BCC DS
RECEIVED
20-11-2026
APPLICATION REF
A007156006

6.2.1.4 High density residential zone code

Overall Outcome	Response
(4) Development location and uses overall outcomes are:	
(a) Development provides for a range of well-designed, location-responsive, high density, medium to high rise multiple dwellings to predominate.	**Complies with Overall Outcome** The proposed development is for a residential-led mixed-use development that is well integrated with its context, encourages urban consolidation and the efficient use of land in a well serviced location.
(b) Development facilitates intensive urban consolidation and the highly efficient use of physical and social infrastructure in well-located parts of the city, capitalising on the High density residential zone's strategic location and amenity and proximity to key destinations.	**Complies with Overall Outcome** The proposed development comprises three (3) residential towers that vary in building height between sixteen (16) storeys to twenty-five (25) storeys, which encourages urban consolidation and the efficient use of land in a well serviced location.
(c) Development supports the creation of a walkable neighbourhood that optimises the potential for residents to live within walking distance of and be well connected to high-frequency public transport, nearby centres, employment, recreational and educational opportunities and community facilities and reduces vehicle-based trips to work, shops or centres.	**Complies with Overall Outcome** The proposed development provides two (2) new key pedestrian connections that will be established between Pidgeon Close and Davies Park, and Montague Road and Davies park. The site is within walking distance to a range of public transport and active transport, including the new ferry terminal at Victoria street, numerous bus routes along Montague Road and Riverside walkway.
(d) Development for a new dwelling house or dual occupancy is not accommodated.	**Not Applicable** The proposed development is not for a new dwelling house or dual occupancy.
(e) Development is not required to be responsive to or to provide a sensitive transition to a lower density building, including a dwelling house on an adjoining site within the High density residential zone, unless it is	**Not Applicable** The site adjoins land identified in the same zones.

Overall Outcome	Response
specifically intended that such a building remain in the zone, for example, a site within the Heritage overlay or where a specific neighbourhood plan provision applies.	
(f) Development creates a wide choice in housing form and size suited to a diverse community, providing housing adaptability to meet the needs of a diverse population and respond to residents' changing life-cycle needs.	**Complies with Overall Outcome** A range of unit typologies are provided across the three (3) towers, as following: • 35 x one (1) bedroom units; • 175 x two (2) bedroom units; • 179 x three (3) bedroom units; • 37 x four (4) bedroom units; and • 4 x penthouse units.
(g) Development for housing types other than a multiple dwelling including rooming accommodation, a residential care facility or a retirement facility together with ancillary convenience activities and allied services (care co-located uses), provides housing diversity and enables people to find suitable accommodation through their life-cycle needs and supports urban consolidation and meet amenity expectations of residents.	**Not Applicable** The proposed development is for a multiple dwelling.
(h) Development for complementary residential accommodation options including short-term accommodation support, and meet the needs of visitors to, nearby destinations such as hospitals.	**Not Applicable** The proposed development is for a multiple dwelling.
(i) Development meets the building height requirements of the Multiple dwelling code or an applicable neighbourhood plan or meets the bulk and building height requirements of the Retirement and residential care facility code if a residential care facility or retirement facility.	**Complies with Overall Outcome** Refer to response in **Section 5** of the Town Planning Report.

Overall Outcome	Response
(j) Development for a dwelling unit may occur as part of a non-residential use.	**Not Applicable** The proposed development is for a multiple dwelling.
(k) Development reflects and supports the level of comfort, quiet, privacy and safety (including impacts of glare, odour, light, noise, traffic, parking, servicing and hours of operation) reasonably expected within a high density predominantly permanent residential environment.	**Complies with Overall Outcome** The proposed development has been designed to maintain the level of comfort, quiet, privacy and safety expected for land within the high-density residential zone. Appropriate setbacks have been provided noting adjoining and surrounding development consists mostly of multiple dwellings. The proposed non-residential uses are small, and will not generate excessive noise, light, etc. Refer to the Acoustic Report in **Appendix K** and the Visual Amenity Assessment in **Appendix M**.
(l) Development for an active frontage use on land within the Active frontages in residential zones overlay is to comply with the Active frontages in residential zones overlay code.	Not Applicable The site is not identified as needing to provide an active frontage.
(m) Development for commercial character building activities on land within the Commercial character building overlay is to comply with the Commercial character building (activities) overlay code.	Not Applicable The proposed development does not involve commercial character building activities.
(n) Development for a compatible and individual small-scale non-residential use which is a community care centre, community use, health care service, office, shop or veterinary service (together with any associated caretaker's accommodation or dwelling unit) where not on land within the Commercial character building overlay or the Active frontages in residential zones overlay, is to: *i. have a gross floor area of less than 250m2;*	**Complies with Overall Outcome** The proposed development comprises small scale non-residential uses for Shop, Office and Food and Drink Outlet. Importantly, part of the site is also identified in the Mixed Use Zone.

Overall Outcome	Response
ii. serve local residents' day-to-day needs; *iii. not undermine the viability of a nearby centre.*	
(o) Development which would result in the co-location of new non-residential uses only occurs along an active frontage identified on the Active frontages in residential zones overlay map or where located in two or more adjoining commercial character buildings.	**Complies with Overall Outcome** The proposed development comprises new non-residential uses (Shop, Office and Food and Drink Outlet). The proposed development has provided a balanced outcome that aligns with the sites' split zoning for High Density Residential Zone and the Mixed Use Zone.
(p) Development for a home-based business may only operate in a dwelling house, dual occupancy or multiple dwelling and is of a scale and nature that protects the amenity of adjoining residents.	**Not Applicable** The proposed development does not involve a home-based business.
(q) Development for any other non-residential use serves a local community facility need only such as a childcare centre or a substation.	**Complies with Overall Outcome** The proposed development comprises non-residential uses for Shop, Office and Food and Drink Outlet that service the residents and broader community. Importantly, part of the site is also identified in the Mixed Use Zone.
(5) Development form overall outcomes are:	
(a) Development for a residential building occurs on an appropriately sized and configured lot and is of a height, bulk, scale and form which is tailored to its specific location and to the characteristics of the site within the High density residential zone and the relevant zone precinct and is consistent with the location-specific provisions in a relevant neighbourhood plan.	**Complies with Overall Outcome** The proposed development has been designed to respond to the size of the lot (13,450m^2) and the design and orientation of development on adjoining land. Refer to the responses to the Neighbourhood Plan in **Appendix A**.
(b) Development provides for a building to have a building height and bulk that responds to: *i. the local context including local neighbourhood identity, topography, views, the mix of surrounding uses, proximity to*	**Complies with Overall Outcome** Refer to **Section 5** of the Town Planning Report for further detail in relation to the proposed building height outcome.

Overall Outcome	Response
transport corridors and centres, the location of surrounding heritage buildings, parks and environmental features; *ii. site characteristics including the shape, frontage, size, orientation and slope.*	
(c) Development provides for a building that incorporates a height and setback that: *i. provides a sensitive transition at the edge of the High density residential zone or zone precinct and adjoining lower density zones or zone precincts;* *ii. responds to the existing and intended uses and built form in each particular adjoining zone.*	**Complies with Overall Outcome** The proposal provides a transition down from the building heights and number of storeys currently existing and anticipated in the Kurilpa Sustainable Growth Precinct (located to the northeast of the site) where up to 30 storeys can be achieved (and developments to a greater height are being proposed and approved). The proposed setbacks to the edge of the high density residential zone (along the north-east boundary) are an improved outcome to the existing buildings' setbacks.
(d) Development provides for setbacks which suitably buffer a residential use from an activity in an adjoining non-residential zone.	**Complies with Overall Outcome** The proposed development provides appropriate setbacks to the adjoining non-residential zones to the north-east ranging between 5.5m and 15.9m.
(e) Development provides for buildings to be predominantly well-spaced towers, set within a landscaped space with relatively low site coverage.	**Complies with Overall Outcome** The proposed development provides an appropriate balance of built form and open space. The development is appropriately setback from the boundaries and accommodates landscaping and deep planting within the setbacks to soften the balance and built form. Refer to the Landscape Concept Plans in **Appendix E**.
(f) Development supports a subtropical character by ensuring that: *i. building form, spacing, orientation and design ensure dwellings are well designed and sensitive to the city's climate;*	**Complies with Overall Outcome** The proposed development will deliver a high-quality subtropical design outcome pursuant to the provisions sought within Brisbane's Buildings that Breathe design guide. The development has been designed to maximise the

Overall Outcome	Response
ii. residents on the site, as well as residents of existing or future dwellings on adjoining sites, have sufficient privacy and reasonable access to daylight, sunlight and breezes to enable the intended use of indoor and outdoor spaces.	orientation, amenity and outlook of each unit, with a focus on providing the majority of units with views to the Brisbane River, Davies Park and towards the City Centre. As such the proposed development responds to the subtropical character of Brisbane. Refer to the Landscape Concept Plans in **Appendix E**.
(g) Development provides extensive, quality, private and communal open space and landscaping, including deep planting, that soften the dominance of buildings, provide breathing space and encourage outdoor living.	**Complies with Overall Outcome** The proposed development provides extensive communal open space (3,364m^2) and suitably sized and functional private open space areas that are directly accessible from the main living area of each unit (18m^2 to 347m^2). Significant landscaping (7,320m^2) and deep planting (1,267m^2) is also incorporated throughout the development to soften the built form.
(h) Development provides for a building to: *i. take advantage of attractive views and aspects;* *ii. address and interface with the street and other adjoining public space, including via habitable uses at ground level (with parking located below buildings) in order to provide surveillance and encourage activation of parks and streets.*	**Complies with Overall Outcome** Balconies in the tower form are orientated to the street frontages and Davies Park, to provide surveillance. Additionally, active uses including Shop, Office and Food and Drink Out are provided on ground level, activating the parks and streets.
(i) Development provides for a residential dwelling that fronts a heavily trafficked road or other noise source to be: *i. suitably located and orientated on the site;* *ii. designed and finished to minimise noise intrusion while maintaining some opportunities for interface with and surveillance of the street.*	**Complies with Overall Outcome** Refer to the Acoustic Report in **Appendix K**.

Overall Outcome	Response
(j) Development responds to land constraints, mitigates any adverse impacts on environmental values and addresses other specific characteristics, as identified by overlays affecting the site or in codes applicable to the development.	**Complies with Overall Outcome** The proposed development mitigates any adverse impacts on environmental values and addresses site specific characteristics as identified by the overlays affecting the site. Please refer to the attached specialist reports in **Appendices C-M**.
(6) Up to 8 storeys zone precinct overall outcomes are:	
(a) Development of a residential building is predominantly 5 to 8 storeys in height, in a very well-located part of the city, including the inner city, clustered around significant centres and high-frequency public transport nodes.	**Complies with Overall Outcome** Refer to **Section 5** of the Town Planning Report for further detail in relation to the proposed building height outcome.
(b) Development responds to local characteristics, such as protection of view corridors, reinforces a green landscape character and responds to the surrounding character and architecture by having a lower building height and/or a smaller bulk than in the Up to 15 storeys zone precinct.	
(7) Up to 15 storeys zone precinct overall outcomes are:	
Not Applicable – The site is not identified in the up to 15 storeys zone precinct.	

s6.2.6.4 Mixed use zone code

Outcome	Response
(3) Zone role overall outcomes are:	
(a) *Development in the zone supports the implementation of the policy direction set in the Strategic framework, in particular* *i. Theme 1: Brisbane's globally competitive economy and Element 1.3 – Brisbane's population-serving economy;* *ii. Theme 2: Brisbane's outstanding lifestyle and Element 2.2 – Brisbane's housing and accommodation choices;* iii. *Theme 5: Brisbane's CityShape, Element 5.3 – Brisbane's Major Centres and Element 5.8 – Brisbane's Growth Nodes on Selected Transport Corridors*	**Complies with Overall Outcome** The proposed development delivers a mix of units that will diversify the housing stock in the area and offers choice to different lifestyles and life stages. As presented on the Architectural Plans (**Appendix C**), the development comprises 432 x residential units, including a mix of one (1) bedroom, two (2) bedroom, three (3) bedroom and four (4) bedroom units. The proposed development is well located, in proximity to public and active transport networks that will encourage a walkable neighbourhood and reduced vehicle-based trips.
(4) Development location and uses overall outcomes are:	
(a) Development provides for commercial, retail, residential, government, service, community and cultural activities with the preferred mix and emphasis of uses: *i. activating the Mixed use zone at different times of the day and week to create a vital and vibrant environment and enabling a level of economic and social activity to serve the intended mix of visitors, workers and residents;* *ii. tailored to the specific location, role and function of the individual area;* *iii. consistent with the location-specific provisions in the relevant neighbourhood plan;* *iv. suited to co-exist with residential uses.*	**Complies with Overall Outcome** The proposed development is for a residential-led, mixed-use development that comprises both residential and non-residential land uses that respond to the land use outcomes for the South Brisbane Riverside Neighbourhood plan. The proposed development is for a residential mixed use development (for Shop, Office, and Food and Drink Outlet), creating an environment that is active at different times. The public realm on ground level is activated by areas of retail, residential lobbies and communal residential spaces that are dispersed throughout the ground plane, encouraging interaction and activation and creating a vibrant and engaging environment for both residents and the public.

Outcome	Response
(b) Development for retail functions complements rather than competes with centres and does not contain large-scale supermarkets unless specified in a neighbourhood plan.	**Complies with Overall Outcome** The ground level of Tower 2 and Tower 3 will be occupied by 361m^2 of retail uses that are dispersed throughout the ground plane, providing activation to the parkland and streetscape interfaces. This will contribute local activation, amenity and entertainment, as well as local suburban employment. The retail uses are small in nature and will not compete with the nearby centres nor be able to accommodate large-scale supermarkets
(c) Development supports transit-oriented destinations at public transport focal points located along selected transport corridors immediately surrounding significant centres served by high-frequency public transport, or in the inner city within walking distance of key destinations.	**Complies with Overall Outcome** The proposed development is for a residential mixed use development (for Shop, Office, and Food and Drink Outlet), assisting to create a mixed use and pedestrian oriented environment. The site benefits from access to active and public transport, including the bicycle and walking paths along Riverside Lands Park and high frequency bus services along Montague Road
(d) Development for a use that involves a high dependency on cars, including parking stations where a car park, car wash or service station, or that is located in an area that does not benefit from high public transport accessibility is not accommodated in the Mixed use zone.	**Not Applicable** The proposed development does not involve a car park, car wash, or service station.
(e) Development for entertainment functions operating for extended hours or uses that have the potential to generate wider patronage, such as bars, hotels and nightclub entertainment facilities, are not accommodated within the Mixed use zone.	**Not Applicable** The proposed development does not involve an entertainment function.
(f) Development for a restaurant is appropriately scaled, positioned and operated to serve the residents and patrons of the Mixed use zone.	**Complies with Overall Outcome** The proposed development comprises a food and drink outlet which is publicly accessible via the pedestrian links provided as a part of the development.

Outcome	Response
(g) Development for a residential use: *i. does not compromise the provision of an active street frontage where identified in a neighbourhood plan;* *ii. supports the creation of a walkable centre with the potential for residents to live within walking distance of high-frequency public transport, employment, entertainment and community facilities existing within the Mixed use zone and reduces vehicle-based trips to work, shops and centres;* *iii. provides a wide choice in housing sizes and housing adaptability that meets the needs of a diverse population and responds to residents' changing life-cycle needs;* *iv. may include a home-based business where it is of a scale and nature that protects the amenity of adjoining residents.*	**Complies with Overall Outcome** The proposed development is for a residential mixed use development (for Shop, Office, and Food and Drink Outlet), assisting to create a mixed use and pedestrian oriented environment. A total of 432 x units are provided across the three towers, comprising a mix of unit typologies that diversify the stock in the area and offers choice to different lifestyles and life stages. The site benefits from access to active and public transport, including the bicycle and walking paths along Riverside Lands Park and high frequency bus services along Montague Road, which will encourage a walkable neighbourhood and reduced vehicle-based trips.
(h) Development for residential accommodation such as rooming accommodation, a residential care facility or a retirement facility may be suitable within the Mixed use zone where it is consistent with the urban form and primary functions of the area as identified in neighbourhood plans.	**Not Applicable** The proposed development does not involve residential accommodation for rooming accommodation, residential care facility or a retirement facility.
(i) Development for research and technology industry only involves low impact operations compatible with sensitive uses and is designed to avoid or minimise noise, odour and air-quality impacts on sensitive uses.	**Not Applicable** The proposed development does not involve a research and technology industry use.
(j) Development is designed, sited and constructed to minimise noise, odour and air-quality impacts on residents consistent with its location in the Mixed use zone, although residents cannot expect to enjoy the same level of noise, odour and air-quality amenity as the low density suburban areas (due to the levels of activity envisaged during the day and evening).	**Complies with Overall Outcome** The proposed development provides a mix used outcome including residential and non-residential uses. These non-residential uses comprise a total area of 361m^2, which represent a small portion of the site. Additionally, the non-residential uses are located on ground level and are separated from

Outcome	Response
	the residential units in the tower by a podium form. As such minimal noise, odour and air quality impacts are anticipated. For further detail refer to the Air Quality Assessment in **Appendix J** and the Acoustic Assessment in **Appendix K**.
(k) Development for a use that is often provided in a large format such as hardware and trade supplies, garden centre or showroom: *(i) is limited in area and frontage;* *(ii) provides the level of activation and interface with the street expected of other non-residential uses in the Mixed use zone*	**Not Applicable** The proposed development does not involve a large format use.
(5) Development form overall outcomes are:	
(a) Development of buildings is of a height, bulk, scale and form tailored to its specific location and to the characteristics of the site including: *i. the nature of the surrounding neighbourhood;* *ii. proximity to and frequency of public transport networks and services.*	**Complies with Overall Outcome** The heights of the proposed towers have been informed having regard to the surrounding planning context and the need to sensitively transition to and manage the sensitive interfaces to Davies Park and adjoining residential development to the south of the site.
(b) Development ensures an intensity and form that is tailored to an individual area, respects existing heritage, character and grain and transitions sensitively to surrounding residential areas.	**Complies with Overall Outcome** The design of the proposed towers have been informed with regard to the surrounding planning context and the need to sensitively transition to and manage the sensitive interfaces to Davies Park and adjoining residential development to the south of the site. Refer to the Architectural Plans in **Appendix C** and Heritage Assessment in **Appendix D** for further detail.
(c) Development provides a built form that creates a consistent and cohesive streetscape and continuous pedestrian connections and shelter.	**Complies with Overall Outcome** The proposed development makes a significant contribution to the public realm through the provision of publicly accessible open space at the ground

Outcome	Response
	plane, created by an elevated podium. This space provides access to the non-residential uses on site and creates greater permeability within the area. The elevated podium and significant landscaping along the boundaries of the site create a pleasant pedestrian experience.
(d) Development addresses and interfaces with the street and other adjoining public spaces and provides surveillance of the public domain.	**Complies with Overall Outcome** Balconies in the tower form are orientated to the street frontages and Davies Park, to provide surveillance. Additionally, active uses including Shop, Office and Food and Drink Out are provided on ground level, activating the parks and streets.
(e) Development provides consistent and cohesive landscape and streetscape treatments, including deep planting, that reinforce the Mixed use zone identity and functionality of public spaces and footpaths, provide breathing spaces and encourage outdoor activity.	**Complies with Acceptable Outcome** The proposed development makes a significant contribution to the public realm through the provision of a publicly accessible open space at the ground plane, created by an elevated podium. The ground plane is focussed on delivering an active, engaging and connected space for the occupants of the building and the broader community. This public space provides greater connection to Davies Park, encouraging outdoor activity residents.
(f) Development on large sites: *i. is integrated and coordinated both within the site and in relation to surrounding land uses;* *ii. provides clear, direct, safe and comfortable internal fine-grained connectivity for pedestrians to key destinations in the vicinity, including to public transport services, active transport links and to public spaces within surrounding land uses.*	**Complies with Overall Outcome** The proposed development is located on a site comprising a total area of 13,340m^2. The development has been designed across three towers to reduce bulk and ensure the development integrates with the surrounding development. Further, a significant contribution to the public realm through the provision of publicly accessible open space at the ground plane, created by an elevated podium. This space provides access to the non-residential uses on site and creates greater permeability within the area.

