table 9.3.14.3.B. Note—The site frontage is measured at the property line on the primary road boundary.	Complies with AO1 The site has an area of 1520m², with a frontage of approximately 30m in total. The Newstead north neighbourhood plan does not specify a minimum site area or frontage width for sites in the Mixed use transition precinct. Table 9.3.14.3.B does not set out any requirements for minimum site area or frontage width for sites in the Mixed use zone.
PO2 Development in the High density residential zone or Medium density residential zone does not isolate or negatively impact on the potential for adjoining sites to develop to a scale and intensity envisaged for the zone or neighbourhood plan area. Note—An indicative concept plan that demonstrates compliant development can be achieved on the	AO2 Development in the High density residential zone or the Medium density residential zone ensures that the site area and frontage width of an adjoining site in the High density residential zone or the Medium density residential zone meets the minimum requirements set out in: a. a neighbourhood plan; or	AO2 Not Applicable The site is not located in the High density residential zone or the Medium density residential zone.

adjoining site may be required to demonstrate achievement of this outcome.	b. if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements set out in Table 9.3.14.3.B.	
Building design and appearance		
PO3 Development height, bulk and scale, siting and layout ensures that: a. building height is consistent with the intended form and character of the local area including the predominant height of existing or approved buildings in the street; b. where building height is greater than the acceptable outcome for building height on sites adjoining or opposite the subject site, the development sensitively reduces height towards site boundaries to a compatible scale; c. impacts on residential amenity and privacy from overlooking, visual dominance and overshadowing are minimised and adequate levels of natural light and breezes are maintained to habitable rooms, private and communal open space for both the development and residences on adjoining and nearby sites; d. sufficient visual and acoustic privacy is achieved between dwellings without reliance on screening; e. the development is consistent with the setback pattern and contributes to the character of the streetscape; f. adequate landscape buffering is achieved, including the retention and provision of large subtropical shade trees in deep planting areas.	AO3 Development is contained within the building envelope for the site created by applying: a. the maximum building height in Table 9.3.14.3.B; b. front, rear and side boundary setback requirements in Table 9.3.14.3.C; c. car parking boundary setback requirements in Table 9.3.14.3.E; d. building separation requirements in Table 9.3.14.3.F; e. building height transitions specified in Table 9.3.14.3.I where applicable; f. the acceptable outcomes for deep planting and landscaping areas. Refer to Figure b and Figure c. Note—This acceptable outcome can be demonstrated by the preparation of a building envelope plan, elevations and sections.	Not Applicable The requirements of the Centre or Mixed Use Code prevail in this instance.
PO4	AO4.1	Complies with PO4

Development has a building height, scale and form that improves the amenity and achieves the intended outcomes of the zone or neighbourhood plan area, contributes to a cohesive streetscape and built form character and is: a. consistent with the anticipated density and assumed infrastructure demand; b. aligned to community expectations about the number of storeys to be built, having regard to the intent for the zone precinct and the predominant height of approved buildings in the street; c. proportionate to and commensurate with the site area and frontage width so as not to be overbearing on the street or adjoining development; d. designed to avoid a significant and undue adverse amenity impact to adjoining development; e. sited to enable existing and future buildings to be well separated from each other and to avoid affecting the potential development of adjoining sites; f. considerate of street conditions, the topography of the area and site slope; g. designed to maintain significant view points and corridors; h. designed and orientated to retain solar access to key public spaces and adjoining buildings.	Development has a maximum building height that complies with: a. a neighbourhood plan; or b. if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements set out in Table 9.3.14.3.B. A04.2 Development incorporates the building height transition requirements set out in Table 9.3.14.3.I.	Refer to Centre or Mixed Use Code and Newstead North Neighbourhood Plan Code for response. A04.2 Not applicable Building height transition is not identified in the Newstead north neighbourhood plan and Table 9.3.14.3.I does not reference the Mixed use (Centre frame) zone.
PO5 Development for services and related structures, including electricity transformers, fire hydrant and booster assemblies, air conditioning and other mechanical plant, vents, exhausts and refuse and recycling storage areas: a. are integrated into the development; b. do not dominate the site frontage;	A05 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:	Complies with A05 A booster is located along at the front boundary. The booster is roughly 2.6m wide, equivalent to 8.8% of the street frontage. All other services have been designed to be setback from the street and incorporated within the building.

c. are compatible with the intended streetscape character; d. ensure adverse amenity impacts to the streetscape and habitable spaces are ameliorated.	a. comprise no more than 5m or 10% of the street frontage, whichever is the lesser; b. are orientated towards the internal driveways or footpaths onsite; c. are located, screened or landscaped so as not to be visually obtrusive.	
PO6 Development provides a front boundary setback that: a. defines the street edge; b. creates a clear threshold and transition from public to private space; c. assists in achieving visual privacy to ground-floor dwellings from the street; d. supports the location of balconies for casual surveillance of the street and modulation of the facade; e. allows for built form and facade articulation that contributes to the streetscape character and landscape; f. is consistent with the intended streetscape and setback pattern; g. facilitates landscaping appropriate to soften and screen the built form of the development from the street.	AO6 Development provides setbacks to the primary and secondary frontages that complies with: a. a neighbourhood plan; or b. if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements set out in Table 9.3.14.3.C. Note—Roofing of terrace areas on car parking structures are to comply with boundary setback requirements for balconies. Note—Boundary setbacks are also influenced by minimum building separations considering the nature of the wall proposed and the number of openings or balconies.	AO6 Not applicable In this instance, the setbacks to the primary and secondary frontages detailed in the Centre and mixed use code which prevails the requirements of the Multiple dwelling code (as per Section 9.3.14.1 (3) of the Planning Scheme).
PO7 Development provides side and rear boundary setbacks that: c. consider future development; d. minimise the impacts of development on the amenity and privacy of future and existing neighbourhood residents; e. support the separation of buildings to provide visual and acoustic privacy without reliance on screening, and ensure access to natural light, sunlight and breezes;	AO7.1 Unless greater setbacks are required to achieve adequate building separation, development provides a rear boundary and side boundary setback that complies with: f. a neighbourhood plan; or g. if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements set out in Table 9.3.14.3.C. Refer to Figure d.	AO7.1 – AO7.3 Not applicable In this instance, setbacks and built to boundary wall requirements are detailed in the Centre and mixed use code which prevails the requirements of the Multiple dwelling code (as per Section 9.3.14.1 (3) of the Planning Scheme).
	AO7.2	

f. contribute to the rhythm and pattern of the streetscape in keeping with the intended neighbourhood character; g. maximise the opportunity to retain significant vegetation and protect or establish large subtropical shade trees in deep-planting areas.	Development ensures that any built to boundary walls located in a zone in the residential zones category are: a. not located along both side boundaries unless in the Low-medium density residential zone, Medium density residential zone or High density residential zone; b. not located along a common boundary with a lot located in the Low density residential zone or Character residential zone; c. for non-habitable rooms or spaces only; d. not located within 1.5m of a habitable room in an adjoining dwelling house where not located in the Medium density residential zone or High density residential zone; e. not located within the front or rear setback; f. where on the side boundaries of a corner lot, located towards the front of the development and separated; g. a maximum height of 3m; h. low maintenance or constructed of prefinished materials. Refer to Figure e.	
	A07.3 Development ensures built to boundary walls: a. have a maximum cumulative length along each side boundary of 15m, where located in the Low-medium density residential zone, Medium density residential zone or High density residential zone; or b. have a maximum cumulative length of 9m, where permitted in the Infill housing zone precinct of the Character residential zone; or c. do not exceed the length of an abutting and lawfully constructed built to boundary wall on an adjoining lot.	
PO8	A08	A08 Not applicable