Outcome	Response
	The site benefits from close proximity to public and active transport networks that will encourage a walkable neighbourhood and reduced vehicle-based trips.
(g) Development provides vehicular access arrangements that minimise impacts on surrounding land, including amenity and pedestrian connectivity, and protects the functionality of both local and higher order road networks.	**Complies with Overall Outcome** The two (2) proposed vehicle access points to not comprise a significant portion of the respective road frontages and are appropriate for the proposed development uses.
(h) Development is sensitively designed and operated to avoid or mitigate any potential adverse impact on an adjoining use.	**Complies with Overall Outcome** The proposed development has been designed to provide a sensitive interface with the adjoining developments. Refer to the Architectural Plans in **Appendix C** for further detail.
(i) Development responds to land constraints, mitigates any adverse impacts on environmental values and addresses other specific characteristics as identified by overlays affecting the site or in codes applicable to the development.	**Complies with Overall Outcome** The proposed development has been designed to appropriately respond to the site-specific constraints and mitigate environmental impacts. It assists in the floodway and drainage functions and safe wildlife movements. Please refer to the Architectural Plans in **Appendix C** and the Flood Impact Assessment in **Appendix G** for further detail.
(6) Inner city zone precinct overall outcomes are:	
Not Applicable – the site is not identified in the Inner city zone precinct.	
(7) Centre frame zone precinct overall outcomes are:	
Not Applicable – the site is not identified in the Centre frame zone precinct.	
(8) Corridor zone precinct overall outcomes are:	
(a) *Development creates a mixed use environment that capitalises on transport accessibility and promotes patronage of public transport*	**Complies with Overall Outcome**

Outcome	Response
stations along Selected Transport Corridors and is of an intensity and form that is tailored to the area's location along the transport corridor and to the relationship with Growth Nodes on Selected Transport Corridors.	The proposed development is for a residential mixed use development (for Shop, Office, and Food and Drink Outlet), assisting to create a mixed use and pedestrian oriented environment. The site benefits from access to active and public transport, including the bicycle and walking paths along Riverside Lands Park and high frequency bus services along Montague Road

7.2.19.4 South Brisbane Riverside Neighbourhood Plan Code

Overall Outcomes	Response
(3) The overall outcomes for the neighbourhood plan area are:	
a. *South Brisbane riverside is an eclectic, inner-city riverside community, supporting an established, diverse and growing local population situated within a key emerging employment locality and cultural district of international reputation.*	**Complies with Overall Outcome** The proposed development facilitates a growing local population situated within a key emerging employment locality that is supported by a range of necessary urban services and infrastructure. The development proposes a residential-led mixed-use development, comprising significant publicly accessible open space and retail space at the ground plane and three (3) residential towers above. The development propose a total of 432 x residential units, comprising 35 x 1 bedroom units, 175 x 2 bedroom units, 179 x 3 bedroom units, and 41 x 4 bedroom units (including penthouses), and communal recreation space across the three buildings. The proposed design responds to the changing residential market and diversifies the high density living product within South Brisbane, which provides opportunities for families, including key workers, to live in a well-located, inner city environment, as desired by the overall outcomes of the Neighbourhood Plan.
b. *The community's creative focus and relaxed way of life will be reflected through high-quality buildings and public realm, incorporating subtropical design excellence and innovation.*	**Complies with Overall Outcome** The proposed design approach pursues large subtropical units, with outdoor terraces and/or balconies that are directly accessible from the primary living area. Distributed throughout each residential tower are generous areas of communal recreational space, allowing residents and visitors to enjoy outdoor living spaces. As presented on the Architectural Plans (**Appendix C**), the proposed development delivers significant public realm at the ground plane, focused on delivering an active, engaging and connected space for occupants of the building and the broader public to enjoy. High quality landscaping and deep planting areas are dispersed throughout the ground plane and tower forms to deliver a subtropical design outcome. The proposed development provides 7,320m^2 of landscaping, including 1,267m^2 (9.4%). Refer to the Landscape Concept Plan prepared by Wild Studio included in **Appendix E**, for further detail.

Overall Outcomes	Response
	Refer to the Architectural Plans prepared by Bureau Proberts included in **Appendix C**, for further detail.
c. *Development is of a height, scale and form which is consistent with the amenity and character, community expectations and infrastructure assumptions intended for the relevant precinct, sub-precinct or site and is only developed at a greater height, scale and form where there is both a community need and an economic need for the development.*	**Complies with Overall Outcome** The proposed scale and form of the development is tailored to the site characteristics, surrounding planning context and the need to sensitively transition to and manage the sensitive interfaces to Davies Park and adjoining residential development to the south of the site. For further detail, please refer to **Section 5** of the Town Planning Report and the Architectural Plans prepared by Bureau Proberts included in **Appendix C**.
d. *Development makes a positive contribution to the public realm through on-site amenity such as deep planting, well-connected and publicly accessible spaces, protection of existing vegetation, landscaping and public art.*	**Complies with Overall Outcome** The proposed development makes a significant contribution to the public realm through the provision of a publicly accessible open space at the ground plane, focused on delivering an active, engaging and connected space for occupants of the building and the broader public to enjoy. As presented on the Architectural Plans (**Appendix C**), the public realm is activated by retail and commercial spaces, residential lobbies and communal recreation spaces – encouraging interaction and activation to create a vibrant and engaging environment. Deep planting and landscaping provided throughout the development protects the significant existing fig trees identified along the Davies Park interface. Refer to the Landscape Concept Plan prepared by Wild Studio included in **Appendix E**, for further detail. Refer to the Architectural Plans prepared by Bureau Proberts included in **Appendix C**, for further detail.
e. *Development along the river's edge enhances the Kurilpa Point Park, South Brisbane Riverside Lands Park and the West End Riverside Lands Park, by providing improved access, appropriate building setback, bulk and separation, materials, design and landscaping.*	**Complies with Overall Outcome** The proposed development provides improved permeability and access from the riverside. The podium and tower form comprises three (3) towers that appropriately present to the Riverside Lands Park / Brisbane River, respectively. Refer to the Architectural Plans prepared by Bureau Proberts included in **Appendix C**, for further detail.

Overall Outcomes	Response
f. New social facilities and infrastructure are provided to support the needs created by increased residential and employment densities.	**Not Applicable** The proposed development does not propose new social facilities or infrastructure.
g. Structure planning of key development sites achieves integration with their surrounds, creation of attractive public realm and retention and re-use of on-site heritage structures.	**Not Applicable** The proposed development is not identified as a key development site.
h. Important character values are retained and enhanced by maintaining key views and vistas to the Brisbane River and Taylor Ranges.	**Not Applicable** The site is not identified as being in a key view and vistas.
(4) South Brisbane reach precinct (South Brisbane riverside neighbourhood plan/NPP-001) overall outcomes are:	
Not Applicable – The site is not identified in the South Brisbane Reach precinct.	
(5) Musgrave precinct (South Brisbane riverside neighbourhood plan/NPP-002) overall outcomes are	
Not Applicable – The site is not identified in the Musgrave Precinct.	
(6) Boundary and Vulture precinct (South Brisbane riverside neighbourhood plan/NPP-003) overall outcomes are:	
Not Applicable – The site is not identified in the Boundary and Vulture Precinct.	
(7) Kurilpa precinct (South Brisbane riverside neighbourhood plan/NPP-004) overall outcomes are:	
Not Applicable – The site is not identified in the Kurilpa Precinct.	
(8) Riverside north precinct (South Brisbane riverside neighbourhood plan/NPP-005) overall outcomes are:	
Not Applicable – The site is not identified in the Riverside North Precinct.	
(9) Buchanan and Davies parks precinct (South Brisbane riverside neighbourhood plan/NPP-006) overall outcomes are:	
Not Applicable – The site is not identified in the Buchanan and Davies parks Precinct.	
(10) Riverside south precinct (South Brisbane riverside neighbourhood plan/NPP-007) overall outcomes are:	
a. This precinct provides a transition between the 'timber and tin' housing of West End and Highgate Hill and new development in the South Brisbane riverside area. The precinct accommodates predominantly medium- to high-density residential development, which replaces obsolete industrial and warehouse uses. Small-scale retail and commercial uses integrated within new residential developments, servicing the local community, are	**Complies with Overall Outcome** Bureau Proberts have curated a materiality and design that responds to the local vernacular, including the use of porphyry stone, masonry and metal work having regard to the form of traditional West End industrial forms and other landmark buildings within the city. The architectural design further draws upon and embodies

Overall Outcomes	Response
consistent with the outcomes sought. This precinct allows for a retail component with a maximum gross floor area of 4,000m^2 and primary frontage to Montague Road to be located between Ferry Road and Davies Park.	the parkland interfaces, being Davies Park and Riverside Lands Park. Through the integration of architectural design and living greenery elements, the proposed towers present a vertical extension of the parkland interface, creating a dynamic dialogue between the built form and the adjacent parkland experience. Furthermore, the ground plane beneath Tower 2 and Tower 3 comprises 361m^2 of flexible retail and commercial uses, providing activation to Davies Park and the streetscape interfaces. Refer to the Architectural Plans prepared by Bureau Proberts included in **Appendix C**, for further detail.
b. *A new ferry terminal is located at Victoria Street and associated land uses are supported to activate the terminal.*	**Complies with Overall Outcome** The proposed development is located within walking distance of the new ferry terminal at Victoria street.
c. *Wide industrial streets are transformed into residential streets with narrower carriageways and room for pedestrians and cyclists. Parks and pedestrian connections provide additional open space and pedestrian and cycle only access to West End Riverside Lands Park. Redevelopment adjacent to Davies Park enhances the park interface and improves casual surveillance.*	**Not Applicable** The site is not located on a wide industrial street.
d. *Redevelopment of sites at the end of Duncan Street and Bailey Street will provide a new connection from Montague Road to West End Riverside Lands Park as an extension of Rogers Street. Other connections parallel to Montague Road through old industrial sites complete the road network so that local traffic can move internally rather than on Montague Road and people can move more easily around the area.*	**Not Applicable** The site is not located at the end of Duncan Street and Bailey Street.
e. *Development provides a range of dwelling sizes and types. Buildings are located on large sites with taller towers located towards the centre of the site to minimise off-site impacts such as overlooking and overshadowing.*	**Complies with Overall Outcome** A range of unit typologies are provided across the three (3) towers, as follows: • 35 x one (1) bedroom units; • 175 x two (2) bedroom units; • 179 x three (3) bedroom units; • 37 x four (4) bedroom units; and • 4 x penthouse units.

Overall Outcomes	Response
	The proposed residential breakdown delivers a diverse housing product to cater for different housing needs, budgets and living arrangements. It provides housing in a needed location, which is well located to provide housing supply.
f. Mixed use development along Montague Road activates the street during the day with small retail or commercial tenancies, and residential uses above. Where possible, these premises are accessed by vehicles from rear lanes such as Tondara Lane or Wolfe Street.	**Complies with Overall Outcome** As presented on the Architectural Plans (**Appendix C**), the proposed development comprises flexible retail and commercial uses throughout the ground plane which provide for activation and engagement to Montague Road, Davies Park and Pidgeon Close interfaces.
g. Development along the eastern side of Montague Road and the northern side of Forbes Street is sensitive to adjoining residences outside of the South Brisbane riverside area, by using layout and architectural treatments to minimise impacts.	**Not Applicable** The site is not identified along the eastern side of Montague Road.

7.2.19.4.3 Performance outcomes and acceptable outcomes

Performance Outcomes	Acceptable Outcomes	Response
Built form		
PO1 Development is of a height, scale and form that achieves the intended outcome for the precinct, improves the amenity of the neighbourhood plan area, contributes to a cohesive streetscape and built form character and is: a. consistent with anticipated density and assumed infrastructure demand; b. aligned to community expectations about the number of storeys to be built; c. proportionate to and commensurate with the utility of the site area and frontage width;	**AO1.1** Development complies with the number of storeys and building height in Table 7.2.19.4.3.B. Note—Neighbourhood plans will mostly specify a maximum number of storeys where zone outcomes have been varied in relation to the building height. Some neighbourhood plans may also specify height in metres. Development must comply with both parameters where maximum number of storeys and the height in metres are specified.	**Complies with Performance Outcome** The development proposes three (3) residential buildings, comprising a building height ranging between sixteen (16) storeys and twenty-five (25) storeys. Pursuant to Table 7.2.19.4.3.B of the Neighbourhood Plan, the maximum building height stipulated within the High Density Residential Zone of the Riverside South Precinct is 12 storeys and 6 storeys within the Mixed Use Zone of the Riverside South Precinct. Refer to **Section 5** of the Town Planning Report for a discussion regarding the building height and corresponding response to the performance outcome (**PO1**).

Performance Outcomes	Acceptable Outcomes	Response
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 an adjoining site. Note—Development that exceeds the intended number of storeys or building height can place disproportionate pressure on the transport network, public space or community facilities in particular. Note—Development that is over-scaled for its site can result in an undesirable dominance of vehicle access, parking and manoeuvring areas that significantly reduce streetscape character and amenity.	**AO1.2** Development, except where located in the Kurilpa precinct (South Brisbane riverside neighbourhood plan/NPP-004) and Riverside south precinct (South Brisbane riverside neighbourhood plan/NPP-007), can have buildings on corner sites identified in Figure b with an additional 2 storeys of height than that shown in Table 7.2.19.4.3.B, provided additional storeys are restricted in scale to a maximum horizontal dimension of 30m.	**Not Applicable** The site is not located on a corner site and is therefore not identified as a significant corner site in accordance with Figure b of the South Brisbane Riverside Neighbourhood Plan Code.
	AO1.3 Development has a maximum site cover in accordance with Table 7.2.19.4.3.C.	**Complies with Acceptable Outcome** Pursuant to Table 7.2.19.4.3.C, the maximum site cover within the Riverside South Precinct is 70% where in the High Density Residential Zone and 80% where in the Mixed Use Zone. The proposed development comprises a total site cover of 38.8%, complying with the maximum provisions set out for the Riverside South Precinct. Refer to the Architectural Plans prepared by Bureau Proberts included in **Appendix C**, for further detail.
PO2 Development ensures that building placement and bulk maintains significant views and vistas towards the ridgeline of the Taylor Ranges as obtained from the locations identified in Figure a. Note—A view analysis is to be prepared that demonstrates compliance with this performance outcome and a 3D model of the proposal is to be provided to assist in the Council's assessment of an application.	**AO2** No acceptable outcome is prescribed.	**Not Applicable** The site is not identified in Figure A as with a significant view or vista.

Performance Outcomes	Acceptable Outcomes	Response
PO3 Development of buildings over 8 storeys are made up of a podium and clearly defined slender tower to reduce visual bulk and scale. Spacing between multiple towers provides for solar access, cross ventilation and privacy.	**AO3.1** Development ensures that the tower elements of new buildings extend no more than 75% of the width of the podium.	
	AO3.2 Development has a maximum horizontal dimension for a tower of 40m on any side.	**Complies with Performance Outcome** Refer to **Section 5** of the Town Planning Report for further detail.
	AO3.3 Development on a site greater than 3,000m^2 provides more than 1 tower and a minimum separation distance of 10m between the towers.	**Complies with Acceptable Outcome** The proposed development provides three (3) towers, separated by a distance ranging between 15m and 21.6m. Refer to the Architectural Plans prepared by Bureau Proberts included in **Appendix C**, for further detail.
PO4 Development provides building setbacks that are sufficient to ensure that the building: a. protects important views and vistas identified in Figure a}; b. does not dominate the street or other pedestrian spaces; c. does not prejudice the development of adjoining sites; d. enables existing and future buildings to be well separated from each other to allow light penetration, air circulation, privacy and ensure windows are not built out by adjoining buildings; e. facilitates the creation of attractive, vibrant and accessible laneways.	**AO4.1** Development provides buildings that are set back from the front property boundary as specified in Figure b.	**Not Applicable** The site is not identified in Figure B.
	AO4.2 Development provides buildings in the High density residential zone or Mixed use zone with a minimum setback from the side property boundary of 3m, or 5m where windows of habitable rooms face the side boundary.	**Complies with Acceptable Outcome** Given the site's dual zoning, Tower 3 is contained within the Mixed Use Zone and Tower 1 and Tower 2 contained within the High Density Residential Zone. As presented on the Architectural Plans (**Appendix C**), proposed Tower 3 achieves a side setbacks that vary between 5.1 metres and 16.7 metres to habitable rooms. Refer to the Architectural Plans prepared by Bureau Proberts included in **Appendix C**, for further detail. The portion of the development identified in the Mixed Use zone is setback a range of 5.7m to 10.6m from the side boundaries.

Performance Outcomes	Acceptable Outcomes	Response
		Refer to the Architectural Plans prepared by Bureau Proberts included in **Appendix C**, for further detail.
	AO4.3 Development of buildings where in a zone in the centre zones category that do not include a residential use: a. are built to the side boundary up to 4 storeys; b. where buildings are 8 storeys or less, upper storeys are set back from the side boundary by a minimum of 3m.	**Not Applicable** The proposed development is not located within a zone in the centre zones category.
	AO4.4 Development of a building including habitable rooms facing the side boundary where in a zone in the centre zones category has a building setback that is a minimum of 5m.	**Not Applicable** The proposed development is not located within a zone in the centre zones category.
	AO4.5 Development is set back from the rear property boundary of a minimum of 6m and uses the area for deep planting.	**Not Applicable** The subject land has two (2) street frontages and thus does not comprise a rear boundary.
	AO4.6 Development of a building on a site adjoining a laneway identified in a does not require a building setback.	**Not Applicable** The proposed development does not adjoin a laneway identified in figure a.
	AO4.7 Development of a building that adjoins the West End Riverside Lands and South Brisbane Riverside Lands parks is set back a minimum of 6m from the property boundary.	**Complies with Performance Outcome** Proposed Tower 1 which is positioned adjacent to the boundary adjoining the West End Riverside Lands Park, presents variable setbacks due to the shape of the site boundary and proposes the following setbacks. • Ground Level: 3.8m to planter, 8.5m to building wall.

Performance Outcomes	Acceptable Outcomes	Response
		• Level 1 & 2: 9.3 metres to planter, 9.85m to building wall. • Level 3 – 15: 18.3m to balcony, 25m to building wall. • Level 16: 18.3m to balcony, 27m to building wall. • Level 17: 20.5m to balcony, 27 to building wall. • Level 18: 21.3m to planter, 27m to building wall. • Level 19: 21m to building plant, 27m to building wall. The proposed setbacks largely comply with (or exceed) the 6m Acceptable Outcome, however some variation is proposed to setbacks (less than the 6m acceptable outcome) at the ground floor level. The proposed setbacks are appropriate and comply with Performance Outcome **PO4** for the reasons set out herein. • The variation proposed to the setbacks (3.8m to 27m) balances the overall built form and its presentation and visual interest to the boundary, ensuring the proposed tower and units are not overbearing when viewed from the West End Riverside Lands Park and Brisbane River frontage. • The setback to the built form, including all podium and tower elements, complies with and in most circumstances, exceeds the 6 metre Acceptable Outcome, which provides sufficient space for the accommodation of open space, deep planting (including large subtropical trees) and landscaping that will soften the interface to Riverside Lands Park. The proposed alternate outcome in this instance is limited to raised containerised planters and terraced

Performance Outcomes	Acceptable Outcomes	Response
		elements that are proposed within 6 metres of the Riverside Lands Park boundary of the site. • The development complies with Performance Outcome **PO4** for the reasons set out below. o The proposed setbacks to Riverside Lands Park will not impact on the mapped views under Figure A of the Neighbourhood Plan. o The variable setbacks and accommodation of open space, deep planting and landscaping as discussed above, will ensure that the proposed tower and landscaped elements will not dominate the adjacent Riverside Lands Park or Brisbane River. o The setbacks to the Riverside Lands Park will not prejudice the development of an adjoining site, noting that the site's boundary to Riverside Lands Park comprises an interface with an existing residential development to the south and Davies Park to the north. Having regard to the adjoining residential development located at 9 Pidgeon Close, the proposed alternative setback does not have a direct interface with the adjoining residential units. The setback will not impact on separation to existing or potential future development in this instance. o The proposed development facilitates the creation of an attractive, vibrant and accessible laneway at the ground plane. Refer to the Architectural Plans prepared by Bureau Proberts included in **Appendix C**, for further detail.

Performance Outcomes	Acceptable Outcomes	Response
	AO4.8 Development of a building with tower elements is set back a minimum of 6m from the front of the podium and 5m from the side of the podium in the High density residential zone and the Medium density residential zone.	**Complies with Performance Outcome** Refer to **Section 5** of the Town Planning Report for a detailed assessment against Performance Outcome **PO4** of the South Brisbane Riverside Neighbourhood Plan Code.
	AO4.9 Development of a building with tower elements is set back a minimum of 4m from the front of the podium, 3m from the side of the podium and 4m from the rear of the podium or laneway where in a zone in the centre zones category. Note—In a zone in the residential zones category, the setbacks within the relevant use code apply where alternatives are not specified in the neighbourhood plan. Note—All front setbacks in a zone in the residential zones category are used for deep planting in accordance with Figure b.	**Not Applicable** The site is not identified in a centre zones category.
PO5 Development provides podiums that are designed to provide a human-scale street environment and are consistent with the prevailing podium heights in the adjoining streetscape.	**AO5.1** Development provides podiums that are built to the front property boundary and have a maximum height of 3 storeys, where located in the District zone precinct of the District centre zone.	**Not Applicable** The site is not identified in a District Centre Zone.
	AO5.2 Development provides podiums in all areas other than in the District zone precinct of the District centre zone, that are at least 2 storeys and no more than 4 storeys in height.	**Complies with Acceptable Outcome** The proposed development provides a podium of up to two (2) storeys.
PO6 Development on a significant corner site provides a prominent visual reference and contribution to the neighbourhood's public realm by:	**AO6.1** Development, except where located in the Kurilpa precinct (South Brisbane riverside neighbourhood plan/NPP-004) and Riverside south precinct (South Brisbane riverside neighbourhood plan/NPP-007), can have buildings on significant corners in Figure b with an additional	**Not Applicable** The site is identified in the Riverside South Precinct.

Performance Outcomes	Acceptable Outcomes	Response
accommodating high levels of pedestrian movement at the corner and enhancing the pedestrian experience; emphasising the corner setting through building form, expression, silhouette, scale, materials and landscaping; 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; respecting the prominence of any adjoining or nearby heritage places, traditional character buildings or local landmarks; where a land dedication is required: accommodating a deep-planted large feature tree within the dedication area; providing a building envelope that acknowledges and respects the presence of the large feature tree canopy.	2 storeys in addition to the number shown in Table 7.2.19.4.3.B, provided additional storeys are restricted in scale to a maximum horizontal dimension of 30m.	
	AO6.2 Development is designed to emphasise the corner setting and: a. provides building entries on both street frontages; or b. provides a single main entry at the corner.	**Not Applicable** The site is not identified as a corner site.
	AO6.3 Development provides an inverted corner land dedication in the corner land dedication sites indicated in the Streetscape hierarchy overlay. Note—Refer to the Infrastructure design planning scheme policy.	**Not Applicable** The site is not identified as a corner site.
	AO6.4 Any part of the building including the basement but excluding awnings is kept outside the corner land dedication area.	**Not Applicable** The site is not identified as a corner site.
PO7 Development provides buildings on riverfront sites that are designed to: a. maximise views and river breezes through the site from the river to the remainder of the precinct and surrounding residential areas; b. have a slender form when viewed from the river if a taller building; c. create a varied skyline using a range of building heights.	**AO7.1** Development on a site fronting the South Brisbane Riverside Lands Park or West End Riverside Lands Park has a maximum building length of 30m in any direction.	**Complies with Performance Outcome** The proposed development complies with the performance outcome, refer to **Section 5** of the Town Planning Report.
	AO7.2 Development that provides buildings that are located on a site fronting the South Brisbane Riverside Lands Park or West End Riverside Lands Park are orientated perpendicular to the river and are longer than they are wide.	
	AO7.3	**Complies with Acceptable Outcome**

Performance Outcomes	Acceptable Outcomes	Response
	Development, where more than 1 building is provided on a site fronting the South Brisbane Riverside Lands Park or West End Riverside Lands Park, provides a minimum separation distance of 10m between buildings.	As presented on the Architectural Plans (**Appendix C**), the proposed development achieves three (3) well separated towers, providing separation distances ranging between 15 metres and 21.6 metres between buildings. Refer to the Architectural Plans prepared by Bureau Proberts included in **Appendix C**, for further detail.
PO8 Development: a. is closely integrated with the street environment by providing built form and uses that activate the frontage and generate pedestrian traffic; b. for ground and podium levels abutting footpaths suits the nature and character of the street and provides: i. a gradual transition between public street and semi-public or private outdoor or building spaces; ii. a permeable edge to the street, which creates both a visual widening of the street section and amenable edge to pedestrian movement; iii. useable outdoor/semi-outdoor spaces that support outdoor lifestyles and engage with the public realm.	**AO8.1** Development provides buildings of a built form that activate the ground and podium levels with windows and doors that allow for an active, visual connection and surveillance of streets, plazas and public spaces.	**Complies with Acceptable Outcome** The proposed development makes a significant contribution to the public realm through the provision of a publicly accessible open space (5,208m^2) at the ground plane, created by an elevated podium. The ground plane is focussed on delivering an active, engaging and connected space for the occupants of the building and the broader community. The publicly accessible areas are activated by flexible retail and commercial spaces, residential lobbies and communal recreational spaces that are dispersed throughout the ground plane, encouraging interaction, activation and surveillance within the site and along Montague Road, Davies Park and Pidgeon Close interfaces. Refer to the Architectural Plans prepared by Bureau Proberts included in **Appendix C**, for further detail.
	AO8.2 Development provides a building form that includes pedestrian entrances at least every 15–20m along the street frontages.	**Complies with Acceptable Outcome** Two (2) key pedestrian connections are proposed at the ground plane and will provide legible connections to Davies Park from Montague Road and Pidgeon Close. Furthermore, regular pedestrian entrances are located throughout the site and along each of the street frontages. Refer to the Architectural Plans prepared by Bureau Proberts included in **Appendix C**, for further detail.

Performance Outcomes	Acceptable Outcomes	Response
	AO8.3 Development implements a transition at the street frontages as follows: a. subtropical boulevard, in accordance with Figure c; b. city streets, in accordance with Figure c, Figure d, Figure e or Figure f; c. neighbourhood streets, in accordance with Figure g. Note—An outdoor room – soft landscape (Figure e) or a landscape transition (Figure c) are not suitable in the Village heart sub-precinct (South Brisbane riverside neighbourhood plan/NPP-003a).	**Complies with Acceptable Outcome** Refer to the Landscape Concept Plans prepared by Wild Studio included in **Appendix E**, for further detail.
	AO8.4 Development ensures that the ground storey of buildings is occupied by uses that have visible presence on and interaction with the street such as shops, cafes, restaurants and offices at the following locations: a. Vulture Street; b. Boundary Street; c. Cordelia Street; d. Glenelg Street; e. Victoria Street; f. Montague Road; g. Russell Street; h. Melbourne Street; i. Mollison Street; j. all buildings in the Kurilpa precinct (South Brisbane riverside neighbourhood plan/NPP-004).	**Complies with Acceptable Outcome** As presented on the Architectural Plans (**Appendix C**), the proposed development provides a food and drink outlet and shop uses along ground level, facilitating interaction with the Montague Road frontage. Refer to the Architectural Plans prepared by Bureau Proberts included in **Appendix C**, for further detail.
Public realm		

Performance Outcomes	Acceptable Outcomes	Response
PO9 Development on a key development site makes a significant contribution to the public domain of South Brisbane riverside by supplementing existing public spaces.	**AO9.1** Development provides new public open space as indicated in Figure a, with plazas providing 24 hour public access.	**Not Applicable** Pursuant to Figure a of the South Brisbane Riverside Neighbourhood Plan, the site is not required to deliver a plaza.
	AO9.2 Development on a site where the area is equal to or greater than 10,000m^2 has a minimum of 20% of the site that is publicly accessible.	**Complies with Acceptable Outcome** Having regard to Figure a of the South Brisbane Riverside Neighbourhood Plan, the proposed development provides a new arcade that extends from Pidgeon Close through to Davies Park, that achieves the minimum width of 5 metres. Furthermore, the proposed development makes a significant contribution to the public realm through the provision of publicly accessible open space at the ground plane, focussed on delivering an active, engaging and connected space for occupants of the building and the broader public to enjoy. The development provides a total of 5,208m^2 (38.7%), which almost doubles the acceptable outcome and provides a substantive public benefit to the community and a positive attribute to Davies Park. The proposed public realm achieves an alignment that sits adjacent to Davies Park along the northern boundary and proposes to deliver a meaningful and logical extension of the parkland. Two (2) key pedestrian connections are proposed at the ground plane and will provide legible connections to Davies Park from Montague Road and Pidgeon Close. As presented on the Architectural Plans (**Appendix C**), each pedestrian connection is activated by outdoor seating areas, retail, tower lobbies and rich landscaping outcomes. In addition, the public realm will be activated by flexible **retail and commercial spaces**, residential lobbies and communal and recreational spaces that are dispersed throughout the ground plane, encouraging interaction and
	AO9.3 Development includes new open spaces or enhancement of existing open spaces which incorporates acceptable solutions identified in the Infrastructure design planning scheme policy.	

Performance Outcomes	Acceptable Outcomes	Response
		activation to create a vibrant and engaging environment for both residents and the public to enjoy. Refer to the Architectural Plans prepared by Bureau Proberts included in **Appendix C**, for further detail.
PO9A Development provides long term infrastructure for the land for community facilities network to meet the recreational needs of residents and workers.	**AO9A** Development protects land for community facilities in the general location specified in Figure a and in accordance with the Long term infrastructure plans.	**Complies with Acceptable Outcome** The proposed development protects land for community facilities in the general location specified in Figure a.
PO10 Development: a. creates an integrated and continuous through-block pedestrian network that facilitates logical and direct access to centres of activity, public transport facilities and small-scale spaces; b. creates new and enhances existing arcades, laneways and associated small-scale spaces; c. supports patronage of informal crossings and the safe movement of pedestrians across streets at ground level; d. maintains arcades for public use during hours of operation.	**AO10.1** Development provides an arcade within an indicative location for an arcade identified in Figure a.	**Complies with Acceptable Outcome** Having regard to Figure a of the South Brisbane Riverside Neighbourhood Plan, the proposed development provides a new arcade that extends from Pidgeon Close through to Davies Park, that achieves the minimum width of 5 metres. Refer to the Architectural Plans prepared by Bureau Proberts included in **Appendix C**, for further detail.
	AO10.2 Development ensures that the design of new, or enhancement of existing, laneways, and arcades: a. is in accordance with the specifications and acceptable outcomes identified in the Infrastructure design planning scheme policy; b. has a minimum corridor width as shown in Figure a: c. has a minimum unobstructed pedestrian path width of: **i. 1.8m for arcades where in a zone in the residential zones category indicated to have a 5m width in Figure a;**	**Complies with Acceptable Outcome** As presented on the Architectural Plans (**Appendix C**), the proposed arcade has been designed to ensure that the following outcomes are achieved: • The arcade will be designed in accordance with the specifications and acceptable outcomes identified in the Infrastructure design planning scheme policy. • The proposed corridor has a minimum width of 5 metres, in accordance with the width identified within Figure a. The corridor width ranges between 13 metres and 16.6 metres, and opens up at the Davies Park interface along the north eastern boundary of the site.

Performance Outcomes	Acceptable Outcomes	Response
	ii. 2m for arcades where in a zone in the residential zones category indicated to have a 6m width in Figure a; iii. 1.8m for arcades where in a zone in the centre zones category indicated to have a 3m width in Figure a; iv. 2.4m for arcades where in a zone in the centre zones category indicated to have a 5m width in Figure a; v. 2.4m for arcades where in a zone in the centre zones category indicated to have a 6m width in Figure a; d. implements a transition at the arcade frontage as follows: i. where in a zone in the centre zones category – Figure d and Figure e; ii. where in a zone in the residential zones category – Figure g.	• The proposed development comprises unobstructed pedestrian pathways with an unobstructed width ranging between 2 metres and 5 metres.
Car parking, access and servicing		
PO11 Development: a. provides buildings that are designed to accommodate useable floor space (not car parking) that genuinely activates and surveys the streetscape; b. designs and locates vehicle entrances, servicing and car parking to minimise disruption to building frontages and the pedestrian environment, and to	**AO11.1** Development provides car parking areas that are located underground.	**Complies with Performance Outcome** Acceptable Outcome **AO11.1** seeks development to provide car parking areas that are below ground. The development accommodates car parking primarily underground within three (3) basement levels, however a portion has been accommodated throughout the ground level and is contained to visitor car parking spaces. The proposed car parking outcome is appropriate having regard to the site context and built form / design response and complies with Performance Outcome **PO11** for the reasons set out below.

Performance Outcomes	Acceptable Outcomes	Response
reduce the visual impact on the street environment; c. maximises pedestrian movement, comfort and safety in areas of high pedestrian usage by reducing pedestrian and vehicular conflict; d. has driveway crossovers that maintain the integrity, quality and primacy of footpaths; e. may incorporate above-ground parking only where sleeved by active facades.		• The proposed visitor car parking arrangement at ground level has been designed to enhance accessibility and convenience for visitors to the site. The Applicant has determined that providing visitor parking within the basement levels is neither practical nor feasible in this instance for the reasons outlined below. ○ The location of the proposed parking has been significantly influenced by the presence of site contamination. To appropriately manage and minimise disturbance of contaminated material, the Applicant has sought to limit the extent of excavation across the site. ○ The proposed parking arrangement also reflects a balanced approach to construction costs and project delivery timeframes, both of which are considerable considerations in the current residential development market. • The above ground visitor parking is located entirely behind the main building line of each tower. As presented in the Architectural Plans (**Appendix C**), the visitor parking associated with Tower 1 is screened by the residential lobby and foyer, and non-residential uses located at ground level, which provide for an activated frontage and engagement with the public realm along Montague Road. Accordingly, the proposed visitor parking spaces will not be visible from the Montague Road streetscape. • In relation to the visitor parking beneath Tower 2, the parking area has been carefully positioned to minimise its interface with the Pidgeon Close frontage. Extensive landscaping and deep planting are provided as a buffer between the proposed

Performance Outcomes	Acceptable Outcomes	Response
		parking area and the streetscape, thereby reducing its visible presents and ensuring a high-quality streetscape outcome is achieved. • The provision of above-ground visitor car parking has not compromised the establishment of dedicated pedestrian entries to each tower, nor has it affected the delivery of key pedestrian connections between Montague Road and Pidgeon Close to Davies Park. For the reasons set out above, the proposed development complies with Performance Outcome **PO11** of the South Brisbane Riverside Neighbourhood Plan Code.
	AO11.2 Development provides vehicular access from a laneway or secondary frontages or where new service lanes can be created.	**Complies with Performance Outcome** Refer to **Section 4.4.9.3** of the Town Planning Report for a detailed assessment against Performance Outcome **PO11** of the South Brisbane Riverside Neighbourhood Plan.
	AO11.3 Development provides only 1 vehicle access point to each site.	
If in the Boundary and Vulture precinct (South Brisbane riverside neighbourhood plan/NPP-003), the Riverside south precinct (South Brisbane riverside neighbourhood plan/NPP-007) or the Riverside north precinct (South Brisbane riverside neighbourhood/plan NPP-005)		
PO12 Development on a site greater than 10,000m^2 provides towers that are designed and sited to ensure human-scale development at the street level and ameliorate amenity impacts on adjacent development.	**AO12** Development provides buildings with a 10m setback between the tower and any street alignment.	**Complies with Performance Outcome** As presented on the Architectural Plans (**Appendix C**), the development proposes a varied setback to Montague Road to Tower 3, ranging between 7.5 metres to 9.6 metres to the balcony, and 9.3 metres to 10.3 metres to the building line. The proposed setbacks therefore represent an alternative outcome.