Development ensures that the proportion of buildings to open space and landscaping on a site: - is consistent with the intended form, character and intensity of the local area and immediate streetscape; - facilitates modulation and articulation of the building form; - supports residential amenity for occupants and adjoining properties; - supports private outdoor subtropical living; - provides for well-located and functional communal open space areas; - provides for deep planting areas to retain significant vegetation and protect or establish large subtropical shade trees.	Development has: - a building footprint within the building envelope; - a maximum site cover that: - complies with the requirements set out in a neighbourhood plan; or - if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan: - 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 - where in the High density residential zone, is 40%.	In this instance, building footprint requirements are detailed in the Centre and mixed use code which prevails the requirements of the Multiple dwelling code (as per Section 9.3.14.1 (3) of the Planning Scheme).
PO9 Development balances the height and footprint of the building, providing modulation and variation in the facade's horizontal and vertical profiles that: - reduces the appearances of bulk through changes in building depth, length and articulated form; - maintains a human scale and is consistent with the form and character intent of the neighbourhood and street; - supports residential amenity to occupants and adjoining properties, including access to natural light and breezes; - provides opportunities for dual aspect dwellings; - incorporates changes in material, finish or texture at regular intervals; - provides expressive shadow casting elements; - provides opportunities for useable and functional open space. Refer to Figure i.	AO9.1 Development where in the Medium density residential zone, Low-medium density residential zone or in the Infill housing zone precinct of the Character residential zone, the maximum length of a wall in any direction is 30m with substantial articulation provided every 15m. Note—Substantial articulation is a full building separation of 6m or a change in building line of plus or minus 2m for a length not less than 5m.	AO9.1 Not applicable The site is located in the Mixed use (Centre frame) zone. AO9.2 Not applicable The site is located in the Mixed use (Centre frame) zone. Complies with AO9.3 The proposed development incorporates the following design elements: Balconies on each level.
	AO9.2 Development where in the High density residential zone, the maximum length of a wall in any direction is 50m with substantial articulation provided every 15m. Note—Substantial articulation is a full building separation of 6m or a change in building line of plus or minus 2m for a length not less than 5m.	
	AO9.3 Development incorporates the following design elements:	

	a. balconies, verandas or terraces on each level; b. variation in the treatment and patterning of windows to bring visual interest and activation to each facade; c. variation in building form, materials, colours, textures and finishes to articulate finer scale architectural features and building elements such as party walls and slab edges; d. recessions and projections in the roof and wall plane, such as steps, slopes or splays which cast shadows. Refer to Figure l, Figure m and Figure n. AO9.4 Development of the first 3 storeys of the building includes: a. balconies and outdoor living areas orientated to the street or public realm; b. expression and promotion of pedestrian entries; c. elements of a finer scale than the building's main structure framing such as party walls and slab edges; d. recesses in built form to allow natural light to access habitable rooms within the building. Refer to Figure j, Figure k and Figure l.	▪ A material palette that will enhance variations in textures, finishes and colours. ▪ Recessions and variations in wall plane to create articulation and distinction in the built form and cast shadows. ▪ A roof form which incorporates primarily communal space, also contributing to the buildings distinction. Complies with AO9.4 The proposed development provides a human-scale at the first three-storeys through the establishment of a single storey podium which includes projecting elements towards the street which act as awnings and help define the pedestrian entry. The first three storeys also include windows and balconies orientated to Maud Street, elements of finer scale, including landscape planters and recesses in the built form to allow access to natural light.
PO10 Development for rooftops and building caps: a. is contextually and climatically appropriate in form; b. reduces the bulk and scale of development when viewed from the street; c. is responsive to orientation and solar access; d. is not marred by plant and equipment; e. may incorporate a rooftop garden where integrated as part of the overall building design and enhancing the presentation and visual	AO10.1 Development provides building caps and rooftops which: a. contribute to the architectural distinction of the building and roofs; b. include interesting forms created through pitches, gables, skillions or other features; c. provides opportunity for landscaping, alternative water sources, solar energy and communal open space area. Refer to Figure m and Figure n. AO10.2	Complies with AO10.1 The proposed development provides communal open space on the rooftop, which will enhance its visual amenity and contribute to a distinctive and interesting skyline. As communal open space, the rooftop will incorporate built form and landscaping aspects to enhance its visual appearance. Complies with AO10.2

amenity of the rooftop and skyline when viewed from external public vantage points. Note—External public vantage points means from at least two mostly unobstructed views of the development from a public area.	Development for rooftop service structures, lift motor rooms and mechanical plant and equipment is: - designed as an architectural feature of the building; - incorporated into the roof form; - designed to enable future inclusion of plant and equipment such as telecommunications facilities in an unobtrusive manner; - visually and acoustically screened from any communal open space on the rooftop. AO10.3 Development for a rooftop garden: - incorporates a combination of built form and soft landscape elements integrated with the overall building design; - enhances the presentation and visual amenity of the rooftop and skyline when viewed from external public vantage points. Note—External public vantage points means from at least two mostly unobstructed views of the development from a public area.	Plant and equipment at the roof level is screened from the rooftop communal open space to minimise visual and acoustic impacts. Complies with AO10.3 The proposed development provides a rooftop garden incorporating built form elements, inclusive of a pool, and landscaping elements which will enhance the building design. These aspects will enhance the visual amenity of the rooftop and contribute to a distinctive and interesting skyline.
PO11 Development provides a building that must define the street edge and reinforce the desired character of the neighbourhood through: - orientation to the street; - front boundary setback; - balconies and windows to provide overlooking and casual surveillance; - building entrances; - the treatment of retaining walls or basement car parking edges. Refer to Figure r and Figure u.	AO11.1 Development provides a building front elevation that is parallel or nearly parallel to the street frontage. AO11.2 Unless required to achieve landscaping and streetscape outcomes, development provides a building that is not set back further than 2m beyond the minimum required street front setback. AO11.3 Development provides balconies and windows from the primary living area that face and overlook the street or public space.	Complies with AO11.1 The proposed development is orientated parallel to the street frontage on Maud Street. Complies with AO11.2 The proposed development is not setback further than 2m from the specified frontage setbacks for the site. Complies with AO11.3 The proposed development provides balconies and windows from each dwelling. These balconies and windows are orientated to allow casual surveillance over the Maud Street.
PO12	AO12.1	AO12.1 Not applicable

Development provides an entrance that must define the threshold between public and private space and provide: a. safe, secure and convenient access to the site for residents and visitors; b. a sufficiently scaled and sheltered entry and meeting space; c. clear building signage and numbering for emergency access; d. lighting to ensure the safety of residents and visitors whilst not causing undue nuisance to adjoining premises; e. conveniently located mailboxes; f. individual entrances to ground storey dwellings provide for a varied streetscape.	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.	The proposed development is not a small-scale multiple dwelling of 5 or fewer attached dwellings. Complies with AO12.2 The proposed development provides a prominent pedestrian entry from the site frontage on Maud street. This entry provides connection to the building lobby, separate from the vehicle entry. The lobby includes a waiting area. Mailboxes are also provided at the entry. The footpath and pedestrian areas will include lighting in accordance with the relevant standards and requirements. AO12.3 Not applicable The proposed development does not involve any ground storey dwellings.
	AO12.2 Development where not a small-scale multiple dwelling of 5 or less dwellings, provides at least one prominent pedestrian entry that connects a foyer or building entry directly with the public verge, is separated from the vehicle entry and includes: a. entry and waiting space off the footpath; b. shelter; c. lighting in accordance with Category P3 of the AS/NZS 1158.3.1:2005 Lighting for roads and public spaces and complying with Table 2.1 - Illuminance in the vertical plane of AS 4282-1997 Control of the obtrusive effects of outdoor lighting; d. mailboxes. Refer to Figure s.	
	AO12.3 Development provides direct entry from the street for any ground storey dwellings that are adjacent to the street front and ensures that: a. any steps are set back a minimum of 1m and are perpendicular to the front boundary; b. retaining walls step to the street level and provide a transition from private outdoor space and the street; c. lighting is provided in accordance with Category P3 of the AS/NZS 1158.3.1:2005 Lighting for roads and public spaces and complying with Table 2.1 - Illuminance in the vertical plane of AS 4282-1997 Control of the obtrusive effects of outdoor lighting;	

	d. street numbering is provided to support visitor and emergency access. Refer to Figure t.	
Safety, privacy and amenity		
PO13 If: a. identified in a neighbourhood plan as a building height transition; or b. in the High density residential zone or the Medium density residential zone and sharing a common boundary with, or located fronting a minor road that is opposite premises in the Low—medium density residential zone, Low density residential zone or Character residential zone. Development provides a transitional built form which protects the amenity of lower density residential areas by: a. stepping down in height and scale; b. heavily landscaping interface area; c. minimising impacts including overlooking and visual dominance through building articulation; d. maintaining adequate levels of natural ventilation and light penetration to habitable rooms and private open space; e. avoiding large blank walls on steeply sloping sites.	AO13.1 Where identified in a neighbourhood plan, development provides a building height transition which ensures that buildings and structures comply with the requirements specified in the neighbourhood plan. AO13.2 Where no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, development in the High density or Medium density residential zones provides a building height transition that complies with the requirements specified in Table 9.3.14.3.I. Refer to Figure f.	AO13.1 Not Applicable The Newstead north neighbourhood plan does not require any building height transitions. AO13.2 Not applicable The site is located in the Mixed use (Central frame) zone.
PO14 Development separates buildings from existing or future buildings within a site or on an adjoining site to: a. be consistent with the form and character intent for the local area; b. protect residential amenity including access to natural light, sunlight and breeze; c. provide visual privacy to reduce the need for fixed screening.	AO14.1 Development provides building placement and design that: a. complies with Table 9.3.14.3.F; or b. positions the primary balcony or private open space to face the street frontage or rear boundary or adjoining public open space; c. offsets balconies or habitable rooms so that they are positioned outside the cone of vision of	Complies with PO14 Refer to Centre or Mixed Use Code for applicable response.