Performance Outcomes	Acceptable Outcomes	Response
		The proposed setback to Montague Road represents an appropriate outcome and complies with Performance Outcome **PO12** for the reasons set out below. • The slender tower form and setbacks to Montague Road is balanced by the substantial open space that is achieved around the tower at the ground plane, which ensure that the proposed tower form is not overbearing to the streetscape. • As a consequence of the proposal's reduced built form outcome, it is the Applicant's view that the development does not necessitate greater setback outcomes to Montague Road and it is appropriate to provide a setback that is in keeping with the existing and emerging pattern of development.
If in the Kurilpa precinct (South Brisbane riverside neighbourhood plan/NPP-004)		
Not Applicable – The site is not located in the Kurilpa Precinct.		
If in the Buchanan and Davies parks precinct (South Brisbane riverside neighbourhood plan/NPP-006), the Riverside north precinct (South Brisbane riverside neighbourhood plan/NPP-005) or the Riverside south precinct (South Brisbane riverside neighbourhood plan/NPP-007)		
PO17 Development of buildings adjacent to the South Brisbane Riverside Lands Park or West End Riverside Lands Park does not provide private access to the parks.	**AO17** Development on a site that adjoins the South Brisbane Riverside Lands Park or West End Riverside Lands Park provides access to the parks via a communal path network within the property boundary to connect existing public accessways to the parks.	**Complies with Acceptable Outcome** The proposed development provides two (2) new key pedestrian connections that will be established between Pidgeon Close and Davies Park, and Montague Road and Davies park. Refer to the Architectural Plans prepared by Bureau Proberts included in **Appendix C**, for further detail.
If in the Riverside north precinct (South Brisbane riverside neighbourhood plan/NPP-005) or the Riverside south precinct (South Brisbane riverside neighbourhood plan/NPP-007)		
PO18 Development of buildings adjacent to the South Brisbane Riverside Lands and West End Riverside Lands parks is	**AO18** Development on a site that adjoins the South Brisbane Riverside Lands Park or West End Riverside Lands Park	**Complies with Performance Outcome** Acceptable Outcome **AO18** seeks development on a site that adjoins the West End Riverside Lands Park is to have

Performance Outcomes	Acceptable Outcomes	Response
set back to ensure that new development does not dominate the parks or other pedestrian spaces.	or new public open spaces has a maximum building height of 2 storeys for a distance of 20m from the common property boundary.	a maximum building height of two (2) storeys for a distance of 20m from the common property boundary. The development proposes to accommodate a two (2) storey form adjacent to the boundary of the West End Riverside Lands Park, comprising the proposed ground level vehicle manoeuvring areas beneath Tower 1 (screened by deep landscaped planters) and the Level 1 communal open space. As presented on the Architectural Plans (**Appendix C**), proposed Tower 1 presents variable setbacks, as set out herein. • Ground Level: 3.8m to planter, 8.5m to building wall. • Level 1 & 2: 9.3 metres to planter, 9.85m to building wall. • Level 3 – 15: 18.3m to balcony, 25m to building wall. • Level 16: 18.3m to balcony, 27m to building wall. • Level 17: 20.5m to balcony, 27 to building wall. • Level 18: 21.3m to planter, 27m to building wall. • Level 19: 21m to building plant, 27m to building wall. The proposed setbacks largely comply with (or exceed) the 20m Acceptable Outcome, however some variation is proposed to setbacks (less than the 20m Acceptable Outcome) above the podium form, specifically across Levels 3 – 16 (to balcony). The proposed setbacks are appropriate and comply with Performance Outcome **PO18** for the reasons set out herein. • For levels 3 – 16, the only element of the built form that projects within the 20m setback is the proposed private open space (balconies), which comprise lightweight elements that are not visually dominant to the West End Riverside Lands Park and are intended

Performance Outcomes	Acceptable Outcomes	Response
		to add dimension and articulation to the built form when viewed from this interface. • As presented on the Architectural Plans (Appendix C), the form and presentation of Tower 1 to the park will not dominate or result in an overbearing outcome on the park, having regard to the following design elements. o Proposed Tower 1 incorporates a pronounced central recess that visually separates the built form into two distinct components when viewed from the Brisbane River. This design outcome ensures that each tower element at any point only presents as approximately 20 metres in width, substantially reducing the perceived scale and visual dominance of the river-fronting elevation. o The deep recess is further enhanced through the integration of landscaping and living greenery, which softens the tower's appearance and contributes to a more articulated built form. o The proposed tower is further moderated through strong vertical articulation, screening elements and deeply recessed balcony elements, which introduce shadow, depth and variation to the façade, reinforcing a slender tower expression when viewed from the Brisbane River corridor. • As demonstrated within **Section 5** of the Town Planning Report, the proposed building height for Tower 1 otherwise demonstrates an outcome that is appropriate and provides a built form outcome that is

Performance Outcomes	Acceptable Outcomes	Response
		befitting of the site's inner city location and prominence. For the reasons set out above, the proposed development complies with Performance Outcome **PO18** of the South Brisbane Riverside Neighbourhood Plan Code.
If in the Riverside South precinct (South Brisbane riverside neighbourhood plan/NPP-007)		
PO19 (a) Development provides corridor parks that: a. are pedestrian friendly, accessible green open spaces that link to the West End Riverside Lands Park; b. enhance views down to the river, provide shade trees and seating, act as communal meeting spaces, are safe and accessible and incorporate public art works; c. complement the West End Riverside Lands Park open space network.	**AO19.1** Development provides corridor parks and pedestrian connections in the locations identified in Figure a.	**Complies with Acceptable Outcome** The proposed development provides two (2) new key pedestrian connections that will be established between Pidgeon Close and Davies Park, and Montague Road and Davies park. Refer to the Architectural Plans prepared by Bureau Proberts included in **Appendix C**, for further detail.
	AO19.2 Development provides parks that: a. are designed in accordance with the Infrastructure design planning scheme policy and the West End Riverside Lands Park master plan; b. have a minimum corridor width of 12m where not within a road reserve (Beesley Street); c. are dedicated to the Council; d. may have a maximum of 1 communal pedestrian access point directly onto the corridor park; e. have no new driveways or vehicular access from development within corridor parks; f. provide for universal pedestrian access to West End Riverside Lands Park with integrated seating opportunities in ramp design.	**Not Applicable** The proposed development does not involve a park.
If in the Boundary and Vulture precinct (South Brisbane riverside neighbourhood plan/NPP-003)		

Performance Outcomes	Acceptable Outcomes	Response
Not Applicable – The site is not located in the Boundary and Vulture Precinct.		

Table 9.3.3.3 Centre or mixed use code

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

Performance outcomes	Acceptable outcomes	Response
	b. does not generate noise which is clearly audible and disturbing in a dwelling or other sensitive use; d. where in any other zone: a. has hours of operation, including for deliveries, which are limited to 6am to 8pm; or b. does not generate noise which is clearly audible and disturbing in a dwelling or other sensitive use.	
	AO1.2 Development ensures mechanical plant or equipment is acoustically screened from an adjoining sensitive use. Note—Mechanical plant includes generators, motors, compressors and pumps e.g. air-conditioning, refrigeration or cold room motors.	**Complies with Acceptable Outcome** The mechanical plant and equipment is acoustically screened from the adjoining residential uses.
PO2 Development protects the visual amenity of the centre, public realm and any adjacent residential use.	**AO2** Development including mechanical plant, refuse and recycling area, vent and exhaust is not visible from: (a) a street or public space; (b) an adjacent residential use. Note—Mechanical plant includes generators, motors, compressors and pumps e.g. air-conditioning, refrigeration and coldroom motors.	**Complies with Acceptable Outcome** The including mechanical plant, refuse and recycling area, vent and exhaust for each of the three (3) towers are located along a side boundary and visibly screen by landscaping. A such this equipment is not visible from the street, public space or an adjoining residential use.
PO3 Development:	**AO3.1**	**Complies with Acceptable Outcome** The proposed development is for a multiple dwelling and centre activities (Office, Shop and Food and Drink

Performance outcomes	Acceptable outcomes	Response
(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.	Development ensures that air pollutants, including odour, are not released external to the development except where complying with AO3.2 and AO3.3.	Outlet). The proposed development has taken appropriate design measures to ensure that air pollutants.
	AO3.2 Development ensures that if food and cooking odour is released, exhaust vent outlets are discharged vertically and directed away from any sensitive use with the following constraints: (a) separated by a minimum of 6m from a sensitive use, including any outdoor air intake of a sensitive use; (b) does not cause an odour or air emission which is detectable and disturbing at a sensitive use.	**Complies with Acceptable Outcome** The proposed development contains exhaust vents and outlets that discharge odour vertically and away from surrounding sensitive land uses. For further detail, please refer to the Architectural Package in **Appendix C.**
	AO3.3 Development ensures that exhaust vents from any car park or bus station are separated from any sensitive use by a minimum of 15m.	**Complies with Acceptable Outcome** The proposed development is located at least 15m away from any car park or bus station exhaust vents.
PO4 Development for a sensitive use is located to achieve the air quality planning criteria in Table 9.3.3.3.I and odour criteria in Table 9.3.3.3.J. Note—An air quality impact report prepared in accordance with the Air quality planning scheme policy can assist in demonstrating achievement of this performance outcome.	**AO4** Development for a sensitive use is located at least 150m from a spray painting workshop. Note—This distance is to be measured between the building containing the spray painting workshop and the property boundary of the sensitive use.	**Complies with Acceptable Outcome** The development proposes a multiple dwelling which is recognised as a sensitive use. The proposed development is not located within 150m of a spray painting workshop.
PO5 Development for outdoor lighting:	**AO5.1** Development provides for outdoor lighting:	**Complies with Acceptable Outcome**

Performance outcomes	Acceptable outcomes	Response
(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.	(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.	The proposed development provides outdoor lighting that is in accordance with the requirements of AS 4282-1997 Control of the obtrusive effects of outdoor lighting.
	AO5.2 Development ensures that floodlighting is restricted to types that do not produce an upward component of light where mounted horizontally such as a full cut off luminar.	**Not Applicable** The proposed development does not contain any floodlighting.
	AO5.3 Development facade has no flashing lights.	**Complies with Acceptable Outcome** The proposed development does not contain any flashing lights on the façade.
PO6 Development for urban purposes is serviced adequately with: (a) water supply which meets the stated standard of service for intended use and fire-fighting purposes; (b) waste disposal.	**AO6** Development provides for all lots to be provided with reticulated water supply and sewerage.	**Complies with Acceptable Outcome** The proposed development incorporates sufficient infrastructure to ensure that all lots are provided with a reticulated water supply and sewerage. For further detail refer to the Engineering Assessment, prepared by Robert Bird Group in **Appendix F.**
Additional criteria for development if for a food and drink outlet		

Performance outcomes	Acceptable outcomes	Response
PO7 Development mitigates impacts on residential amenity in or adjoining the building through: (a) providing an outdoor dining area that is appropriately located; (b) ensuring external dining and entertainment areas are visually and acoustically screened from an adjoining dwelling.	**AO7** Development provides for external dining or entertainment areas to be: (a) located in or directly adjacent to the public realm; (b) visually and acoustically screened from an adjoining dwelling.	**Complies with Acceptable Outcome** The proposed development includes a food and drink outlet, located on the ground floor of Tower 1. It is accessible to the public via a path connecting to both street frontages and has been strategically located away from dwellings.
Additional criteria for development if for a garden centre or hardware and trade supplies		
PO8 Development contributes to the creation of a vibrant and attractive public realm and centre amenity.	**AO8.1** Development provides for the gross floor area for any individual tenancy to be no greater than 1,500m^2 if in the Centre frame zone precinct of the Mixed use zone or the Corridor zone precinct of the Mixed use zone.	**Not Applicable** The proposed development does not involve a garden centre or hardware and trade supplies use.
	AO8.2 Development: (a) is not located on land identified as active frontage – primary; or (b) if located on land identified as active frontage – primary, is located behind a highly active non-residential use.	**Not Applicable** The proposed development does not involve a garden centre or hardware and trade supplies use.
	AO8.3 Development if located on an active frontage – secondary: (a) ensures that:	**Not Applicable** The proposed development does not involve a garden centre or hardware and trade supplies use.

Performance outcomes	Acceptable outcomes	Response
	(i) separate tenancies do not amalgamate to create a frontage wider than 20m; (ii) windows are not obscured with signage or fixtures; (iii) the tenancy interior is able to be viewed from the street; or (b) is located behind active non-residential uses.	
Additional criteria if for development if a shop or shop component of a shopping centre		
PO9 Development contributes to the creation of a vibrant and attractive public realm and centre amenity.	**AO9** Development provides for a gross floor area of no greater than 1,500m^2 for any individual tenancy in the Centre frame zone precinct of the Mixed use zone or Corridor zone precinct of the Mixed use zone.	**Complies with Acceptable Outcome** The proposed development is partially included in the Mixed Use Zone (Corridor precinct). No tenancy is proposed to exceed 1,500m^2 gross floor area.
Additional criteria for development if for a showroom		
PO10 Development contributes to the creation of a vibrant and attractive public realm and centre amenity.	**AO10.1** Development provides a gross floor area of no greater than 1,500m^2 for any individual tenancy if in the Centre frame zone precinct of the Mixed use zone or the Corridor zone precinct of the Mixed use zone.	**Not Applicable** The proposed development does not involve a showroom use.
	AO10.2 Development located on an active frontage – primary: (a) ensures that: (i) separate tenancies do not amalgamate to create frontages wider than 10m; (ii) windows are not obscured with signage or fixtures;	**Not Applicable** The proposed development does not involve a showroom use.

Performance outcomes	Acceptable outcomes	Response
	(iii) the tenancy interior is able to be viewed from the street; or (b) is located behind active non-residential uses. Note—Highly active non-residential uses are required on an active frontage – primary to create the greatest degree of pedestrian activity and interaction. These uses are mostly accommodated in small individual tenancies with narrow building frontages, such as shops, restaurants and cafes.	
Additional criteria for development if for an adult store		
PO11 Development for an adult store is located to avoid a conflict with an existing childcare centre, place of worship or educational establishment that caters for children of primary or secondary school age.	**AO11** Development for an adult store is separated from an existing childcare centre, place of worship or educational establishment that caters for children of primary or secondary school age, by the greater of the following: (a) 200 metres according to the shortest route a person may lawfully take, by vehicle or on foot; or (b) 100 metres measured in a straight line.	**Not Applicable** The proposed development does not involve an adult store.
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;	**Can comply** The proposed development will involve the demolition of the existing buildings located on the site. Any future demolition of the buildings will be undertaken in accordance with a Construction Management Plan (CMP), addressing those requirements specified in AO12.

Performance outcomes	Acceptable outcomes	Response
	(c) landscaped with perimeter planting consisting of advanced specimens of fast-growing species in compliance with the Planting species planning scheme policy; (d) provided with drainage to prevent ponding; (e) maintained so that there is no sediment run-off onto adjacent premises, roads or footpaths; (f) provided with public access where public safety can be maintained; (g) provided with at least 50% transparent street-front fencing if fenced; (h) maintained to ensure no nuisance or amenity impacts to adjacent premises, residents, roads or footpaths.	
Section C—If for assessable development		
PO13 Development ensures that the site is of sufficient area and frontage width to: (a) achieve convenient and safe vehicle, pedestrian and cyclist access; (b) minimise traffic hazard and inconvenience; (c) achieve sufficient car parking and manoeuvring on site for short-term and long-term use by customers, building occupants, residents, visitors and service providers; (d) accommodate adequate services areas to minimise adverse impacts on neighbours;	**AO13** Development ensures that: (a) the site area and frontage width is in compliance with the requirements identified in a neighbourhood plan; or (b) if no neighbourhood plan applies, or the neighbourhood plan does not address the site area and frontage width, the site area is a minimum of 800m^2 and has a minimum frontage width of 20m. Note—The site frontage is measured at the boundary line on the primary road.	**Complies with Acceptable Outcome** The subject site has an area of 13,450m^2 and has dual frontage to Montague Road and Pidgeon Close of approximately 50 metres and 23.6 metres, respectively.

Performance outcomes	Acceptable outcomes	Response
(e) allow service providers convenient access to service areas; (f) minimise the proportion of frontage dedicated to driveways; (g) manage building bulk, scale and form; (h) accommodate sufficient areas of deep planting and landscaping for amenity and recreation and to contribute to an attractive subtropical public realm; (i) allow room for useable open space to promote casual surveillance and good public realm interface.		
PO14 Development does not isolate or negatively impact on the development potential or future amenity of an adjoining site.	**AO14** Development ensures that: (a) the site area and frontage width of an adjoining site within a zone in the centre zones category or the Mixed use zone: (i) complies with the minimum requirements set out in a neighbourhood plan; or (ii) does not isolate lots less than 800m^2 in area or with a frontage width less than 20m or prohibit access to an existing access easement arrangement or laneway; or (b) a concept plan for the development demonstrates that development can be physically achieved on an adjoining site at a later stage, commensurate with the intent of the zone and zone precinct or neighbourhood plan requirements.	**Complies with Acceptable Outcome** The proposed development adjoins three (3) land parcels identified in the High Density Residential Zone, each of which meet the minimum requirements set out in Table 9.3.14.3.B of the Multiple Dwelling Code as detailed herein. • 297 Montague Road: 7,971m^2 and frontage to Montague Road of approximately 92 metres. • 317 Montague Road: 11,075m^2 and frontage to Montague Road, Beesley Street and Pidgeon Close of approximately 70 metres, 150 metres and 70 metres, respectively. • 10 Pidgeon Close: 6,749m^2 and dual frontage to Beesley Street and Pidgeon Close of 101 metres and 60 metres, respectively.
PO15	**AO15**	**Complies with Acceptable Outcome**

Performance outcomes	Acceptable outcomes	Response
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; (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.	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.	The proposed development is in accordance with the outcomes and provisions of the South Brisbane Riverside Neighbourhood Plan Code.