	existing or approved habitable rooms or outdoor spaces. Refer to Figure g and Figure h. Note—This is demonstrated by a site context plan that includes adjoining and adjacent buildings (including habitable rooms) and strategies to address separation issues. Note— Considered site planning and design and strategies such as offsetting balconies, the location of private space, selective screening or other design elements can reduce building separation requirements. AO14.2 Development with a secondary private open space or balcony used for drying or services is located to the side boundary with fixed screens.	AO14.2 Not Applicable The proposed development does not involve secondary private open space or balconies used for drying services.
PO15 Development of a building 8 storeys and over ensures that the design mitigates the impacts of ground-level wind acceleration to ensure safe and amenable environment for pedestrians and building occupants. Note—Where building height exceeds 15 storeys, a wind impact report prepared by a suitably qualified professional is required to be submitted to demonstrate achievement of the above outcome.	AO15 Development with a building between 8 storeys and 15 storeys provides wind mitigation that uses at least 2 of the following strategies: a. building orientation, plan shape, massing and facade articulation to avoid tall and wide facades that face prevailing winds; b. a podium and tower building form with tower set back at least 10m from all streets above the podium level to deflect wind downdrafts from penetrating to street level; c. canopies, roof structures and awnings to protect pedestrians and building occupants at ground and podium levels; d. trellis structures and a dense network of trees onsite at ground or podium level. Note—No acceptable outcome is prescribed for a development if more than 15 storeys in height. Note—Where a podium provides for unroofed private or communal open space areas, a wind impact report prepared by a suitably qualified professional may be	Complies with PO15 The development has been designed with suitable articulation, a podium and tower form, awnings that protect pedestrians and vegetation at podium and ground level to assist with wind mitigation. Refer to the accompanying Wind Environment Statement for further detail.

	required to justify appropriate wind mitigation measures to ensure the safety of residents and visitors of the building.	
PO16 Development provides screening and partial enclosure of balconies to: a. balance the privacy needs of neighbouring dwellings with the comfort of building occupants; b. ensure buildings are subtropical and climatically responsive; c. reduce the appearance of excessive bulk; d. provide opportunities for passive surveillance of the street or public spaces. Note—Balconies use a combination of solid balustrades, operable screens and lightweight materials to provide a balance of privacy and engagement with the street and other public spaces.	AO16.1 Development where providing balconies with solid balustrades on the street frontage or visible from public space, limits solid balustrading to a maximum of: a. 50% of the balconies on the first 3 storeys; b. 25% on the 4th storey and above. Refer to Figure w.	Complies with AO16.1 All balconies, except for the Level 1 terrace area, are provided with palisade aluminium balustrades, providing a suitable level of permeability. The Level 1 terrace is provided with a solid balustrade which also acts as a landscape planter and shall contribute to the architectural distinction and softening of the building when viewed from the street. AO16.2 Not applicable The proposed development does not incorporate solid walls or fixed screening to balconies. AO16.3 Not applicable The proposal does not include operable, moveable or adjustable screening of balconies.
	AO16.2 Development where providing solid walls or fixed screening to balconies limits the walls and screening to: a. the side directly adjoining another balcony or private open space within the same building; b. a maximum of 20% or 1m of 1 external face, whichever is lesser, to screen utilities or private clothes lines; c. the full extent of a secondary balcony on a side elevation where for utilities or services. Note—This excludes solid balustrades or screening where provided to reduce amenity or privacy impacts to nearby dwellings.	
	AO16.3 Development where providing operable, moveable or adjustable screening of balconies, limits the screening to a maximum of: a. 60% of the front side or rear boundary balconies to achieve visual privacy to an existing dwelling within 9m; b. 100% of west-facing primary balconies. Refer to Figure w.	
PO17 Development must minimise direct overlooking between buildings through appropriate building layout, location	AO17.1 Development where the dwelling is located within 2m at ground storey or 9m above ground storey of a habitable	AO17.1 and AO17.2 Not applicable An existing dwelling house is not located within proximity to the proposed development.

and the design of windows and balconies or screening devices. Note—Siting and building separation is used to minimise privacy screening requirements.	room window or private open space of an existing dwelling house, ensures habitable rooms and any private outdoor spaces have: - an offset from the habitable room or private open space of the existing dwelling to limit direct outlook; or - sill heights a minimum of 1.5m above floor level; or - fixed obscure glazing in any part of the window below 1.5m above floor level; or - fixed external screens; or - in the case of screening for a ground floor level, fencing to a minimum 1.8m above the ground storey floor level. Refer to Figure h. AO17.2 Development where a direct view is available from balconies, terraces, decks or roof decks into windows of habitable rooms, balconies, terraces or decks in an adjacent existing dwelling house, is screened from floor level to a height above 1.5m above floor level. AO17.3 Development provides screening devices that are solid translucent screens, perforated or slatted panels or fixed louvres that have a maximum of 25% openings, with a maximum opening dimension of 50mm, and that are permanently fixed and durable. Note—The screening device is offset a minimum of 0.3m from the wall around any window. Note—Screening devices may be hinged or otherwise attached to facilitate emergency egress.	AO17.3 Not applicable The development does not include screening.
PO18 Development minimises light nuisance to residents and adjoining premises whilst maintaining safety of publicly accessible areas of the development.	AO18 Development of outdoor lighting is in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting.	AO18 Noted. This can be ensured by way of condition.

	Note—This includes outdoor lighting to communal open spaces on the roof.	
PO19 Development for a building must not incorporate any type of glass or other surface likely to reflect specular rays that could create undue nuisance, discomfort or hazard to the surrounding locality.	AO19 Where development incorporates reflective glass material, it is to have: a. a level of light reflectivity of not greater than 20%; b. a level of heat transmission of not less than 20%.	AO19 Noted. This can be ensured by way of condition.
PO20 Development is located, designed and constructed to achieve the: a. air quality (planning) criteria in Table 9.3.14.3.G; b. odour criteria in Table 9.3.14.3.H. Note—An air quality impact report prepared in accordance with the Air quality planning scheme policy can assist in demonstrating achievement of this performance outcome.	AO20.1 Development in a zone in the centre zones category or the Mixed use zone, including any outdoor air intakes for the development, is separated from: a. exhaust vent outlets of premises where food or cooking odour is released, by a minimum of 6m; b. exhaust vent outlets from car parks or bus stations, by a minimum of 15m. AO20.2 Development is located no closer than 150m to a spray painting workshop. Note—This distance is to be measured between the building containing the spray painting workshop and the property boundary of the sensitive use.	Complies with AO20.1 The development is well separated from food and drink outlets and formalised car park or bus stations. Turnover rates for parking within the building shall be at a minimum and basement exhaust vents shall be well separated from balconies and windows. AO20.2 Not applicable The site is not located within 150m of a spray painting workshop.
PO21 Development in a zone in the centre zones category or the Mixed use zone must: a. be located, designed and constructed to protect bedrooms and other habitable rooms from exposure to noise arising from non-residential activities outside the building; b. be designed and constructed to achieve a minimum reduction in sound pressure level between the exterior of the building and the bedrooms or indoor primary living areas of 30dBA.	AO21 Development in a zone in the centre zones category or the Mixed use zone has a minimum acoustic performance of: a. Rw 35 for glazing (windows and doors) where total area of glazing is greater than 1.8m²; b. Rw 32 for glazing (windows and doors) where total area of glazing is less than or equal to 1.8m².	Complies with AO21 This can be ensured by way of condition.