Performance outcomes	Acceptable outcomes	Response
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.	**Not Applicable** The site is not located within 200m walking distance of a dedicated public pedestrian access point of a railway or busway station. Notwithstanding, the proposed development delivers an active frontage to Montague Road and Pidgeon Close in accordance with the South Brisbane Riverside Neighbourhood Plan.
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	**Complies with Acceptable Outcome** The proposed development provides two (2) new key pedestrian connections that will be established between Pidgeon Close and Davies Park, and Montague Road and Davies park. Refer to the Architectural Plans prepared by Bureau Proberts included in **Appendix C**, for further detail.

Performance outcomes	Acceptable outcomes	Response
(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.	(d) a preliminary approval; or (e) as otherwise identified as part of a structure planning process as part of development. Note— • Refer to the Streetscape hierarchy overlay and code for further information. • Refer to the Park planning and design code for the design of parks. • Refer to the Infrastructure design code for further guidance on the design of public infrastructure.	
	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.	**Not Applicable** The site is not identified as being required to provide links (privately owned), including plazas, arcades, pedestrian pathways, shelters and queuing areas for public transport. Notwithstanding, publicly accessible spaces, are provided through the shop and food and drink outlet.
	AO17.3 Development for a park, public open space or plaza, is co-located with community services and civic facilities.	**Not Applicable** The proposed development is not for a park, public open space or plaza.
PO18	**AO18**	**Complies with Acceptable Outcome**

Performance outcomes	Acceptable outcomes	Response
Development provides a land use mix which: (a) supports the intended function of the centre or mixed use area; (b) does not prevent commercial or employment growth; (c) includes: (i) complementary uses such as retail, employment, residential and community facilities; (ii) uses that provide for the everyday needs of the local community; (iii) a fine grain of uses particularly on active frontages and adjoining public footpaths and spaces; (iv) residential uses in centres including live–work configurations.	Development provides a land use mix or maximum gross floor area or plot ratio for particular uses that: (a) is in compliance with any limit set in a neighbourhood plan; or (b) if no neighbourhood plan applies, or no requirements are specified in a neighbourhood plan: (i) is no more than 50% residential in a Principal centre zone or Major centre zone; (ii) or otherwise no acceptable outcome is prescribed.	The land uses associated with the proposed development comprise appropriate gross floor area for the respective uses.
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	**Complies with Acceptable Outcome** The proposed development has been designed to ensure residential uses are not provided on the ground floor.

Performance outcomes	Acceptable outcomes	Response
	(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.	
PO20 Development minimises the adverse impact of a use on building occupants and residents in or adjoining the site through appropriate land use mix. Note—Low impact commercial activities are shops, banks, offices and similar.	**AO20** Development provides: (a) co-location of low impact commercial activities where air or noise impacts are not detectable and disturbing in a dwelling or other sensitive use; (b) co-location of uses with potential air or noise impacts away from sensitive uses; (c) mitigation of impacts resulting from co-location of food and drink outlet uses such as a restaurant with residential uses in the same building; (d) that nightclub entertainment facilities are not co-located with residential or other sensitive development within the same building; (e) that the location of exhaust or ventilation outlets from food outlets, drycleaners, salons, car parks and bus stations as far from a sensitive use as practicable; (f) adequate separation distances between service stations and any sensitive use; (g) dwelling balconies and windows do not overlook ventilation stacks and bulk waste bin storage areas.	**Complies with Acceptable Outcome** The proposed residential and non-residential uses are separated to manage the amenity of each of the uses. For further detail, refer to the Architectural Plans prepared by Bureau Proberts included in **Appendix C**.
PO21	**AO21**	**Complies with Performance Outcome**

Performance outcomes	Acceptable outcomes	Response
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.	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.	The proposed development complies with the Performance Outcomes and Acceptable Outcomes in the South Brisbane Riverside Neighbourhood Plan and the Multiple Dwelling Code. Performance Outcomes have been addressed in further detail within the Key Planning Matters (**Section 5**) of the Town Planning Report.
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;	**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.	**Complies with Performance Outcome** The proposed development complies with the Performance Outcomes for the South Brisbane Riverside Neighbourhood Plan. For further detail, please refer to the Key Planning Matters (**Section 5**) of the Town Planning Report.

Performance outcomes	Acceptable outcomes	Response
(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.	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.	
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; (c) maintaining adequate levels of natural ventilation and light penetration to a habitable room, balcony and private open space.	**AO23.1** Development where identified in a neighbourhood plan as a building height transitions or where sharing a common boundary with premises in the Low–medium density residential zone, Low density residential zone or Character residential zone provides a building height transition which complies with: (a) a neighbourhood plan; or; (b) if no neighbourhood plan applies, or no requirements are specified in the neighbourhood plan, the following: (i) the building height within 10m of the common boundary is no more than 1 storey greater than the maximum acceptable outcome for building height on the adjoining site; (ii) the building height within 20m of the common boundary is no more than 2 storeys greater than the maximum acceptable outcome for building height on the adjoining site; (iii) all structures, except adjoining boundary fences, are set back a minimum of 4m from the common boundary;	**Not Applicable** The building height transition provisions are not applicable to the site.

Performance outcomes	Acceptable outcomes	Response
	(iv) an acoustic and visual screen fence of 2m height is provided on the common boundary.	
	AO23.2 Development where located fronting a minor road that is opposite premises in the Low–medium density residential zone, Low density residential zone or Character residential zone provides a building height transition which complies with: (a) a neighbourhood plan; or (b) if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the following: (i) the building height within 10m of the front boundary is no more than 2 storeys greater than the maximum acceptable outcome for building height on a site located on the opposite side of the minor road; (ii) all structures, except boundary fences, are set back a minimum of 4m from the front boundary; (iii) buildings are provided with modulation and articulation with variations in the wall and roof plane every 10m. Note—Minor road is defined in the Transport, access, parking and servicing planning scheme policy. Where mixed residential and non-residential development, site access may be provided from a minor road for the residential component of the development.	**Not Applicable** The building height transition provisions are not applicable to the site.

Performance outcomes	Acceptable outcomes	Response
PO24 Development ensures that the front boundary setbacks: (a) positively define the street edge; (b) relate to the existing streetscape and setback pattern and reinforce the preferred character and form intent; (c) provide for connections between footpaths, public spaces and private entries where level differences are proposed; (d) provide for the queuing of patrons at entertainment venues; (e) consider waiting areas at bus stops, taxi ranks and display windows; (f) where a residential use and outside the core of a centre, takes on a more residential interface with the street; (g) where facing lower intensity development or a residential neighbourhood provide for an appropriate interface and transition; (h) provide for deep-planting areas and landscaping where a built to the front boundary edge is not required.	**AO24** Development ensures that the front boundary setback for non-residential and residential development in a zone in the centre zones category or the Mixed use zone are in compliance with: (a) a neighbourhood plan; or (b) if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements in Table 9.3.3.3.C.	**Not Applicable** The applicable Neighbourhood Plan outlines podium design requirements. Refer to the response to the South Brisbane Riverside Neighbourhood Plan Code in **Appendix A**, for further detail.
PO25 Development ensures that the rear boundary and secondary street setbacks: (a) provide for deep-planting areas;	**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:	**Not Applicable** The applicable Neighbourhood Plan outlines setback requirements. Refer to the response to the Neighbourhood Plan in **Appendix A**, for further detail.

Performance outcomes	Acceptable outcomes	Response
(b) support building separation to provide visual and acoustic privacy without screening where residential uses are adjoining or proposed; (c) maximise the opportunity to retain and protect existing mature vegetation; (d) enable a suitable frontage treatment to be presented where there is a transition to a residential neighbourhood.	(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.	
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.	**Not Applicable** The applicable Neighbourhood Plan outlines setback requirements. Refer to the response to the Neighbourhood Plan in **Appendix A**, for further detail.
PO27 Development ensures that the separation of buildings within a site and to an adjoining existing or future building which includes a residential dwelling: (a) is consistent with the form and character intent for the local area;	**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.	**Not Applicable** The applicable Neighbourhood Plan outlines building separation requirements. Refer to the response to the Neighbourhood Plan in **Appendix A**, for further detail.

Performance outcomes	Acceptable outcomes	Response
(b) is located to provide residential amenity including access to natural light, sunlight and breeze; (c) provides a degree of visual privacy via site planning and design without a reliance on fixed screening; (d) reasonably addresses and considers the amenity of adjoining residents and future development potential.	**AO27.2** Development ensures that the building separation to an adjoining residential building: (a) complies with Table 9.3.3.3.E; or (b) positions the primary balcony or private open space to street or rear; (c) offsets balconies or habitable rooms so they are positioned outside the cone of vision of existing or approved habitable rooms or outdoor spaces; or (d) uses moveable or adjustable screening to regulate privacy between lots or dwellings which do not exceed balcony screening acceptable outcomes. Note—Separation distances are intended to protect amenity and provide for private open spaces on upper levels that do not require full screening for privacy. Note—Considered site planning and design and strategies such as offsetting balconies, the location of private space, selective screening and other design elements can reduce the boundary separation requirements.	**Not Applicable** The applicable Neighbourhood Plan outlines building separation requirements. Refer to the response to the Neighbourhood Plan in **Appendix A**, for further detail.
PO28 Development is of an intensity that supports both the strategic and local role and function of the centre or mixed use area and the development of a vibrant public realm considering the capacity of infrastructure.	**AO28** Development has a gross floor area or plot ratio which: (a) complies with a neighbourhood plan; or (b) if no neighbourhood plan applies or a neighbourhood plan does not specify a gross floor area or plot ratio, is provided for in a building	**Not Applicable** Refer to the responses to the Neighbourhood Plan Code in **Appendix A**.

Performance outcomes	Acceptable outcomes	Response
	contained within the building envelope that does not exceed the maximum building footprint for the site.	
PO29 Development has a building footprint or site cover which: (a) is of an appropriate form and intensity for the activity centre or mixed use location; (b) balances built form with open space, parking and landscaping at ground level; (c) limits areas of external surface car parking; (d) provides for landscaping and deep planting areas.	**AO29** Development provides a maximum building footprint or site cover which: (a) complies with the requirements in a neighbourhood plan; (b) if no neighbourhood plan applies or no requirements are specified in a neighbourhood plan, the maximum building footprint or site cover is 90%. Note—The building footprint or site cover includes at-grade car parking areas that are covered with shelter. Enclosed car parking areas are included if they protrude more than 1m above ground level.	**Not Applicable** The applicable Neighbourhood Plan outlines building footprint / site cover requirements. Refer to the response to the Neighbourhood Plan in **Appendix A**, for further detail.
PO30 Development ensures that the podium building forms: (a) positively contribute to centre or mixed use character; (b) are consistent with the local or street form and character intent; (c) are proportional to the total height; (d) do not negatively impact on the streetscape; (e) do not negatively impact on the amenity of adjoining residents or building occupants;	**AO30.1** Development with podium design including setback: (a) complies with the requirements in a neighbourhood plan; (b) if no neighbourhood plan applies, or if no requirements are specified in the neighbourhood plan: (i) is set back in accordance with Table 9.3.3.3.C and Table 9.3.3.3.D if parking is included in a podium; (ii) is not built to the boundary on a boundary where a building height transition is required;	**Not Applicable** The applicable Neighbourhood Plan outlines podium design requirements. Refer to the response to the South Brisbane Riverside Neighbourhood Plan Code in **Appendix A**, for further detail.

Performance outcomes	Acceptable outcomes	Response
(f) are set back considering the height, length, degree of enclosure and treatment of walls.	(iii) provides a continuous frontage built to the alignment where continuity with adjoining buildings is important; (iv) is of a height that matches to the existing streetscape and to neighbouring buildings; (v) does not exceed 3 storeys, if no podium or parapet line is established in the immediate streetscape.	
	AO30.2 Development ensures that podium walls: (a) are built to the side or rear boundary of an allotment; (b) are blank; (c) have no windows or openings.	**Not Applicable** The applicable Neighbourhood Plan outlines podium design requirements. Refer to the response to the South Brisbane Riverside Neighbourhood Plan Code in **Appendix A**, 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.	**Not Applicable** The proposed development does not involve built to boundary walls.
PO32	**AO32**	**Complies with Acceptable Outcome**

Performance outcomes	Acceptable outcomes	Response
Development for a building in a centre or mixed use area provides for adaptable use over time, in particular on the ground storey and lower levels with: (a) a mix of adaptable floor plates at ground storey and podium levels; (b) higher floor-to-ceiling heights, capable of accommodating commercial, retail or other non-residential uses at different stages of the building's life cycle.	Development includes a minimum floor-to-ceiling height of 4.2m on the ground storey if: (a) identified as an active frontage in a neighbourhood plan; or (b) in the Principal centre zone, Major centre zone, District centre zone or Mixed use zone; or (c) within 200m walking distance of a dedicated public pedestrian access point of a railway or bus station.	The proposed development seeks a ground floor floor-to-ceiling height of approximately 5.3 metres within Tower 3, which is contained to the Mixed use zone. Refer to the Architectural Plans prepared by Bureau Proberts included in **Appendix C** for further detail.
PO33 Development ensures that building bulk and scale: (a) is consistent with the form and character intent for the local area and street; (b) is reduced by design elements to provide: (i) visual interest and contribution to the character of the centre or mixed use area; (ii) reflection of valued local form elements such as podium or parapet heights in traditional strip shopping centres; (iii) adequate amenity for building occupants and residents in terms of access to natural light and ventilation; (iv) a comfortable and attractive pedestrian environment; (v) a building base which exhibits a human-scale and fine-grain building rhythm;	**AO33.1** 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. 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.	**Complies with Acceptable outcome** The proposed development has a visually interesting built form and façade design that provides substantial variation and articulation. As presented on the Architectural Plans (**Appendix C**), any uniform treatment of the proposed tower 3 form does not extend greater than 30 metres. For further detail, refer to the Architectural Plans prepared by Bureau Proberts included in **Appendix C**.
	AO33.2 Development reduces building bulk by a combination of: (a) balconies orientated towards the street; (b) variation in materials, colours, or textures including between levels; (c) recessions and projections in the roof and wall plane; (d) variations in the building form.	**Complies with Acceptable Outcome** The proposed development includes the following design elements: • Large, deep recessed balconies across all levels above ground level; • Variation in the use of materials and colours across the building façade; • A combination of strong vertical and horizontal breaks throughout the tower form;

Performance outcomes	Acceptable outcomes	Response
(vi) variations in horizontal and vertical profile.		• Generous areas of landscaping and deep planting incorporated throughout the built form. For further detail refer to the Architectural Plans prepared by Bureau Proberts included in **Appendix C**.
	AO33.3 Development maximises recessed forms and openings around the building perimeter to allow external space to merge with the interior of the building, except where they would compromise safety and security.	**Complies with Acceptable Outcome** The development incorporates recessed forms and openings into the design of the building perimeter to provide a merge between the external and internal space of the building. For further detail refer to the Architectural Plans prepared by Bureau Proberts included in **Appendix C**.
	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 Acceptable Outcome** The proposed development includes the following in the first three levels of the proposed building: • Balconies overlooking the Montague Road streetscape; • Glazing, windows and openings to the street; • Variation in the use of materials; • An activated public realm at ground level, including small-scale non-residential tenancies that present to the Montague Road streetscape. • A vertical landscaping outcome, comprising cascading living greenery from the tower levels above, met by extensive landscaping at the ground plane. For further detail refer to the Architectural Package prepared by Bureau Proberts included in **Appendix C**.

Performance outcomes	Acceptable outcomes	Response
PO34 Development of buildings is finished with high-quality materials, selected for their durability and the contribution they make to the character of the centre or mixed use area.	**AO34.1** Development: (a) respects and reflects the architectural theme in the area; (b) respects the traditional frontages, facades, architectural qualities and traditional materials of buildings within the area; (c) does not necessarily imitate historical architectural styles. Refer to Figure j.	**Complies with Acceptable Outcome** The design of the proposed development responds to and complements the character and architectural theme that prevails within the immediate context. For further detail refer to the Architectural Plans prepared by Bureau Proberts included in **Appendix C**.
	AO34.2 Development provides materials and finishes which are all easily maintained and do not readily stain, discolour or deteriorate.	**Complies with Acceptable Outcome** Refer to the Architectural Plans included in **Appendix C** for the materiality palette.
PO35 Development for a building exhibits subtropical design elements to support a building's occupant, resident and user comfort and outdoor activities and living.	**AO35.1** Development includes ventilation in and around a building through strong sectional and facade articulation, breezeways, open courtyards and landscaped areas.	**Complies with Acceptable Outcome** The proposed development has variable and well setback outcomes to the boundaries of the site to encourage ventilation around the building. Refer to the Architectural Plans prepared by Bureau Proberts included in **Appendix C**, for further detail.
	AO35.2 Development includes weather protection and sun shading to: (a) all pedestrian entries; (b) shopfronts; (c) publicly accessible pedestrian connections;	**Complies with Acceptable Outcome** Deep planting and landscaping is located along all boundaries of the site providing pedestrian movement with natural shade and protection from the weather elements.

Performance outcomes	Acceptable outcomes	Response
	(d) external doors and windows to habitable rooms; (e) outdoor spaces intended for cafe or restaurant use.	Refer to the Landscape Concept Plans in **Appendix E**, for further detail.
	AO35.3 Development: (a) incorporates deep recesses, eaves and sun-shading devices on the north-facing building facades; (b) is shaded and incorporates elements such as adjustable screens, awnings or pergolas, innovative landscaping including green walls and green roofs, or planting on the west-facing building facades.	**Complies with Acceptable Outcome** The development has been thoughtfully designed to ensure no units are true north facing. Where units are north-east or north-west facing deep recesses, and sun-shading devices have been provided. The development provides shading devices including operable façade screening, glazed sliders and landscaping along the western building façade to provide shade. Refer to the Architectural Plans prepared by Bureau Proberts included in **Appendix C**, 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	**AO36.1** Development provides rooftops and building caps which: (a) contribute to the architectural distinction of the building and roofs; (b) include combinations and variations of forms created through pitches, gables, skillions or other features.	**Complies with Acceptable Outcome**

Performance outcomes	Acceptable outcomes	Response
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.	**AO36.2** 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 Acceptable Outcome** The proposed development incorporates the rooftops and building caps into the overall design to reflect a high-quality architectural outcome. The roof caps across all three towers are stepped, and incorporate sufficient landscaping, enhancing the visual amenity of the building. Furthermore, a range of materials are used to improve the developments visual amenity.
	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 Acceptable Outcome** The proposed development does not incorporate a rooftop garden.
	AO36.4 Development for a rooftop garden: a) incorporates a combination of built form and soft landscape elements integrated with the overall building design; b) enhances the presentation and visual amenity of the rooftop and skyline when viewed from external public vantage points. Note—External public vantage points means from at least two mostly unobstructed views of the development from a public area.	
PO37	**AO37.1**	**Complies with Acceptable Outcome**

Performance outcomes	Acceptable outcomes	Response
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.	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.	The proposed development provides a pedestrian link that is publicly accessible and improves connectivity between Pidgeon Close, Montague Road, Davies Park and Riverside Drive. This pedestrian space is sufficiently landscaped to create a positive pedestrian experience and provides access to the non-residential uses on ground level.
	AO37.2	**Complies with Acceptable Outcome**

Performance outcomes	Acceptable outcomes	Response
	Development for an awning over a footpath is lit with a lighting system which: (a) is in compliance with AS/NZS 1158.3.1:2005 Lighting for roads and public spaces, Category P3 and AS 4282-1997 Control of the obtrusive effects of outdoor lighting (b) provides a minimum of 20lux at ground level.	Any footpath lighting can comply with the 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.
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;	**AO38.1** Development entrances are clearly visible from the street, and are not obscured by fencing, walls, advertising or dense landscaping.	**Complies with Acceptable Outcome** The proposed development incorporates clearly visible entrances via the incorporation of landscaping and clearly visible lines of sight from the street frontages.
	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 Acceptable Outcome** The pedestrian links provided on ground level provide access to the non-residential uses and improve connectively through the site.