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

PO23 Development must create a safe environment by incorporating the key elements of crime prevention through environmental design in its layout, building or structure design and landscaping by: a. facilitating casual surveillance opportunities and including good sightlines to publicly accessible areas such as car parks, pathways, public toilets, and communal areas; b. defining different uses and ownerships through design and restricting access from non-residential uses into private residential dwellings; c. promoting safety and minimising opportunities for graffiti and vandalism through exterior building design and orientation of buildings and use of active frontages; d. ensuring publicly accessible areas such as car parks, pathways, public toilets, and communal areas are well lit; e. including way-finding cues; f. minimising predictable routes and entrapment locations near public spaces such as car parks, public toilets, ATMs, communal areas. Note—For guidance in achieving the key elements of crime prevention through environmental design, refer to the Crime prevention through environmental design planning scheme policy.	AO23 No acceptable outcome prescribed.	Complies with PO23 The proposed development incorporates key elements of crime prevention through environmental design (CPTED). Balconies and windows are orientated towards Maud Street to facilitate casual surveillance opportunities. The proposed developments car parking, pathways, and communal areas will be well lit and incorporate way-finding cues. The proposed development does not create predictable routes and entrapment locations.
PO24 Development incorporates graffiti and vandalism prevention techniques in its layout, building or structure design and landscaping, by: a. denying access to potential canvases through access control techniques; b. reducing potential canvases through canvas reduction techniques;	AO24 No acceptable outcome prescribed.	Complies with PO24 The proposed development is designed and landscaped to minimise and deter for graffiti and vandalism. This includes building orientation to reduce potential canvases, landscaping in front of blank walls, and material choices.

c. ensuring graffiti can be readily and quickly removed through easy maintenance selection techniques. Note—For guidance on graffiti and vandalism prevention techniques refer to the Graffiti prevention planning scheme policy.		
PO25 Development has hours of operation which are controlled so that the use does not detrimentally impact on the amenity of adjoining residents.	AO25 Development: a. for accommodation activities, dwelling unit or emergency services has unlimited hours of operation; b. for any other use, has hours of operation, including deliveries, which are limited to 6am to 8pm, or as otherwise identified in a neighbourhood plan.	Complies with AO25 The proposed development is for a multiple dwelling and as such there is no limit on hours of operation.
Subtropical design and landscaping		
PO26 Development supports Brisbane's subtropical character and sustainable lifestyle through functional and climatically responsive building design, layout and orientation that: a. reduces the need for mechanical heating, cooling and lighting; b. ensures access to sunlight and natural heating, cooling and ventilation for residents; c. provides protection and relief from the subtropical climate; d. mitigates the impact of urban heat island.	AO26.1 Development is designed to provide all dwellings with: a. floor-to-ceiling heights of at least 2.7m; b. habitable rooms with a minimum of 2 dual aspect windows or openings. Refer to Figure o and Figure p. AO26.2 Development includes: a. weather protection and sun shading to all external doors and windows to habitable rooms; b. deep recesses, eaves and sun-shading devices on the north-facing building facades; c. extensively shaded west-facing building facades using building and landscape elements such as adjustable screens, awnings or pergolas, green walls and planting.	Complies with AO26.1 The development proposes 3.3m floor to floor heights which allows for a minimum ceiling height of 2.7m to be provided as well as transfer slabs and services. All units are at least dual aspect, allowing for access to natural light and ventilation. Complies with AO26.2 Weather protection is provided to all doors and windows, including; through deep balconies and walls recessed behind planters on the northern and southern elevations; and balcony and slab form projections that site in front of glazing lines along the eastern and western facades. All windows are to be provided with high quality tinted glazing. Refer to the attached Urban Design Report for further detail.
PO27	AO27.1	Complies with AO27.1

Development ensures significant vegetation and large subtropical shade trees are retained, or where retention is not possible, compensatory planting is established to balance the bulk, scale and form of the building and provide a subtropical landscape setting including natural shade to mitigate heat island effects. Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy.	Development ensures that the location of new buildings, car parking, driveways, crossovers, retaining walls, filling and excavation, utilities or services will not adversely impact the long-term viability of significant vegetation, including large subtropical shade trees to be retained. Note—Invasive species listed as 'Undesirable plant species' in the Planting species planning scheme policy are not required to be retained unless the tree is a significant, mature and healthy shade tree. Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy. AO27.2 Development provides or retains one tree within the site per 20m of frontage that is capable of growing to a minimum height of 15m at maturity. Note—Landscape design incorporates planting in accordance with the Planting species planning scheme policy. Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy. AO27.3 Development provides tree species that are selected and planted to provide a minimum 50% shade cover to a site's open space within 10 years. Note—Shade cover is to be measured at 12pm on 21 December.	The site does not include existing vegetation. As shown in the accompanying Landscape Concept Plan, the proposed development provides significant landscaping to balance the building form. Complies with AO27.2 The site does not include existing vegetation which is required to be retained. Deep planting areas shall be provided with suitable trees as required. Complies with AO27.3 The proposed development provides significant planting and landscaped areas that support a subtropical landscape setting, include ground floor, podium, and rooftop planting.
PO28 Development provides landscaping that must: - provide shade to pedestrian pathways; - maintained sightlines and support personal safety by allowing for the overlooking of the street and public spaces from the site and balconies;	AO28.1 Development provides landscaping within the site along the frontage of the site that consists of: - a minimum of 1 area of deep planting with a dimension of 4m x 4m; - shade and/or rounded canopy trees located to cast a minimum of 50% shade over the adjacent verge within 5 years of planting;	Complies with AO28.1 The proposed development provides landscaping along the site frontage that consists of: - Deep planting areas in excess of 4m x 4m. - Shade trees capable of providing shade to the adjacent verge. - Over 50% of the frontage planted for a minimum of 2m.

c. present an integrated landscape, neighbourhood and streetscape character; d. contribute positively to amenity and the subtropical microclimate of the site, streetscape and public spaces; e. reduce the appearance of building bulk and soften built form, driveways and hardstand areas from the street and adjoining properties; f. contribute to privacy between residences; g. provide natural shade to mitigate heat island impacts. Note—This is demonstrated by an overall site landscape concept plan. Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy.	c. a minimum of 50% of frontage length planted for a minimum width of 2m, excluding the driveway crossover and pedestrian access. Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy. Note—The above requirements do not apply where a front boundary setback of zero metres is required, such as in a zone in the centre zones category or Mixed use zone. AO28.2 Development provides landscaping along side boundaries as follows: a. a minimum of 1.5m wide landscaping for a side boundary excluding the area for built to boundary walls; b. a minimum of 1.5m wide landscaping for a side boundary where a driveway, or at ground level open parking area, is located adjacent to the boundary.	Refer to the accompanying Landscape Concept Plan for further detail. AO28.2 Not applicable The podium level is built to boundary in line with the expectations of the Mixed Use Zone and the Centre and mixed use code.
PO29 Development provides deep planting areas that: a. are of sufficient size and dimension to contain large subtropical shade tree species; b. are maintained exclusively for landscaping, with no underground development or infrastructure; c. are open to the sky with access to light and rainfall into the natural ground; d. are planted with subtropical tree species that at maturity are complementary in scale and height to the building form and respond to the site location and design needs; e. soften the impact of building and hardstand areas and reduces impervious areas to improve stormwater;	AO29.1 Development locates deep-planting areas: a. to protect existing significant vegetation including large subtropical shade trees; b. to provide an opportunity for the co-location of deep soil plants and large subtropical shade trees within the street or on adjoining premises; c. within the front or rear set back to soften the built form for the street and adjoining premises. Note—In regards to (c) above, deep planting is not required within the front setback where a front boundary setback of zero metres is required, such as in a zone in the centre zones category or Mixed use zone. AO29.2 Development provides deep-planting areas that are: a. a minimum of 10% of the site area;	Complies with AO29.1 The proposed development provides deep-planting areas: • That will support large subtropical shade trees and deep soil plants. • That will be co-located with the Maud Steet frontage and support future co-location of deep planting areas at the rear . • That soften the build form for the street and adjoining premises. Refer to the accompanying Landscape Concept Plan for further details. Complies with AO29.2 The proposed development provides deep-planting areas: • Comprising 10% of the site area.