Performance outcomes	Acceptable outcomes	Response
(f) provide conveniently located mailboxes.	**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 Acceptable Outcome** The proposed development provides distinguishable pedestrian entrance points marked by landscaping and clear visible lines of sight to activity generating land uses. For further detail, refer to the Architectural Plans included in **Appendix C.**
O39 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 Acceptable Outcome** The development provides a building front elevation that is parallel to Pidgeon Close and Montague Road frontages.
	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 Acceptable Outcome** The proposed development incorporates balconies throughout the towers to provide casual surveillance to Davies Park, Riverside Drive, Pidgeon Close and Montague Road
	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;	**Complies with Acceptable Outcome** The proposed front setback does not impact on pedestrian connectivity or the developments engagement with the street.

Performance outcomes	Acceptable outcomes	Response
	(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.	
	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 Acceptable Outcome** All steps, escalators, ramps and lifts are set back at least 1.2m from the main building line.
PO40 Development for a building 8 storeys and over ensures that the design mitigates the impacts of ground-level wind acceleration on pedestrians and building occupants, considering the site context and neighbouring structures.	**AO40** Development provides wind mitigation for a building which is 8 storeys to 15 storeys that: (a) is in accordance with a neighbourhood plan; or (b) if a neighbourhood plan does not specify any criteria, uses at least 2 of the following strategies: (i) building orientation, plan shape, massing and facade articulation to avoid tall and wide facades that face prevailing winds; (ii) a podium and tower building form with a tower set back at least 10m from all streets above the podium level to deflect wind downdrafts from penetrating to street level (but a podium is not suitable for communal or private open space);	**Complies with Acceptable Outcome**

Performance outcomes	Acceptable outcomes	Response
	(iii) canopies and awnings to protect pedestrians; (iv) trellis structures and a dense network of trees at ground or podium level. Note—This is demonstrated by submission of a wind impacts report from a suitably qualified professional.	
PO41 Development provides car parking which: (a) minimises the impact on the quality of adjoining streetscapes or public spaces or the amenity of adjoining residents in terms of location, bulk, form and amenity impacts including noise, light or odours; (b) takes account of the following: (i) the location of active frontages and public spaces; (ii) setback distances to mitigate impacts; (iii) the proximity of dwelling houses or existing multiple dwellings on adjoining sites; (iv) the scale and detail of any parking structure walls when viewed from the street and adjoining properties; (v) the visual impact of open car parking and vehicle movement areas on the street and adjoining properties; (vi) convenient, safe and legible vehicle access and car parking for users.	**AO41.1** Development provides car parking which is: (a) not visible from the street, other public spaces or adjoining properties; or (b) located below ground or behind dwellings or active uses for the full street frontage; (c) set back from front, rear and side boundaries in compliance with a neighbourhood plan or if no neighbourhood plan applies or no requirements are specified in a neighbourhood plan, the requirements in Table 9.3.3.3.D. Note—Car parking which extends 1m above ground level will be counted in the maximum height and will be subject to the relevant boundary setback requirements.	**Complies with Acceptable Outcome** Car parking is provided across one (1) to three (3) basement levels.
	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 Acceptable Outcome** The basement levels are contained wholly below ground.

Performance outcomes	Acceptable outcomes	Response
	AO41.3 Development only provides car parking located above ground if: (a) it is fully integrated within the building design and is sleeved by development to required active frontages; or (b) it offers short-term car parking for customer, visitors or service providers, that is a portion of the total required car parking, and does not impact on active frontage requirements; or (c) it is located to the side or rear of the site away from the primary street or active frontage. Refer to Figure e.	**Not Applicable** The proposed car parking spaces are located within the basement levels.
	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.	**Not Applicable** The proposed car parking spaces are located within the basement levels.
	AO41.5	**Complies with Acceptable Outcome**

Performance outcomes	Acceptable outcomes	Response
	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.	The proposed visitor car parking is clearly signposted, lit at night and is not located behind a security barrier.
PO42 Development for a publicly accessible plaza, arcade and pathway provided as part of development is easily accessed, attractive and supports personal safety. Refer to Figure i.	**AO42.1** Development provides for pedestrian and cyclist movement adjoining and through a site at street level or at-grade. Note—Grade-separated pedestrian movement systems, such as an overhead bridge or underpass, are avoided because they are less attractive and safe for users.	**Complies with Acceptable Outcome** The proposed development provides a pedestrian link on ground level that is publicly accessible and improves connectivity between Pidgeon Close, Montague Road, Davies Park and Riverside Drive. Refer to the Architectural Plans in **Appendix C** and the Landscape Concept Plans in **Appendix E** for further detail.
	AO42.2 Development for a plaza, arcade, pathway and other external area in the site which is intended for public access at night complies with: (a) AS/NZS 1158.3.1:2005 Lighting for roads and public spaces Category P3; (b) AS 4282-1997 Control of the obtrusive effects of outdoor lighting.	**Complies with Acceptable Outcome** Any external area lighting can comply with the 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.
PO43	**AO43.1**	**Not Applicable**

Performance outcomes	Acceptable outcomes	Response
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.	Development for a plaza identified in a neighbourhood plan, approved centre concept plan, structure plan or where proposed as a part of development: (a) is provided in the location identified; (b) is of a regular shape and has a minimum frontage to a road of 10m; (c) has a minimum size of 400m^2; (d) is integrated with surrounding development; (e) has a minimum dimension of 20m; (f) is located at the level of the ground storey of adjoining buildings; (g) is suitable for pedestrian and cyclist access; (h) includes a minimum of 50% hard-paved area; (i) includes a minimum of 20% deep- planting area to accommodate subtropical shade trees; (j) is a minimum 75% open to the sky.	The site is not identified as being required to provide a plaza. Notwithstanding an extensive ground floor public realm, is provided. This will provide for new pedestrian connectivity, embellished and expanded public realm to the Davies Park interface and throughout.
	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.	

Performance outcomes	Acceptable outcomes	Response
	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;	**Complies with Acceptable Outcome** An extensive ground floor public realm is provided as a part of the proposed development. This will provide for new pedestrian connectivity, embellished and expanded public realm to the Davies Park interface, the non-residential uses associated with the development and throughout. The pedestrian link comprises appropriate landscaping to ensure a pleasant pedestrian experience.

Performance outcomes	Acceptable outcomes	Response
	(g) is provided at-grade with an adjoining public area and connects safely without any lip or step; (h) incorporates crime prevention through environmental design principles to maximise safety; (i) has signage at each end identifying the connection provided; (j) is straight and allows for visual connection to the other end. Note—Crime prevention principles can be found in the Crime prevention through environmental design planning scheme policy. Note—Development for cross block links is addressed in the Streetscape hierarchy overlay code.	
PO45 Development provides and maintains a continuous, accessible, attractive, direct, convenient and legible connection and pathway for pedestrians and cyclists.	**AO45** Development for a pedestrian connection within the site which is publicly accessible (privately owned): (a) is clearly delineated and separated from parking bays; (b) provides direct convenient connection to entries; (c) is suitable for all users; (d) is properly illuminated at all times; (e) is covered or shaded where open; (f) is finished in different materials or colour to parking bays; (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;	**Complies with Acceptable Outcome** The extensive ground floor public realm provided as a part of the proposed development will be clearly illuminated, clearly delineated and separated from parking and vehicular movement. It will be designed in accordance with the Infrastructure design planning scheme policy.

Performance outcomes	Acceptable outcomes	Response
	(h) includes a separate bikeway if appropriate; (i) is designed in compliance with the Infrastructure design planning scheme policy.	
PO46 Development for public toilets is located sensitively so that: (a) the use is supported; (b) public surveillance is provided; (c) the development is not visually intrusive.	**AO46** Development for a publicly accessible toilet: (a) is located near spaces or pathways with high pedestrian activity and use; (b) has amenity that is visible from the spaces or pathways with high pedestrian activity and use; (c) is not visually intrusive; (d) is accessed via a direct legible pathway that is consistently lit in compliance with AS/NZS 1158.3.1:2005 Lighting for roads and public spaces Category P3; (e) has high mounted vandal-resistant luminaires for external lighting, and lighting in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting, Table 2.1, Illuminance in the vertical plane, Curfewed hours.	**Not Applicable** The proposed development does not include a publicly accessible toilet.
PO47 Development for pedestrian access and movement is defined and controlled to ensure privacy and security.	**AO47** Development for mixed use restricts access from the street or publicly accessible areas of the site to private residential dwellings or communal open space.	**Complies with Acceptable Outcome** The residential units in the tower form at appropriately separated from the non-residential publicly accessible spaces on ground floor, via private foyers for each respective tower.
PO48	**AO48.1** Development for fencing is not located between the front boundary and main building line.	**Not Applicable** A fence is not provided as a part of the proposed development.

Performance outcomes	Acceptable outcomes	Response
Development supports pedestrian movement and pedestrian access which is barrier free to a building entry and a publicly accessible space.	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: (a) 1.2m, where fence construction is solid or less than 50% transparent; (b) 1.5m, where fence construction is at least 50% transparent.	
	AO48.3 Development for a retaining wall is: (a) stepped to minimise impact on the streetscape and pedestrian environment; (b) a maximum of 0.6m in height if directly abutting the verge and footpath.	
PO49 Development for an ATM or vending machine is located to avoid obstructing the footway with loitering queues, through their siting away from drinking fountains, seating or public telephones.	**AO49** Development for an ATM or vending machine: (a) is set back a minimum of 1.5m from street furniture, street trees and garden beds; (b) includes a visually permeable barrier located in the development site to prevent queues forming across a footpath or pedestrian way.	**Not Applicable** The proposed development does not provide an Atm or vending machine.
PO50	**AO50.1**	**Complies with Acceptable Outcome**

Performance outcomes	Acceptable outcomes	Response
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.	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.	Refer to the response to the applicable Neighbourhood Plan in **Appendix A.**
	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%.	**Not Applicable** The proposed development is for a residential led mixed use development. A small shop is proposed on ground floor. The shop is along on street frontage.
	AO50.3 Development for a stand-alone shopping centre or shop located on an arterial road, provides for: (a) a minimum of 25% active frontage connection to this street front; (b) a strong internal pedestrian oriented 'street' with an active frontage.	
PO51 Development within an existing traditional strip centre or corridor: (a) contributes to the existing character and structure;	**AO51** Development within an existing traditional strip centre or corridor provides a streetscape which: (a) is in compliance with a neighbourhood plan; or	**Not Applicable** The development does not involve an existing traditional strip centre or corridor.

Performance outcomes	Acceptable outcomes	Response
(b) provides a continuous pedestrian environment at street level.	(b) if no neighbourhood plan applies or a neighbourhood plan does not specify requirements for a streetscape, ensures that the development: (i) has a minimum of 1 active frontage – primary; (ii) is set back in keeping with existing adjoining uses; (iii) locates large-format retail or employment uses at ground floor behind smaller uses and tenancies to the street; (iv) is consistent in height with existing development; (v) maintains a consistent street edge with parapet height and awnings at the base of the building with upper levels set back from the front alignment. Refer to Figure h.	
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;	**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;	**Not Applicable** The site is not identified as being required to provide an active frontage.

Performance outcomes	Acceptable outcomes	Response
(b) strong physical and visual integration between the ground storey and the adjoining verge or public space to seamlessly integrate indoor and outdoor spaces; (c) building design which provides a visually interesting, interactive and continuous built form and rhythm to the street; (d) richly detailed, human-scaled and fine-grained building frontages; (e) a safe, enjoyable and continuous pedestrian environment without obstruction or interruption from vehicular crossovers and manoeuvring; (f) a subtropical urban design and built form which encourages outdoor lifestyles and engagement with the public realm. Note—Highly active non-residential uses create the greatest degree of pedestrian activity and interaction and are mostly accommodated in small individual tenancies with narrow building frontages, such as shops, restaurants and cafes.	(c) a 1st and 2nd storey featuring windows or balconies promoting interaction with and surveillance of the street; (d) awnings for the full building frontage; (e) lighting of publicly accessible areas including the underside of awnings; (f) at least 1 pedestrian entry and exit for every 10m of building frontage; (g) a minimum of 50% transparent external wall materials up to a height of 2.5m above pavement level; (h) a minimum ground-storey height of 4.2m. Note—Non-residential uses must be continuous along the active frontage – primary. Note—If a neighbourhood plan identifies an active frontage, but not whether it is primary or secondary, active frontage – primary criteria apply.	
	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;	**Not Applicable** The site is not identified as being required to provide an active frontage.

Performance outcomes	Acceptable outcomes	Response
	(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; (b) from a secondary frontage or from an adjoining premises if a shared driveway and access arrangement is established.	**Not Applicable** The site is not identified as being required to provide an active frontage.
	AO53.2 Development which requires an active frontage – primary or active frontage – secondary identified in a	**Not Applicable** The site is not identified as being required to provide an active frontage.

Performance outcomes	Acceptable outcomes	Response
	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.	**Not Applicable** The site is not identified as being required to provide an active frontage.
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;	**Complies with Acceptable Outcome** Refer to the Landscape Concept Plan in **Appendix E** for further detail.

Performance outcomes	Acceptable outcomes	Response
(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.	(g) allows for the overlooking of the street and pedestrian entry areas from the building; (h) emphasises clear pedestrian entry points. Note—No overall percentage of open space and landscaping is prescribed for non-residential development. Note—This is demonstrated in a landscape concept plan. Note—Landscape design incorporates planting in accordance with the Planting species planning scheme policy. Note—The location, design and provision of communal and private open space for residential uses must be in compliance with the Multiple dwelling code.	
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;	**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.	**Complies with Acceptable Outcome** The proposed development provides 1,267m^2 (9.4%) of deep planting. These areas are located throughout the development, most notably on ground floor and provides a buffer to adjoining residential developments and provides a pleasant pedestrian experience throughout the public realm. Refer to the Landscape Concept Plan in **Appendix E** for further detail.

Performance outcomes	Acceptable outcomes	Response
(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.	**AO56.2** Development: (a) provides for a minimum 10% of the site area for deep planting; (b) ensures that each deep-planting area has a minimum area of 25m^2 and a minimum dimension of 4m in any direction.	**Complies with Acceptable Outcome** The proposed development provides 1,267m^2 (9.4%) of deep planting. These areas of deep planting are a minimum of 4m in any direction. Refer to the Landscape Concept Plan in **Appendix E** for further detail.
	AO56.3 Development provides deep-planting areas that are: (a) exclusively for landscaping; (b) not containing vehicle manoeuvring areas, pedestrian paths, surface structures or infrastructure, sub-surface structures or infrastructure; (c) able to accommodate trees planted in natural ground with no development underneath; (d) 100% open to the sky; (e) able to be accessed for maintenance purposes.	**Complies with Acceptable Outcome** Refer to the Landscape Concept Plan in **Appendix E** for further detail.
	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.	**Complies with Acceptable Outcome** The deep planting areas associated with the proposed development are capable of accommodating subtropical trees that are capable of growing to a minimum canopy diameter of 5m and/or a minimum height of 5m within 5 years of planting. Specifically feature trees are proposed to be accommodated in 5x5x2m planter boxes, which are capable of holding adequate depths of soil and roots.

Performance outcomes	Acceptable outcomes	Response
	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.	Refer to the Landscape Concept Plans in **Appendix E**.
	AO56.5 Development provides a minimum of 25% of all trees as advanced stock.	**Can Comply with Acceptable Outcome** The proposed development can provide a minimum of 25% of all trees as advanced stock.
PO57 Development for an open air car park is landscaped to: (a) contribute positively to the landscape character of the centre or mixed use area; (b) reinforce and support pedestrian movement; (c) provide a comfortable environment for pedestrians; (d) reduce glare and heat; (e) reduce impervious areas; (f) establish shade cover within a period of 5 years.	**AO57.1** Development for an open air car park at or above ground level provides that setbacks are densely planted with a minimum of 1.5m wide landscaping. Note—Front setback is to be treated to address streetscape interface issues and requirements.	**Complies with Acceptable Outcome** The majority of the car parking is provided in the basement levels. Where car parking is provided above ground level, the visitor car parking, it is visually buffered from the adjoining land through densely planted setbacks and landscaping/deep planting where possible. Refer to the Architectural Plans in **Appendix C** and Landscape Concept Plans in **Appendix E**.
	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	**Complies with Acceptable Outcome** The visitor car parking located on ground level is visually screened by landscaping/deep planting where possible. Refer to the Architectural Plans in **Appendix C** and Landscape Concept Plans in **Appendix E**.

Performance outcomes	Acceptable outcomes	Response
	(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.	**Complies with Acceptable Outcome** The proposed development has been designed so the visitor car parks are located to be in proximity with the associated tower, as such there is not one large car parking area. Pedestrians are able to safety move through these areas and can move throughout the site without walking through the car parking spaces.
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	**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	**Not Applicable** The proposed development provides an active frontage through the provision of retail tenancies along the Montague Road frontage.