f. provides natural shade to mitigate heat island effects; g. provides informal recreation spaces that are easily accessible for building occupants; h. is located to retain and protect existing site features such as significant vegetation or grouped with deep-planted areas on adjacent sites to maximise contiguous areas of deep planting.	b. a minimum unobstructed dimension of 4m in any direction; c. able to accommodate trees planted in natural ground; d. 100% open to the sky; e. can be accessed for maintenance purposes. AO29.3 Where there are no existing large subtropical shade trees on the site, development provides trees in the deep-planting areas which: a. are capable of growing to a minimum canopy diameter of 5m and a minimum height of 5m within 5 years of planting; b. are subtropical tree species consistent with the Planting species planning scheme policy. Note—Tree species should be chosen to respond to particular site location or design needs. Where site circumstances permit, tree species that are complementary in scale and height to the building form should be selected. Tree height and canopy spread will be dependent on species. AO29.4 Development ensures that deep-planting areas are exclusively for landscaping and do not contain: a. vehicle driveways, manoeuvring or hardstand areas and pedestrian paths; b. surface structures and infrastructure such as water conservation services, refuse storage areas, fire hydrants or boosters, electrical transformers or other utilities; c. sub-surface structures or infrastructure such as piping, bioretention pits, basement car parking structures.	• A minimum unobstructed dimension exceeding 4m in any direction. • Able to accommodate trees planted in natural ground. • 100% open to the sky. • Accessible for maintenance purposes. Refer to the accompanying Landscape Concept Plan for further details. Complies with AO29.3 The site does not contain any existing subtropical shade trees, as such the proposed development provides trees in the deep planting areas. The tree species will be provided in accordance with the relevant policy. Refer to the Landscape Concept Plan for further detail. Complies with AO29.4 The proposed development includes deep planting areas that are exclusively for landscaping, as such, the spaces do not contain vehicle driveways, manoeuvring or hardstand areas, or surface structures and infrastructure such as rainwater tanks, transformers or boosters.
Private and communal open space		
PO30	AO30.1	Complies with AO30.1

Development provides communal space that must be designed to provide: a. residents with passive and active recreation opportunities; b. a pleasant outlook for residents and maximise opportunities for shared views or access to viewing points; c. opportunity for a range of uses and flexible use.	Development consisting of 10 or more dwellings provides communal open space, that is clearly distinguished from deep planting areas and private open space, and: a. is a minimum of 5% or 40m² of the site area, whichever is greater; b. is one consolidated useable space, or where exceeding 100m², two separate useable areas within the site; c. is a minimum 50% open to the sky; d. is a minimum of 25% landscaping; e. is a minimum of 25% shaded by trees within 5 years; f. is a maximum 25% as internal dedicated created space; g. is designed to provide a range of recreational facilities such as seating, barbeque, swimming pool and vegetable gardens; h. incorporates a flat paved or grassed area with a minimum dimension of 5m in any direction. Note—Deep planting areas can be located within communal open space. However, the minimum site percentage requirements for communal open space and deep planting must be calculated separately. Note—In regards to (b) above, one space may be provided on ground as a swimming pool and barbeque area with substantial landscaping, and another on the roof to take advantage of views. Note—Internal spaces may include a gymnasium, movie room or entertainment room. Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy. AO30.2 Development ensures that communal outdoor space areas do not contain: a. vehicle driveways, manoeuvring or hardstand areas; or	The proposed development consists of 64 residential units; therefore, communal open space has been provided that is clearly distinguished from deep planting areas and private open space. The rooftop serves as communal open space which has an area of 291m². The communal open spaces includes an outdoor seating and dining area, a private dining area and kitchen, and a pool. It has been designed with consideration of the roof top garden definition, establishing a suitably balance between internal and external areas and hard and soft landscaping. Refer to the accompanying Architectural Plans prepared by Bureau Proberts for further detail. Complies with AO30.2 The communal outdoor space areas do not contain vehicle driveways, manoeuvring or hardstand areas, or surface structures and infrastructure.
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	b. surface structures and infrastructure such as rainwater tanks, transformers and water boosters. Note—Bioretention areas can form part of communal open space provided it is designed as a component of the landscape area but not any area of deep planting. Lightweight shade structures such as pergolas are able to be located within communal open space.	
PO31 Development must provide attractive and functional private open space for residents that: - is appropriately sized and located to enhance amenity and liveability for residents; - is designed to be functional for the use of the possible number of residents in each dwelling; - is designed to contribute to the form and detail of the building. Note—Private open space can be provided on ground, on balconies or in a structure over a platform, basement and on rooftops.	AO31.1 Development provides private open space which comprises: - for ground storey dwellings, a minimum area of 35m² with a minimum dimension of 3m; - for dwellings above ground storey, a balcony with a minimum area of 12m² and a minimum dimension of 3m. Note—The measurement of minimum private open space requirements must be clear of utilities such as hot water systems, air-conditioning units, rainwater tanks, bicycle parking, fire hydrants or other utilities, as well as areas required for deep planting and communal open space.	Complies with AO31.1 Each dwelling is provided with appropriate private open space (POS) in the form of a balcony. Balconies vary between 26m² – 90m². Refer to the accompanying Architectural Plans for further detail.
	AO31.2 Development provides for private open space areas that are: - for the primary area, directly accessible from the internal primary living areas of the dwelling; - provided with a screened area of 2m² minimum dimension capable of screening air-conditioning plant, private clothes drying, etc.; - provided with adjustable, moveable or operable privacy screening where appropriate.	Complies with AO31.2 The proposed development provides for private open space areas that are directly accessible from the internal primary living area of each dwelling. Each private open space area is of sufficient dimension to allow for clothes drying without the need for specific screening. It is not anticipated that air conditioning is provided on balconies.
	AO31.3 Development provides balconies that are located to the front or rear of a building except where adequate	Complies with AO31.3

	building separation and screen landscaping can be achieved to maintain privacy along side boundaries. AO31.4 Development ensures that private open space areas do not contain: a. vehicle driveways, manoeuvring or hardstand areas; or b. surface structures and infrastructure such as retaining walls, rainwater tanks, electricity transformers and fire hydrants and boosters. Note—Water conservation services or utilities or stormwater treatment measures, such as bioretention areas, can form part of private open space provided they are designed as a component of the landscape area but not any area of deep planting. Lightweight shade structures, such as pergolas, are able to be located within at-grade and in-structure private open space. AO31.5 Development provides a minimum of 75% of a dwelling's outdoor living area positioned to the north or north-east. This is balanced with street interface desired outcomes. Note—Side boundary facing north or north-east facing windows or balconies may be permitted where this will significantly improve passive solar design, provided privacy for occupants and adjacent dwellings is maintained.	The proposed balconies are orientated toward Maud Street or the rear of the site. Complies with AO31.4 The proposed developments private open space areas do not contain any vehicle movement areas or surface structure or infrastructure. Complies with AO31.5 The proposed development orientates 75% of a unit's outdoor living area to the north or north-east.
Refuse storage and collection		
PO32 Development provides refuse and recycling collection and storage facilities that: a. are located conveniently in an unobtrusive dedicated storage room or separate screened structure;	AO32 Development provides refuse and recycling collection and storage facilities, including source separation, in accordance with the Refuse planning scheme policy.	Complies with AO32 The proposed development provides refuse and recycling collection and storage facilities in accordance with the relevant standards and policies. Refer to the accompanying Operational Waste Management Plan for further detail.

b. are located and managed so that adverse impacts on building occupants, neighbouring properties and the public realm are minimised; c. provide for refuse and recycling including source separation; d. are of a design that allows low-frequency service collection; e. minimise ongoing building management cost for occupants. Note—Refer to the Refuse planning scheme policy for further guidance.		
Car parking, manoeuvring and hardstand areas		
PO33 Development provides car parking areas, vehicle site access, services and utilities that do not adversely impact on a positive streetscape character and interface being established.	AO33.1 Development ensures that vehicle access comprises no more than 30% of the street frontage width at the front boundary and is located away from the main pedestrian entry. Note—This excludes driveway splays to the kerb.	Complies with AO33.1 The proposed development’s vehicle access is 7m width and makes up 23% of the 30m frontage. Vehicular access is located away from the main pedestrian entry.
	AO33.2 Development provides site access, combined with short-term parking, drop-off zones or porte-cocheres, that does not dominate the street frontage or comprise more than 40% of the street frontage width.	Complies with AO33.2 The proposed development provides site access that does not dominate the street frontage. Landscaping further buffers any impacts from the site access.
	AO33.3 Development, where above-ground or partially above-ground car parking, is located so that: a. the facade design and materials selection is extended to the car park entry and car park areas on all frontages and boundaries; b. building services, pipes and ducts within the car park are not visible from the street and other public spaces or adjoining properties and are screened and landscaped. Refer to Figure v.	Complies with AO33.3 The proposed development provides for above-ground car parking, which is thoughtfully integrated within the building design, particularly enhanced by its screening through high-quality materiality and landscaping. The building services, pipes, and ducts within the car park will be screened by the façade design.
PO34	AO34.1	AO34.1 – AO34.5 Not applicable