Performance outcomes	Acceptable outcomes	Response
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.	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.	
PO59 Development for a building must not incorporate any type of glass or other surface likely to reflect specular rays that could create undue nuisance, discomfort or hazard to the surrounding locality.	**AO59** Development ensures that any reflective glass material has: (a) a level of light reflectivity not greater than 20%; (b) a level of heat transmission not less than 20%.	**Can Comply with Acceptable Outcome** The Applicant will comply with a reasonable and relevant condition.
PO60 Development minimises direct overlooking between buildings and to adjoining residential uses not located within the centre or mixed use area through site planning, building design, screening and landscaping.	**AO60** No acceptable outcome is prescribed. Note—Screening and fencing for a residential use is designed in accordance with the Multiple dwelling code.	**Complies with Performance Outcome (where no Acceptable Outcome is provided)** The site is split between the Mixed Use Zone and the High-Density Residential Zone. As such the proposed development provides a ground level active uses and residential uses in the tower forms. The site adjoins residential uses to the south-west of the site. The development incorporates 1,267m^2 (9.4%) of deep planting throughout the development to provide natural screening. Furthermore, screening is provided across the three tower forms to provide additional privacy for adjoining residential uses.

Performance outcomes	Acceptable outcomes	Response
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 Performance Outcome (where no Acceptable Outcome is provided)** The proposed development incorporates screening and significant landscaping / deep planting in the overall design. This enhances the privacy and amenity for the residents.
PO62 Development of garages, driveways and parking structures minimise impacts on the amenity of neighbouring dwellings.	**AO62.1** Development for a car park: (a) provides a 2m-high acoustic fence and a landscaped area 1.5m wide where located adjacent to a neighbouring dwelling; (b) is acoustically screened where the car park is used at night and where located adjacent to a neighbouring dwelling.	**Complies with Acceptable Outcome** Refer to the Acoustic Assessment Report in **Appendix K**.
	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.	
PO63 Development provides refuse and recycling collection and storage facilities that:	**AO63.1** Development is designed and constructed to ensure refuse and recycling collection and storage facilities comply with the Refuse planning scheme policy.	**Complies with Acceptable Outcome** Refer to the Waste Management Plan included within **Appendix H**.

Performance outcomes	Acceptable outcomes	Response
(a) are located conveniently in an unobtrusive dedicated storage room or separate screened structure; (b) are located and managed so that adverse impacts on building occupants, neighbouring properties and the public realm are minimised; (c) provide for refuse and recycling including source separation; (d) are of a design which allows low-frequency service collection; (e) minimise ongoing building management cost for occupants.	**AO63.2** Development is designed and constructed to ensure refuse and recycling collection and storage facilities do not have any odour, noise or visual impacts which are detectable and disturbing at the site or adjoining sites. Note—Refer to the Refuse planning scheme policy for further guidance.	**Complies with Acceptable Outcome** Refer to the Waste Management Plan included within **Appendix H**.
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;	**Complies with Acceptable Outcome** The layout, design and landscaping of the proposed development facilities key elements of crime prevention through environmental design, including passive surveillance from units, uninterrupted sightlines, and a legible design that minimises potential entrapment areas. Refer to the Architectural Plans in **Appendix C** for further details.

Performance outcomes	Acceptable outcomes	Response
	(d) ensuring publicly accessible areas such as car parks, pathways, public toilets, communal areas are well lit; (e) including way-finding cues; (f) minimising predictable routes and entrapment locations near public spaces such as car parks, public toilets, ATMs, communal areas. Note—For guidance in achieving the key elements of crime prevention through environmental design refer to the Crime prevention through environmental design planning scheme policy.	
PO65 Development minimises the potential for graffiti and vandalism through appropriate design and landscaping which controls access, reduces canvas and allows for easy maintenance selection.	**AO65** Development design and landscaping incorporates graffiti and vandalism prevention techniques which: (a) deny access to potential canvas using access control techniques; (b) reduce potential canvases using canvas-reduction techniques; (c) ensure graffiti can be readily and quickly removed through easy maintenance selection techniques. Note—For guidance on graffiti and vandalism prevention techniques refer to the Graffiti prevention planning scheme policy.	**Complies with Acceptable Outcome** The potential for graffiti and vandalism is minimised through the absence of natural ladders and potential canvases. Passive surveillance and clear sightlines through the development further reduce the likelihood of unsociable behaviour occurring on site. Refer to the Architectural Plans in **Appendix C** for further details.
PO66 Development does not adversely impact the structural integrity or ongoing operation and maintenance of sub-	**AO66** Development demonstrates that it will not result in any impact on existing or planned sub-surface transport	**Complies with Acceptable Outcome**

Performance outcomes	Acceptable outcomes	Response
surface transport infrastructure which is an existing or endorsed proposed tunnel.	infrastructure through the submission of an engineering and geological report and certification or consent provided by the relevant infrastructure owner.	Refer to the Engineering Assessment in **Appendix G** for further detail.
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.	**Not Applicable** The site is not identified in a view corridor under the neighbourhood plan.
	AO67.2 Development creates opportunities for views and vistas from a view point identified in a neighbourhood plan. Note—A neighbourhood plan may identify view points and may or may not identify any specific view corridor that they observe.	**Not Applicable** The site is not identified in a view corridor under the neighbourhood plan.
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;	**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.	**Not Applicable** The site is not identified as a significant corner site under the neighbourhood plan.
	AO68.2	**Not Applicable**

Performance outcomes	Acceptable outcomes	Response
(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.	Development provides a corner land dedication on a significant comer site identified in a neighbourhood plan, adjacent to the existing verge area which: (a) complies with any dimensions identified in the neighbourhood plan; (b) accommodates a deep-planted large feature tree in compliance with the road corridor design section of the Infrastructure design planning scheme policy; (c) is embellished in compliance with the road corridor design section of the Infrastructure design planning scheme policy. Note—A neighbourhood plan may indicate if a corner land dedication is to be truncated or inverted. If the configuration is not specified, a truncated land dedication is to be provided where the building or podium is 2 storeys or fewer. Where an inverted corner land dedication is provided, the building design accommodates the feature tree canopy at maturity.	The site is not identified as a significant corner site under the neighbourhood plan.
	AO68.3 Development ensures that any part of the building including the basement but excluding awnings is outside the corner land dedication area. Note—A neighbourhood plan may indicate if a building is able to volumetrically extend into the corner land dedication area.	**Complies with Acceptable Outcome** The proposed building is outside any corner land dedication.
PO69	**AO69.1**	**Not Applicable**

Performance outcomes	Acceptable outcomes	Response
Development on a landmark site provides a prominent visual reference and contribution to the city's public realm by: (a) exhibiting subtropical architectural excellence through design, treatment and articulation; (b) defining the site and its setting through building form, expression, silhouette, scale, materials and landscaping; (c) reinforcing a sense of arrival to the neighbourhood plan area, precinct or sub-precinct through marking a node, an intersection or major connection point in the city; (d) respecting the prominence of any adjoining or nearby heritage place or local landmark; (e) if a corner land dedication is required: (i) accommodating a deep-planted large feature tree within the dedication area; (ii) providing a building envelope that acknowledges and respects the presence of the large feature tree canopy; (iii) accommodating high levels of pedestrian movement and enhancing the pedestrian experience. Note—A neighbourhood plan may indicate whether or not a land dedication is required.	Development: (a) emphasises a landmark site identified in a neighbourhood plan and its setting; (b) addresses all elevations, with front, side and rear facades all displaying a high level of modulation and articulation; (c) both vertically and horizontally articulates building form and mass with proportions compatible with the height, scale and setting of the building; (d) provides an interesting and varied skyline and silhouette; (e) uses high-quality and durable materials and finishes; (f) integrates landscaping, building entries and the public realm at the ground plane. Note—The Council's Independent design advisory panel may be invited to provide advice on developments in accordance with the provisions of the Independent design advisory panel planning scheme policy.	Refer to the response in the Multiple Dwelling Code, in **Appendix A**.
	AO69.2 Development provides a corner land dedication adjacent to the existing verge area which: (a) complies with any dimensions identified in a neighbourhood plan; (b) accommodates a deep-planted feature tree in compliance with the Infrastructure design planning scheme policy;	**Complies with Acceptable Outcome** Development provides an inverted corner land dedication in the corner land dedication sites indicated in the Streetscape hierarchy overlay.

Performance outcomes	Acceptable outcomes	Response
	(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 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.	**Not Applicable** The site is not identified in the Neighbourhood Plan as being required to provide a landscaped buffer.

9.3.14.3 Multiple dwelling code

Performance Outcomes	Acceptable Outcomes	Response
Site area and frontage		
PO1 Development has a site area and frontage width that is sufficient to: (a) accommodate the scale and form of multiple dwelling buildings considering site features such as heritage or character buildings and slope; (b) deliver useable communal open space areas and private open spaces; (c) achieve viable areas of deep planting and landscaping to retain significant vegetation and protect or establish large subtropical shade trees; (d) achieve safe and convenient vehicle access to the site; (e) accommodate on-site parking and vehicle manoeuvring for residents, visitors and service providers; (f) accommodate the location and size requirements of service authorities and site services to minimise adverse visual and amenity impacts on neighbours and the streetscape; (g) minimise the impact of new driveways on the streetscape.	**AO1** Development has a site area and frontage width that meets the minimum requirements set out in: (a) a neighbourhood plan; or (b) if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements set out in Table 9.3.14.3.B. Note—The site frontage is measured at the property line on the primary road boundary.	**Complies with Acceptable Outcome** The subject site has an area of 13,450m^2 and has dual frontage to Montague Road and Pidgeon Close of approximately 50 metres and 23.6 metres, respectively. The development has a site area and frontage width that meets the minimum requirements set out in Table 9.3.14.3.B.
PO2	**AO2**	**Complies with Acceptable Outcome**

Performance Outcomes	Acceptable Outcomes	Response
Development in the High density residential zone or Medium density residential zone does not isolate or negatively impact on the potential for adjoining sites to develop to a scale and intensity envisaged for the zone or neighbourhood plan area. Note—An indicative concept plan that demonstrates compliant development can be achieved on the adjoining site may be required to demonstrate achievement of this outcome.	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 (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	The proposed development adjoins three (3) land parcels identified in the High Density Residential Zone, each of which meet the minimum requirements set out in Table 9.3.14.3.B of the Multiple Dwelling Code as detailed herein. • 297 Montague Road: 7,971m^2 and frontage to Montague Road of approximately 92 metres. • 317 Montague Road: 11,075m^2 and frontage to Montague Road, Beesley Street and Pidgeon Close of approximately 70 metres, 150 metres and 70 metres, respectively. • 10 Pidgeon Close: 6,749m^2 and dual frontage to Beesley Street and Pidgeon Close of 101 metres and 60 metres, respectively.
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;	**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;	**Complies with Performance Outcome** Refer to **Section 5** of the Town Planning Assessment, for a detailed assessment against Performance Outcome **PO3**.

Performance Outcomes	Acceptable Outcomes	Response
(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.	(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.	
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;	**AO4.1** Development has a maximum building height that complies with: (a) a neighbourhood plan; or (b) if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements set out in Table 9.3.14.3.B.	**Complies with Performance Outcome** Refer to **Section 5** of the Town Planning Assessment, for a detailed assessment against Performance Outcome **PO4**.
	AO4.2 Development incorporates the building height transition requirements set out in Table 9.3.14.3.I.	**Complies with Performance Outcome** Refer to **Section 5** of the Town Planning Assessment, for a detailed assessment against Performance Outcome **PO4**.

Performance Outcomes	Acceptable Outcomes	Response
(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.		
PO5 Development for services and related structures, including electricity transformers, fire hydrant and booster assemblies, air conditioning and other mechanical plant, vents, exhausts and refuse and recycling storage areas: (a) are integrated into the development; (b) do not dominate the site frontage; (c) are compatible with the intended streetscape character;	**AO5** Development ensures that where services and related structures, including electricity transformers, fire hydrants and booster assemblies, air conditioning and other mechanical plant, vents, exhausts and refuse and recycling storage areas, are located within 4 metres of the front boundary: (a) comprise no more than 5m or 10% of the street frontage, whichever is the lesser; (b) are orientated towards the internal driveways or footpaths onsite; (c) are located, screened or landscaped so as not to be visually obtrusive.	**Complies with Performance Outcome** As presented on the Architectural Plans (**Appendix C**), the development proposes to distribute all services and related structures, including transformers, hydrants mechanical plant and refuse and recycling storage areas throughout the development site. Given the site and configuration of the subject land, it is not practical nor feasible to provide all services and related infrastructure along the front boundary of the site. All services and related infrastructure have been appropriately integrated into the development to ensure that the relevant infrastructure does not dominate the frontages to Montague Road and Pidgeon Close,

Performance Outcomes	Acceptable Outcomes	Response
(d) ensure adverse amenity impacts to the streetscape and habitable spaces are ameliorated.		allowing for retail and centre activities to activate the Montague Road public domain. Refer to the Architectural Plans prepared by Bureau Proberts included in **Appendix C**, for further detail. For the reasons set out above, the proposed development complies with Performance Outcome **PO5** of the Multiple Dwelling Code.
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.	**Not Applicable** Refer to **Section 5** of the Town Planning Report for a detailed response against the relevant corresponding performance outcome.
PO7	**AO7.1**	

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

Performance Outcomes	Acceptable Outcomes	Response
	(f) where on the side boundaries of a corner lot, located towards the front of the development and separated; (g) a maximum height of 3m; (h) low maintenance or constructed of prefinished materials. Refer to Figure e.	
	AO7.3 Development ensures built to boundary walls: (a) have a maximum cumulative length along each side boundary of 15m, where located in the Low-medium density residential zone, Medium density residential zone or High density residential zone; or (b) have a maximum cumulative length of 9m, where permitted in the Infill housing zone precinct of the Character residential zone; or (c) do not exceed the length of an abutting and lawfully constructed built to boundary wall on an adjoining lot.	**Not Applicable**
PO8 Development ensures that the proportion of buildings to open space and landscaping on a site: (a) is consistent with the intended form, character and intensity of the local area and immediate streetscape;	**AO8** Development has: (a) a building footprint within the building envelope; (b) a maximum site cover that: (i) complies with the requirements set out in a neighbourhood plan; or	**Not Applicable** The proposed development complies with the maximum site cover requirements set out in the South Brisbane Riverside Neighbourhood Plan Code, which prescribe a maximum site cover of 70% for development in a Residential Zones Category, and 80% where in the

Performance Outcomes	Acceptable Outcomes	Response
(b) facilitates modulation and articulation of the building form; (c) supports residential amenity for occupants and adjoining properties; (d) supports private outdoor subtropical living; (e) provides for well-located and functional communal open space areas; (f) provides for deep planting areas to retain significant vegetation and protect or establish large subtropical shade trees.	(ii) if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan: A. where in the Medium density residential zone, Low–medium density residential zone or the Infill housing zone precinct of the Character residential zone, is 45%; or B. where in the High density residential zone, is 40%.	Mixed use zone where identified within the Riverside South Precinct (NPP-007).
PO9 Development balances the height and footprint of the building, providing modulation and variation in the façade's horizontal and vertical profiles that: (a) reduces the appearances of bulk through changes in building depth, length and articulated form; (b) maintains a human scale and is consistent with the form and character intent of the neighbourhood and street; (c) supports residential amenity to occupants and adjoining properties, including access to natural light and breezes; (d) provides opportunities for dual aspect dwellings; (e) incorporates changes in material, finish or texture at regular intervals; (f) provides expressive shadow casting elements;	**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.	**Not Applicable** The subject site is not located in the Medium density residential zone, Low-medium density residential zone or in the Infill housing zone precinct of the Character residential zone.
	AO9.2 Development where in the High density residential zone, the maximum length of a wall in any direction is 50m with substantial articulation provided every 15m. Note—Substantial articulation is a full building separation of 6m or a change in building line of plus or minus 2m for a length not less than 5m.	**Not Applicable** The proposed development responds to the relevant provisions set out in the South Brisbane Riverside Neighbourhood Plan Code.
	AO9.3	**Complies with Acceptable Outcome**

Performance Outcomes	Acceptable Outcomes	Response
(g) provides opportunities for useable and functional open space. Refer to Figure i.	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.	As presented on the Architectural Plans prepared by Bureau Proberts included in **Appendix C**, the proposed development achieves a highly articulated façade treatment across all three (3) buildings. The side facades of the tower are highly articulated, with a combination of a strong vertical break, intermittent distinct vertical breaks, deep recessed balconies, setbacks, living greenery, screening and materiality utilised to moderate these facades.
	AO9.4 Development of the first 3 storeys of the building includes: (a) balconies and outdoor living areas orientated to the street or public realm; (b) expression and promotion of pedestrian entries; (c) elements of a finer scale than the building's main structure framing such as party walls and slab edges; (d) recesses in built form to allow natural light to access habitable rooms within the building. Refer to Figure j, Figure k and Figure l.	**Complies with Acceptable Outcome** The proposed development has been intentionally oriented to address both respective street frontages, comprising Montague Road and Pidgeon Close. The proposed development includes adequate architectural elements including expression of building entries, balconies, elements of finer scale, recesses in built form to allow natural light and landscaping to present a visually interesting built form to the streetscape. In particular the side of the facades of the tower are highly articulated, with a combination of a strong vertical break, intermittent distinct vertical breaks, living

Performance Outcomes	Acceptable Outcomes	Response
		greenery, screening and materiality utilised to moderate these facades.
PO10 Development for rooftops and building caps: a. is contextually and climatically appropriate in form; b. reduces the bulk and scale of development when viewed from the street; c. is responsive to orientation and solar access; d. is not marred by plant and equipment; e. may incorporate a rooftop garden where integrated as part of the overall building design and enhancing the presentation and visual amenity of the rooftop and skyline when viewed from external public vantage points. Note—External public vantage points means from at least two mostly unobstructed views of the development from a public area.	**AO10.1** Development provides building caps and rooftops which: (a) contribute to the architectural distinction of the building and roofs; (b) include interesting forms created through pitches, gables, skillions or other features; (c) provides opportunity for landscaping, alternative water sources, solar energy and communal open space area. Refer to **Figure m** and **Figure n.**	**Complies with Acceptable Outcome** The proposed development provides varied roof forms that will contribute to the design and distinction of the three towers. The roof forms of all three towers are varied in height and provide a stepped form to create visual interest. The rooftops are also befitted green elements to provide visually attractive built forms as well as respond to the subtropical climate. Refer to the Architectural Plans prepared by Bureau Proberts included in **Appendix C** for further detail.
	AO10.2 Development for rooftop service structures, lift motor rooms and mechanical plant and equipment is: (a) designed as an architectural feature of the building; (b) incorporated into the roof form; (c) designed to enable future inclusion of plant and equipment such as telecommunications facilities in an unobtrusive manner; (d) visually and acoustically screened from any communal open space on the rooftop.	**Complies with Acceptable Outcome** The proposed development includes a small area accommodating rooftop service structures, lift and mechanical plant equipment. The plant / service room (located within the central portion of the rooftop) has been visually integrated into the roof form and cannot be perceived from the street. Where required, the plant equipment will be acoustically screened. Refer to the Architectural Plans prepared by Bureau Proberts included in **Appendix C** for further detail.
	AO10.3 Development for a rooftop garden:	**Not Applicable** The proposed development does not involve a rooftop garden.