Development where not in a zone in the centre zones category or the Mixed use zone, provides car parking that is sited and of a bulk and form that: a. does not dominate the street frontage of the development; b. does not impact on the safety and efficiency of the road networks; c. does not detract from the quality of adjoining streetscape or public spaces; d. is safe and convenient for residents, visitors and service providers; e. does not negatively impact on the amenity of adjoining residents by way of noise, odour or light having regard to: i. the proximity of dwelling houses or existing multiple dwellings on adjoining sites; ii. the scale and detail of any parking structure walls when viewed from the street and adjoining properties; iii. setback distances to mitigate impacts; iv. the location of active frontages and public spaces. Note—Where in a zone in the centre zones category or the Mixed use zone, the car parking provisions of the Centre or mixed use code apply.	Development where not in a zone in the centre zones category or the Mixed use zone, provides car parking that is located: a. below ground; or b. at ground level or above ground level only if contained within the development footprint and located behind the main building line, except where for visitor parking; c. set back from front, rear and side boundaries in accordance with a neighbourhood plan or if no neighbourhood plan applies or no requirements are specified in a neighbourhood plan, Table 9.3.14.3.E; d. landscaped and screened from view of the street, other public areas and adjoining properties; e. not in conflict with required vehicle queuing distances. Note—Car parking within the building which extend 1m above ground level will be counted as a storey in the maximum height and will be subject to the relevant boundary setback requirements. A034.2 Development, where not in a zone in the centre zones category or the Mixed use zone, of a basement car parking structure located between the street frontage and the main building line is no more than 1m above ground level at any point. A034.3 Development, where not in a zone in the centre zones category or the Mixed use zone, for a basement car parking structure that is 1m or less above ground and located on the side or rear boundary ensures that where retaining walls and fencing are proposed: a. the maximum combined height of basement structure, retaining walls and fencing is 2m;	The site is located in the Mixed use (Centre frame) zone.
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	b. structures and fences are finished with low-maintenance and pre-finished materials. Note—Structures include car parking walls, retaining walls, fences, planters and roofing to terraces, balconies or patios that are part of or situated on a basement podium or car parking structure. AO34.4 Development where not in a zone in the centre zones category or the Mixed use zone, ensures that the location of visitor parking is: a. clearly signposted; b. not located behind a security barrier; c. not located on both sides of the driveway; d. separated from the street frontage boundary by a 4m wide deep planting area. AO34.5 Development, where not in a zone in the centre zones category or Mixed use zone, for a small-scale multiple dwelling, such as attached or townhouse dwellings, provides a tandem car parking space for those units which provide direct vehicle access from the street, that is designed in accordance with Figure q. Note—Direct vehicle access for individual units is subject to availability of on-street parking, street trees and general amenity impacts assessment and is generally not acceptable for development on major roads.	
PO35 Development where not in a zone in the centre zones category or the Mixed use zone, ensures that car parking, hardstand or manoeuvring areas are: a. located to minimise noise and fumes disturbance on residents within and adjoining the site; b. acoustically and visually screened to:	AO35.1 Development where not in a zone in the centre zones category or the Mixed use zone, ensures that a hardstand or manoeuvring area situated at or above ground level is: a. located a minimum of 3 metres vertically and horizontally from any habitable window on site to minimise noise disturbance on residents;	AO35.1 – AO35.5 Not applicable The site is located in the Mixed use (Centre frame) zone.

i. minimise the reflection of headlights into dwelling windows; ii. attenuate noise impacts; c. landscaped to: i. soften the visual appearance of at grade hardstand areas; ii. enhance pedestrian safety; iii. improve visual amenity for the streetscape and urban area; iv. provide shade for pedestrians and reduce the impact of glare and radiant heat from car parking areas. Note—where in a zone in the centre zones category or the Mixed use zone, the car parking provisions of the Centre or mixed use code apply.	b. screened to prevent the reflection of car headlights onto dwelling windows adjoining or opposite the site. AO35.2 Development where not in a zone in the centre zones category or the Mixed use zone ensures any vehicle movement or vehicle parking areas along the side or rear boundary are: a. acoustically screened from adjoining dwellings to a minimum height of 1.8m; b. provided with a vegetated buffer next to any movement or parking areas: i. a minimum of 1m wide along the side boundary; ii. a minimum of 2m wide along the rear boundary; iii. planted at a pot size and density sufficient to screen up to 1.5m above ground level at establishment. AO35.3 Development, where not in a zone in the centre zones category or the Mixed use zone, and where car parking is above ground and uncovered, provides: a. a minimum of 1 shade tree for every 6 car spaces; b. trees which are planted to achieve a minimum 50% shade cover along internal pedestrian paths and driveways within 5 years of certification in accordance with the Landscape work code and the Planting species planning scheme policy. AO35.4 Development where not in a zone in the centre zones category or the Mixed use zone, provides: a. landscaping that is used to delineate safe pedestrian movement through car parks;	
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	b. exterior vehicle movement areas that are broken up by alternative materials, patterns or threshold treatments. AO35.5 Development of ground level or other above ground car parking, where not in a zone in the centre zones category or the Mixed use zone, provides densely planted setbacks. Note—Front boundary setbacks must be treated to address streetscape interface issues and be in accordance with the streetscape interface performance outcomes and acceptable outcomes.	
Transit oriented development Not applicable. The development is not specifically for transit oriented development.		
Fencing and retaining walls		
PO37 Development provides fencing and retaining walls that must: a. facilitate casual surveillance of the street and public space; b. enable use of private open space; c. assist in highlighting entrances to the property; d. provide a positive interface to the streetscape; e. protect the privacy and amenity for residents and dwellings adjoining the site.	AO37.1 Development ensures that, where fencing is provided: a. along any common boundary to a street or public space, it is a maximum of: i. 1.2m in height, where fence construction is solid or less than 50% transparent; ii. 1.5m in height, where fence construction is at least 50% transparent; iii. 1.8m in height and solid only where setback behind landscaping and the site is on an arterial road; b. along any side or rear boundary, it is a minimum of 1.8m in height, except where forward of the main building line; c. along any side boundary, where forward of the main building line to the front boundary, it is: i. a maximum of 1.2m in height, where fence construction is solid or less than 50% transparent; or	AO37.1 Not applicable The development does not propose fencing along the front boundary or a common boundary to public space. AO37.2 Not applicable The development does not propose fencing or walls that front the street or public space.

	ii. a maximum of 1.5m in height, where fence construction is at least 50% transparent.	
	AO37.2 Development incorporating solid front fences or walls that front the street or other public spaces 1.2m or more high and longer than 10m, indentations, material variation and landscaping is provided to add visual interest and soften the visual impact.	
	AO37.3 Development for a retaining wall is: a. stepped to minimise impact on the streetscape and pedestrian environment; b. a maximum of 0.6m in height if directly abutting the edge of the adjoining road reserve verge.	
AO37.3 Not applicable The development does not propose retaining walls, this will be confirmed during detailed design.		
Adaptable housing Not applicable. The proposal does not include adaptable housing.		
Additional requirements for sites with an area of 7,000m² or greater, or for 20 or more dwellings if in the Emerging community zone Not applicable. The site is less than 7,000m ² and is not within the Emerging community zone.		
Additional criteria for development if identified in a neighbourhood plan		
PO40 Development on a landmark site identified in a neighbourhood plan provides a prominent visual reference and contribution to the city’s public realm by: a. exhibiting subtropical architectural excellence through design, treatment and articulation; b. defining the site and its setting through building form, expression, silhouette, scale, materials and landscaping; c. reinforcing a sense of arrival to the neighbourhood plan area, precinct or sub-precinct through marking a node, an	AO40.1 Development: a. emphasises a landmark site identified in a neighbourhood plan and its setting; b. addresses all elevations, with front, side and rear facades all displaying a high level of modulation and articulation; c. both vertically and horizontally articulates building form and mass with proportions compatible with the height, scale and setting of the building; d. provides an interesting and varied skyline and silhouette;	AO40.1 Not applicable The site is not identified as a landmark site under the Newstead north neighbourhood plan. Nonetheless, the proposed development will provide a high quality design outcome that contributes to the suburb of Newstead. The proposed development’s materiality, articulation, and landscaping will positively contribute to the public realm.

intersection or major connection point in the city; d. respecting the prominence of any adjoining or nearby heritage place or local landmark; e. providing a corner land dedication, if required, that: i. accommodates a deep-planted large feature tree within the dedication area; ii. provides a building envelope that acknowledges and integrates the presence of the large feature tree canopy; iii. accommodates high levels of pedestrian movement and a high quality pedestrian setting. Note—A neighbourhood plan may indicate whether or not a land dedication is required.	e. uses high-quality and durable materials and finishes; f. integrates landscaping, building entries and the public realm at the ground plane. Note—The Council’s Independent Design Advisory Panel may be invited to provide advice on developments in accordance with the provisions of the Independent design advisory panel planning scheme policy. AO40.2 Development provides a corner land dedication adjacent to the existing verge area which: a. complies with any dimensions identified in a neighbourhood plan; b. accommodates a deep-planted feature tree in compliance with the Infrastructure design planning scheme policy; c. is embellished in compliance with the Infrastructure design planning scheme policy. Note—A neighbourhood plan may indicate if a corner land dedication is to be truncated or inverted. If the configuration is not specified, a truncated land dedication is to be provided where the building or podium is 2 or less storeys height. Where an inverted corner land dedication is provided, the building design accommodates the feature tree canopy at maturity.	AO40.2 Not applicable The site is not a corner lot.
PO41 Development minimises visual impacts on a view corridor of local significance and enhances opportunities for observation of key vistas and views from identified view points.	AO41.1 Development ensures building placement and design minimise visual impacts on a view corridor identified in a neighbourhood plan. Note—A neighbourhood plan may identify view corridors and may or may not identify any specific view points from which they are observed. AO41.2 Development enhances opportunities for views and vistas from a view point identified in a neighbourhood plan.	AO41.1 and AO41.2 Not applicable The site is not identified as containing or impact a view corridor under the Newstead north neighbourhood plan.

	Note—A neighbourhood plan may identify view points and may or may not identify any specific view corridor that they observe.	
PO42 Development on a significant corner site identified in a neighbourhood plan provides a prominent visual reference and contribution to the neighbourhood's public realm by: a. accommodating high levels of pedestrian movement at the corner and enhancing the pedestrian experience; b. emphasising the corner setting through building form, expression, silhouette, scale, materials and landscaping; c. reinforcing a sense of arrival to the neighbourhood plan area, precinct or sub-precinct through marking a node, intersection or connection point in the neighbourhood; d. respecting the prominence of any adjoining or nearby heritage places, traditional character buildings or local landmarks; e. if a corner land dedication is required: i. accommodating a deep-planted feature tree within the dedication area; ii. providing a building envelope that acknowledges and respects the presence of the feature tree canopy. Note—A neighbourhood plan will indicate whether or not a land dedication is required.	AO42.1 Development is designed to emphasise the corner setting of a significant corner site identified in a neighbourhood plan and provides: a. building entries on both street frontages; or b. a single main entry at the corner.	AO42.1 – AO42.3 Not applicable The site is not a corner lot.
	AO42.2 Development provides a significant corner land dedication of a significant corner site identified in a neighbourhood plan, adjacent to the existing verge of the building which: a. complies with any dimensions identified in the neighbourhood plan; b. accommodates a deep-planted feature tree in compliance with the road corridor design section of the Infrastructure design planning scheme policy; c. is embellished in compliance with the road corridor design section of the Infrastructure design planning scheme policy. Note—A neighbourhood plan may indicate if a corner land dedication is to be truncated or inverted. If the configuration is not specified, a truncated land dedication is to be provided where the building or podium is 2 or fewer storeys in height. Where an inverted corner land dedication is provided, the building design accommodates the feature tree canopy at maturity.	
	AO42.3 Development ensures that any part of the building, including the basement but excluding awnings, is outside the corner land dedication area.	

	Note—A neighbourhood plan may indicate if a building is able to volumetrically extend into the corner land dedication area.	
If in the Infill housing zone precinct of the Character residential zone Not applicable. The site is not in the Character residential zone.		

Prescribed Secondary Codes

Filling and excavation code

The Filling and excavation code has been addressed in the accompanying **Engineering Services Report** prepared by Edge Consulting Engineers.

Infrastructure design code

The Infrastructure design code has been addressed in the accompanying **Engineering Services Report** prepared by Edge Consulting Engineers.

Landscape work code

The requirements of the Landscape work code have been incorporated in preparing the accompanying **Landscape Concept Plan** prepared by LAT Studios.

Outdoor lighting code

Performance outcomes	Acceptable outcomes	Comments
PO1 Development provides outdoor lighting that does not have an adverse impact on any person, activity or fauna because of light emissions, either directly or by reflection.	AO1.1 Development ensures that technical parameters, design, installation, operation and maintenance of outdoor lighting: a. comply with the requirements of AS 4282-1997 Control of the obtrusive effects of outdoor lighting; b. maintain a minimum of 20lux at the footpath level where in a zone in the centre zones category or the Mixed use zone. Note—The effects of outdoor lighting should be mitigated where a window of a habitable room of a nearby dwelling will be illuminated beyond maximum permissible values outlined in AS 4282-1997 Control of the obtrusive effects of outdoor lighting. AO1.2 Development provides floodlighting that is restricted to a type that gives no upward component of light where mounted horizontally, such as a full cut off luminaire.	Noted This can be conditioned.

Park planning and design code

The Park planning and design code is identified as a prescribed secondary code for the Centre or mixed use code and Multiple dwelling code in Table 5.3.5.1 of the City Plan; however, is not relevant to the proposed development as does not include a park component.

Retirement and residential care facility code

The Retirement and residential care facility code is identified as a prescribed secondary code for the Centre or mixed use code in Table 5.3.5.1 of the City Plan; however, is not relevant to the proposed development as does not propose a retirement or residential care facility.

Stormwater code

The Stormwater code has been addressed in the attached Engineering Services Report prepared by Edge Consulting Engineers and incorporating in preparing the accompanying **Stormwater Management Plan** prepared by Edge Consulting Engineers.

Transport, access, parking and servicing code

The Transport, access, parking and servicing code is addressed in the accompanying **Traffic Impact Assessment** prepared by Lambert & Rehbein.

Wastewater code

The Wastewater code is identified as a prescribed secondary code for the Centre or mixed use code and Multiple dwelling code in Table 5.3.5.1 of the City Plan; however, is not relevant to the proposed development as the site has access to trunk sewer infrastructure.

Overlay Codes

Airport environs overlay code

Performance outcomes	Acceptable outcomes	Comments
Section A—If in the OLS sub-categories, the PANS OPS sub-categories or the height restriction zone sub-categories		
General		
PO1 Development does not create or potentially create a permanent or temporary obstruction or hazard to operational airspace of Brisbane, Archerfield or Amberley airports.	AO1 Development does not penetrate or create any physical obstruction into the OLS, height restriction zone or PANS-OPS and create an obstacle to an aircraft operating to or from the Brisbane, Archerfield or Amberley airports unless approved in accordance with the relevant federal legislation. Editor's note— Where development intrudes into an airport's OLS or PANS-OPS, advice from the Civil Aviation Safety Authority should be sought.	Complies The development shall sit well below airport operational levels.
PO2 Development ensures that emissions do not significantly affect air turbulence, visibility or aircraft engine operation within the operational airspace of Brisbane, Archerfield or Amberley airports. Editor's note— Where development does emit gases or particulates above those outlined in AO2, advice from the Civil Aviation Safety Authority should be sought.	AO2 Development does not emit into the OLS or height restriction zone: a. a gaseous plume at velocity exceeding 4.3m/s, as determined in conjunction with CASA Advisory Circular AC-139-05(1) Plume rise assessments; b. smoke, dust, ash, steam or other airborne particulate.	Not Applicable The development is for a Multiple Dwelling only.
Additional performance outcomes and acceptable outcomes if involving air service		
Not applicable. The development does not involve air services.		
Section B—If in the Bird and bat strike zone sub-categories		
Not applicable. The site is in the Bird and bat strike zone, however is not for any of the uses identified as requiring assessment against this sub-category.		
Section C—If in the Public safety area sub-categories		
Not applicable. The site is not in the Public safety area sub-category.		

Section D—If in the Light intensity sub-categories Not applicable. The site is not in the Light intensity sub-category.
Section E—If in the Aviation facilities sub-categories Not applicable. The site is not in the Aviation facilities sub-category.
Section F—If in the Australian Noise Exposure Forecast (ANEF) contour sub-categories Not applicable. The site is not in the ANEF contour sub-category.

Coastal Hazard Overlay

The Coastal Hazard overlay code is addressed in the accompanying **Flood Assessment Report** prepared by Edge Consulting Engineers.

Community purposes network overlay code

The Community purposes network overlay code is identified as an applicable assessment benchmark under Table 5.10.7A of the City Plan; however, there are no relevant acceptable outcomes or performance outcomes as the site is not identified for the delivery of trunk park or community facilities.

Flood overlay code

The Flood overlay code is addressed in the accompanying **Flood Assessment Report** prepared by Edge Consulting Engineers.

Potential and actual acid sulfate soils overlay code

Performance outcomes	Acceptable outcomes	Comments
PO1 Development protects the environmental values and ecological health of receiving waters and does not subject assets to accelerated corrosion.	AO1 Development ensures that: a. no potential or actual acid sulfate soils are disturbed; or Note—This can be demonstrated through the submission of an acid sulfate soil investigation report with reference to the Potential and actual acid sulfate soils planning scheme policy. b. the disturbance impacts in an area that hosts potential acid sulfate soils are appropriately managed, if less than 500m³ of soil is disturbed and the watertable is not affected; or Note—This can be demonstrated through the submission of an acid sulfate soil investigation report and a preliminary acid sulfate soil management plan,	Noted It is requested that any testing for acid sulfate soils and associated management is conditioned as part of an approval.

	with reference to the Potential and actual acid sulfate soils planning scheme policy. c. impacts are appropriately managed if 500m³ or more of soil is disturbed or the watertable in an area that hosts potential or actual acid sulfate soils is affected. Note—This can be demonstrated through the submission of an acid sulfate soil investigation report and a full acid sulfate soil management plan, with reference to the Potential and actual acid sulfate soils planning scheme policy using levels of testing commensurate with the level of risk. If the investigation demonstrates that an acid sulfate soil management plan is not required, only an investigation report is required.	
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Road hierarchy overlay code

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		
PO1 Development ensures that: a. vehicle access is provided to each premises, which has no significant impact on the safety, efficiency, function, convenience of use or capacity of: i. the road hierarchy shown on the Road hierarchy overlay map; ii. public transport operations; iii. pedestrian and cyclist movement; b. the safety and efficiency of primary freight routes are protected and enhanced, supporting major industry areas; c. site access driveways in the road area accommodate all turns only when such	AO1.1 Development ensures that an access driveway is provided from: a. a minor road; b. a district road or suburban road if the development has high traffic-generating potential.	Complies with AO1.1 The proposed development will seek access from Maud Street, which is a minor road (Neighbourhood Road).
	AO1.2 Development ensures that an access driveway is not provided to or from a primary freight route identified on the Road hierarchy overlay map.	Complies with AO1.2 The proposed development does not seek access from a primary freight route.
	AO1.3 Development ensures that a use other than a use with high traffic-generating potential gains all vehicular access, other than for service vehicles, via the lowest	Complies with AO1.3 The proposed development will seek access from Maud Street, the lowest order road which the site has frontage.

arrangements are safe and can be demonstrated to not inhibit transport system operation.	order road in the road hierarchy to which the site has frontage.	AO1.4 Not applicable The proposed development does not require access to and from a major road. AO1.5 Not applicable The proposed development does not have an abutting site that only has frontage to an arterial road.
	AO1.4 Development ensures that a turn to and from a major road is restricted to a left turn only.	
	AO1.5 Development ensures that vehicle access is provided to an abutting site that only has frontage to an arterial road, to facilitate access to the abutting site via an alternative street.	
Section B—If for assessable development for a material change of use		
PO2 Development does not compromise the safety, efficiency and function of the road hierarchy and addresses all the impacts to the road network.	AO2.1 Development ensures that the traffic generated by the development is consistent with the road hierarchy classification, function and expected traffic flows for the area. AO2.2 Development mitigates an impact on the road hierarchy if the development: a. is for a major development; or b. involves an access driveway to a major road; or c. involves an access driveway within 100m of a signalised intersection. Note—This can be demonstrated in a transport impact assessment report prepared and certified by a Registered Professional Engineer Queensland in accordance with the Transport, access, parking and servicing planning scheme policy.	Complies with AO2.1 The traffic generated from the proposed development will remain consistent with the road hierarchy classification, function and expected traffic flow for the area. Refer to the accompanying Traffic Engineering Report for further detail. AO2.2 Not applicable The proposed development is: a) not for a major development; b) does not involve an access driveway to a major road; and c) does not involve an access driveway within 100m of a signalised intersection. This is confirmed in the attached Traffic Impact Assessment prepared by Lambert & Rehbein.
Section C—If for assessable development for a material change of use or reconfiguring of a lot		
PO3 Development makes provision for the extension, expansion and widening of the existing and future road network where required.	AO3 No acceptable outcome is prescribed.	Complies with PO3 The site is not identified for the extension, expansion and/or widening of the existing and/or future road network. Maud Street is

		identified as a Neighbourhood road in accordance with the Road Hierarchy Overlay. As per Table 3.3.3.A of the Infrastructure Design Planning Scheme Policy, Neighbourhood roads are to have a kerb to kerb width of 7.5m. Maud Street has a kerb to kerb width of approximately 12.5m.
PO3A Development provides for the payment of extra trunk infrastructure costs for the following: - for development completely or partly outside the priority infrastructure area in the Local government infrastructure plan; - for development completely inside the priority infrastructure area in the Local government infrastructure plan involving: - trunk infrastructure that is to be provided earlier than planned in the Local government infrastructure plan; - long term infrastructure for the road network which is made necessary by development that is not assumed future urban development; - other infrastructure for the road network associated with development that is not assumed future urban development which is made necessary by the development. Editor's note—The payment of extra trunk infrastructure costs for development completely inside the priority infrastructure area in the Local government infrastructure plan is to be worked out in accordance with the Charges Resolution. Editor's note—See section 130 Imposing Development conditions (Conditions for extra trunk infrastructure costs) of the <i>Planning Act 2016</i>.	AO3A No acceptable outcome is prescribed.	PO3A Not applicable - The entirety of the site is located within the Priority infrastructure area. - The proposed development does not involve: - Trunk infrastructure to be provided earlier than planned in the Local government infrastructure plan; - Long term infrastructure for the road network which is not assumed future urban development. - Other infrastructure for the road network.

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

Not applicable. The site is located on a Neighbourhood Road.

Section D—If reconfiguring a lot or involving an extension or change to the road hierarchy

Not applicable. The development does not include reconfiguring a lot or involving an extension or change to the road hierarchy.

Streetscape hierarchy overlay code

Performance outcomes	Acceptable outcomes	Comments
Section A—If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development		
PO1 Development must improve pedestrian movement and amenity by providing for verges to a width that is appropriate to accommodate large subtropical street tree planting and high levels of pedestrian movement.	AO1 Development ensures that a verge is provided via a linear land dedication to create a minimum verge width as specified in Table 8.2.20.3.B and the streetscape locality advice and road corridor design standards in the Infrastructure design planning scheme policy.	Complies with AO1 Maud Street is identified as a Centre street minor in accordance with the Streetscape hierarchy overlay. As per Table 8.2.20.3.B, a Centre street minor is to have a verge width of 3.75m. The verge width is approximately 4m and compliant with Table 8.2.20.3. B.
PO2 Development must construct verges including street tree planting, street furniture, paving, lighting and verge and kerb treatments that establish a high-quality subtropical streetscape with a strong pedestrian amenity focus.	AO2.1 Development ensures that existing street trees are retained and protected. AO2.2 Development ensures that street tree planting, street furniture, paving, lighting and verge and kerb treatment are designed and constructed in compliance with the specifications of the streetscape locality advice and road corridor design standards in the Infrastructure design planning scheme policy.	AO2.1 Not applicable There are no existing street trees located along the site frontage. Complies with AO2.2 This can be ensured by way of condition.
Section B—If for assessable development		
PO3 Development ensures that the design of a corner land dedication identified on the Streetscape hierarchy overlay map:	AO3.1 Development ensures that a corner land dedication is provided: where identified in the Streetscape hierarchy overlay map;	AO3.1 – AO3.3 Not applicable The site is not identified for a corner land dedication.

a. facilitates a high level of pedestrian movement and activity; b. enforces the sense of arrival to individual precincts and major connections; c. provides a landmark definition through its materials and landscaping including deep-planting feature trees, seating and public art that integrates with the public realm.	b. in compliance with a neighbourhood plan and the road corridor design and streetscape locality advice standards in the Infrastructure design planning scheme policy. A03.2 Development ensures that landscaping including a large feature tree and seating is provided in a corner land dedication area in compliance with the specifications and standards in the road corridor design and streetscape locality advice standards in the Infrastructure design planning scheme policy. A03.3 Development ensures that public art is provided in a corner land dedication area where identified in a neighbourhood plan and in compliance with the specifications and standards in the streetscape locality advice and public art standards in the Infrastructure design planning scheme policy.	
If in or on a site adjoining the Wildlife movement solution sub-category Not applicable. The site does not contain or adjoin a wildlife movement solution.		