Performance Outcomes	Acceptable Outcomes	Response
	a. incorporates a combination of built form and soft landscape elements integrated with the overall building design; b. enhances the presentation and visual amenity of the rooftop and skyline when viewed from external public vantage points. Note—External public vantage points means from at least two mostly unobstructed views of the development from a public area.	
PO11 Development provides a building that must define the street edge and reinforce the desired character of the neighbourhood through: (a) orientation to the street; (b) front boundary setback; (c) balconies and windows to provide overlooking and casual surveillance; (d) building entrances; (e) the treatment of retaining walls or basement car parking edges. Refer to Figure r and Figure u.	**AO11.1** Development provides a building front elevation that is parallel or nearly parallel to the street frontage.	**Complies with Acceptable Outcome**
	AO11.2 Unless required to achieve landscaping and streetscape outcomes, development provides a building that is not set back further than 2m beyond the minimum required street front setback.	**Complies with Acceptable Outcome** The proposed minimum front setback is not greater than 2 metres beyond the minimum required street front setback. Refer to the Architectural Plans prepared by Bureau Proberts included in **Appendix C** for further detail.
	AO11.3 Development provides balconies and windows from the primary living area that face and overlook the street or public space.	**Complies with Acceptable Outcome** The majority of balconies provided from the primary living area and face and overlook either Montague Road, Pidgeon Close, Riverside Drive. Refer to Architectural Package attached in **Appendix C**.
PO12 Development provides an entrance that must define the threshold between public and private space and provide:	**AO12.1** Development of a small-scale multiple dwelling of 5 or fewer dwellings in attached form, such as townhouses, ensures access to the front door of each dwelling is at	**Not Applicable** The proposed development does not involve a small-scale multiple dwelling.

Performance Outcomes	Acceptable Outcomes	Response
(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.	the ground storey and clearly identifiable and visible from the public street or internal driveway.	
	AO12.2 Development where not a small-scale multiple dwelling of 5 or less dwellings, provides at least one prominent pedestrian entry that connects a foyer or building entry directly with the public verge, is separated from the vehicle entry and includes: (a) entry and waiting space off the footpath; (b) shelter; (c) lighting in accordance with Category P3 of the AS/NZS 1158.3.1:2005 Lighting for roads and public spaces and complying with Table 2.1 - Illuminance in the vertical plane of AS 4282-1997 Control of the obtrusive effects of outdoor lighting; (d) mailboxes. Refer to Figure s.	**Complies with Acceptable Outcome** The proposed development provides a prominent pedestrian entry point to each respective building that provides direct connection from the ground plane to the tower foyers. Each pedestrian entry point is clearly defined and is separated appropriately from vehicle entrance points and manoeuvring areas. Each tower lobby is fully enclosed and sheltered. Lighting can be provided in accordance with Category P3 of the AS/NZS 1158.3.1:2005. Mailboxes are provided within the residential lobbies. Please refer to the Architecture Plans prepared by Bureau Proberts included in **Appendix C**, for further detail.
	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;	**Not Applicable** The proposed development does not involve ground storey dwellings.

Performance Outcomes	Acceptable Outcomes	Response
	(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;	**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.	**Not Applicable** The proposed development is not subject to building height transition requirements under the South Brisbane Riverside Neighbourhood Plan Code.
	AO13.2 Where no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, development in the High Density or Medium Density Residential zones provides a building height transition that complies with the requirements specified in Table 9.3.14.3.I. Refer to Figure f.	**Complies with Performance Outcome** Refer to **Section 5** of the Town Planning Assessment for a detailed response to Performance Outcome **PO13** of the Multiple Dwelling Code.

Performance Outcomes	Acceptable Outcomes	Response
(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.		
PO14 Development separates buildings from existing or future buildings within a site or on an adjoining site to: (a) be consistent with the form and character intent for the local area; (b) protect residential amenity including access to natural light, sunlight and breeze; (c) provide visual privacy to reduce the need for fixed screening.	**AO14.1** Development provides building placement and design that: (a) complies with Table 9.3.14.3.F; or (b) positions the primary balcony or private open space to face the street frontage or rear boundary or adjoining public open space; (c) offsets balconies or habitable rooms so that they are positioned outside the cone of vision of existing or approved habitable rooms or outdoor spaces. 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.	**Complies with Acceptable Outcome** The proposed development complies with the building placement and siting outcomes prescribed under the South Brisbane Riverside Neighbourhood Plan Code.
	AO14.2 Development with a secondary private open space or balcony used for drying or services is located to the side boundary with fixed screens.	**Complies with Acceptable Outcome** Refer to the Architecture Plans prepared by Bureau Proberts included in **Appendix C**, for further detail.

Performance Outcomes	Acceptable Outcomes	Response
PO15 Development of a building 8 storeys and over ensures that the design mitigates the impacts of ground-level wind acceleration to ensure safe and amenable environment for pedestrians and building occupants. Note—Where building height exceeds 15 storeys, a wind impact report prepared by a suitably qualified professional is required to be submitted to demonstrate achievement of the above outcome.	**AO15** Development with a building between 8 storeys and 15 storeys provides wind mitigation that uses at least 2 of the following strategies: (a) building orientation, plan shape, massing and facade articulation to avoid tall and wide facades that face prevailing winds; (b) a podium and tower building form with tower set back at least 10m from all streets above the podium level to deflect wind downdrafts from penetrating to street level; (c) canopies, roof structures and awnings to protect pedestrians and building occupants at ground and podium levels; (d) trellis structures and a dense network of trees onsite at ground or podium level. Note—No acceptable outcome is prescribed for a development if more than 15 storeys in height. Note—Where a podium provides for unroofed private or communal open space areas, a wind impact report prepared by a suitably qualified professional may be required to justify appropriate wind mitigation measures to ensure the safety of residents and visitors of the building.	**Complies with Acceptable Outcome**
PO16 Development provides screening and partial enclosure of balconies to:	**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:	**Not Applicable** The proposed development does not provide solid balustrades on the street frontage or those that are visible from public spaces.

Performance Outcomes	Acceptable Outcomes	Response
(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.	(a) 50% of the balconies on the first 3 storeys; (b) 25% on the 4th storey and above. Refer to Figure w.	Please refer to the Architectural Plans prepared by Bureau Proberts included in **Appendix C** for further detail.
	AO16.2 Development where providing solid walls or fixed screening to balconies limits the walls and screening to: (a) the side directly adjoining another balcony or private open space within the same building; (b) a maximum of 20% or 1m of 1 external face, whichever is lesser, to screen utilities or private clothes lines; (c) the full extent of a secondary balcony on a side elevation where for utilities or services. Note—This excludes solid balustrades or screening where provided to reduce amenity or privacy impacts to nearby dwellings.	**Complies with Acceptable Outcome** The proposed balconies do not involve solid balustrading to the street frontages. Refer to the Architectural Plans included within **Appendix C.**
	AO16.3 Development where providing operable, moveable or adjustable screening of balconies, limits the screening to a maximum of: (a) 60% of the front side or rear boundary balconies to achieve visual privacy to an existing dwelling within 9m; (b) 100% of west-facing primary balconies. Refer to Figure w.	**Not Applicable** The screening associated with the balconies are not operable, moveable or adjustable.
PO17	**AO17.1**	**Not Applicable**

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

Performance Outcomes	Acceptable Outcomes	Response
	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.	
PO18 Development minimises light nuisance to residents and adjoining premises whilst maintaining safety of publicly accessible areas of the development.	**AO18** Development of outdoor lighting is in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting. Note—This includes outdoor lighting to communal open spaces on the roof.	**Complies with Acceptable Outcome** All outdoor lighting will comply with the applicable provisions under AO18.
AO19 Development for a building must not incorporate any type of glass or other surface likely to reflect specular rays that could create undue nuisance, discomfort or hazard to the surrounding locality.	**AO19** Where development incorporates reflective glass material, it is to have: (a) a level of light reflectivity of not greater than 20%; (b) a level of heat transmission of not less than 20%.	**Complies with Acceptable Outcome** The development will provide reflective glass material in accordance with the acceptable outcome.
PO20 Development is located, designed and constructed to achieve the: (a) air quality (planning) criteria in Table 9.3.14.3.G; (b) odour criteria in Table 9.3.14.3.H. Note—An air quality impact report prepared in accordance with the Air quality planning scheme policy can assist in demonstrating achievement of this performance outcome.	**AO20.1** Development in a zone in the centre zones category or the Mixed use zone, including any outdoor air intakes for the development, is separated from: (a) exhaust vent outlets of premises where food or cooking odour is released, by a minimum of 6m; (b) exhaust vent outlets from car parks or bus stations, by a minimum of 15m.	**Complies with Acceptable Outcome** Any outdoor air intakes for the development will be appropriately separated from food or cooking and car parks/bus stations.
	AO20.2	**Complies with Acceptable Outcome**

Performance Outcomes	Acceptable Outcomes	Response
	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.	The site is not located within 150 metres of a spray painting workshop.
PO21 Development in a zone in the centre zones category or the Mixed use zone must: (a) be located, designed and constructed to protect bedrooms and other habitable rooms from exposure to noise arising from non-residential activities outside the building; (b) be designed and constructed to achieve a minimum reduction in sound pressure level between the exterior of the building and the bedrooms or indoor primary living areas of 30dBA. Note—A noise impact assessment report prepared in accordance with the Noise impact assessment planning scheme policy can assist in demonstrating achievement of this performance outcome. Note—Site-specific criteria will be identified in a neighbourhood plan for sites within a Special Entertainment Precinct Area or within the Transport noise corridor overlay.	**AO21** Development in a zone in the centre zones category or the Mixed use zone has a minimum acoustic performance of: (a) Rw 35 for glazing (windows and doors) where total area of glazing is greater than 1.8m^2; (b) Rw 32 for glazing (windows and doors) where total area of glazing is less than or equal to 1.8m^2.	**Complies with Acceptable Outcome** The proposed development provides glazing in accordance with the outcomes under Acceptable Outcome AO21.
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:	**AO22** Development ensures mechanical plant is acoustically screened from nearby sensitive uses.	**Complies with Acceptable Outcome** All mechanical equipment associated with the development will be acoustically screened, where required.

Performance Outcomes	Acceptable Outcomes	Response
• $L_{Aeq,adj,T}$ 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.		
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	**AO23** No acceptable outcome prescribed.	**Complies with Performance Outcome (where no prescribed Acceptable Outcome** The layout, design and landscaping of the proposed development facilitates key elements of crime prevention through environmental design, including passive surveillance from units and active centre uses and residential lobbies at ground level, uninterrupted

Performance Outcomes	Acceptable Outcomes	Response
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.		sight lines, and a legible design that minimises potential entrapment areas. Refer to the Architectural Plans within **Appendix C** for further detail.
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 Performance Outcome (where no prescribed Acceptable Outcome)** The potential for graffiti and vandalism is minimised through the absence of natural ladders and potential canvases. Passive surveillance and clear sightlines through the development further reduce the likelihood of unsociable behaviour occurring on the site.

Performance Outcomes	Acceptable Outcomes	Response
(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.		Refer to the Architectural Plans included in **Appendix C** for further detail.
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.	**Not Applicable** The proposed development is for a multiple dwelling.
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;	**AO26.1** Development is designed to provide all dwellings with: (a) floor-to-ceiling heights of at least 2.7m; (b) habitable rooms with a minimum of 2 dual aspect windows or openings. Refer to Figure o and Figure p.	**Complies with Acceptable Outcome** The proposed development has floor to ceiling heights of 3.2 metres to 3.38 metres for the residential unit levels in accordance with AO26.1. The proposed development has been appropriately positioned to benefit from prevailing breezes from north to south. The proposed design of the three (3) buildings and resulting setbacks as well as the open façade articulation allows natural light and reduces reliance on internal light.

Performance Outcomes	Acceptable Outcomes	Response
(c) provides protection and relief from the subtropical climate; (d) mitigates the impact of urban heat island.		The extensive glazing and recessed balconies provide for uninterrupted City, River and Davies Park views. The proposed development reduces the need for mechanical heating, cooling and lighting through functional and climatically responsive building design. Please refer to the Architectural Plans (**Appendix C**) for a detailed response to Brisbane's Buildings that Breathe Design Guideline. For further detail refer to the Architectural Plans included in **Appendix C**.
	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 Acceptable Outcome** The proposal includes weather protection and sun shading within the architectural design of the building, including deep recesses, landscaping and deep planting areas.
PO27 Development ensures significant vegetation and large subtropical shade trees are retained, or where retention is not possible, compensatory planting is established to balance the bulk, scale and form of the building and provide a subtropical landscape setting including natural shade to mitigate heat island effects.	**AO27.1** Development ensures that the location of new buildings, car parking, driveways, crossovers, retaining walls, filling and excavation, utilities or services will not adversely impact the long-term viability of significant vegetation, including large subtropical shade trees to be retained.	**Complies with Acceptable Outcome** There are four (4) significant trees identified along the northern boundary of the site within Davies Park. An Arboricultural Assessment has been undertaken by Independent Arboricultural Services and is included in **Appendix L**, for further detail. The Arboricultural Assessment has identified tree protection zones and

Performance Outcomes	Acceptable Outcomes	Response
Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy.	Note—Invasive species listed as 'Undesirable plant species' in the Planting species planning scheme policy are not required to be retained unless the tree is a significant, mature and healthy shade tree. Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy.	notional root zones, which have informed the extent and layout of the basement level to minimise impact upon the significant trees.
	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.	**Complies with Acceptable Outcome** Tree species will be selected and planted to provide a minimum 50% shade cover to the site's open space within 10 years. Refer to the Landscape Concept Plan included in **Appendix D**, for further detail.
PO28 Development provides landscaping that must: (a) provide shade to pedestrian pathways; (b) maintained sightlines and support personal safety by allowing for the overlooking of the street and public spaces from the site and balconies;	**AO28.1** Development provides landscaping within the site along the frontage of the site that consists of: (a) a minimum of 1 area of deep planting with a dimension of 4m x 4m; (b) shade and/or rounded canopy trees located to cast a minimum of 50% shade over the adjacent verge within 5 years of planting;	**Complies with Acceptable Outcome** Refer to **Section 4.4.9.4** of the Town Planning Assessment for further detail.

Performance Outcomes	Acceptable Outcomes	Response
(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.	**Complies with Acceptable Outcome** Refer to the Landscape Design Report prepared by Wild Studios included in **Appendix D**, for further detail.
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;	**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.	**Complies with Acceptable Outcome** Refer to **Section 4.4.9.4** of the Town Planning Assessment for further detail.

Performance Outcomes	Acceptable Outcomes	Response
(d) are planted with subtropical tree species that at maturity are complementary in scale and height to the building form and respond to the site location and design needs; (e) soften the impact of building and hardstand areas and reduces impervious areas to improve stormwater; (f) provides natural shade to mitigate heat island effects; (g) provides informal recreation spaces that are easily accessible for building occupants; (h) is located to retain and protect existing site features such as significant vegetation or grouped with deep-planted areas on adjacent sites to maximise contiguous areas of deep planting.	Note—In regards to (c) above, deep planting is not required within the front setback where a front boundary setback of zero metres is required, such as in a zone in the centre zones category or Mixed use zone.	
	AO29.2 Development provides deep-planting areas that are: (a) a minimum of 10% of the site area; (b) a minimum unobstructed dimension of 4m in any direction; (c) able to accommodate trees planted in natural ground; (d) 100% open to the sky; (e) can be accessed for maintenance purposes.	**Complies with Acceptable Outcome** Refer to **Section 4.4.9.4** of the Town Planning Assessment for further detail.
	AO29.3 Where there are no existing large subtropical shade trees on the site, development provides trees in the deep-planting areas which: (a) are capable of growing to a minimum canopy diameter of 5m and a minimum height of 5m within 5 years of planting; (b) are subtropical tree species consistent with the Planting species planning scheme policy. Note—Tree species should be chosen to respond to particular site location or design needs. Where site circumstances permit, tree species that are complementary in scale and height to the building form should be selected. Tree height and canopy spread will be dependent on species.	**Complies with Acceptable Outcome** Refer to **Section 4.4.9.4** of the Town Planning Assessment for further detail.
	AO29.4	**Complies with Acceptable Outcome**

Performance Outcomes	Acceptable Outcomes	Response
	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.	The proposed deep planting areas do not contain vehicle driveways, manoeuvring or hardstand areas or sub-surface structures and infrastructure. Refer to the Landscape Plans within **Appendix D** for further detail.
Private and communal open space		
PO30 Development provides communal space that must be designed to provide: (a) residents with passive and active recreation opportunities; (b) a pleasant outlook for residents and maximise opportunities for shared views or access to viewing points; (c) opportunity for a range of uses and flexible use.	**AO30.1** Development consisting of 10 or more dwellings provides communal open space, that is clearly distinguished from deep planting areas and private open space, and: (a) is a minimum of 5% or 40m^2 of the site area, whichever is greater; (b) is one consolidated useable space, or where exceeding 100m^2, two separate useable areas within the site; (c) is a minimum 50% open to the sky; (d) is a minimum of 25% landscaping; (e) is a minimum of 25% shaded by trees within 5 years; (f) is a maximum 25% as internal dedicated created space;	**Complies with Acceptable Outcome** The proposed development comprises significant communal open space throughout the development, 3,184m^2 (approximately 23% of the site area). These communal open space areas are spread across each of the three (3) towers, including a communal roof top terrace associated with each tower. The communal open spaces comprise facilities such as pools, pool decks, outdoor yoga, gyms, wellness centres, dining and BBQ areas, and other recreation spaces. Significant landscaping and deep planting is provided throughout these communal spaces. Refer to the Architectural Plan in **Appendix C** and the Landscape Concept Plans in **Appendix D**.

Performance Outcomes	Acceptable Outcomes	Response
	(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 (b) surface structures and infrastructure such as rainwater tanks, transformers and water boosters. Note—Bioretention areas can form part of communal open space provided it is designed as a component of the landscape area but not any area of deep planting. Lightweight shade structures such as pergolas are able to be located within communal open space.	**Complies with Acceptable Outcome** The communal open spaces do not include vehicle driveways, manoeuvring or hardstand areas, surface structures and infrastructure such as rainwater tanks, transformers and water boosters.

Performance Outcomes	Acceptable Outcomes	Response
PO31 Development must provide attractive and functional private open space for residents that: (a) is appropriately sized and located to enhance amenity and liveability for residents; (b) is designed to be functional for the use of the possible number of residents in each dwelling; (c) is designed to contribute to the form and detail of the building. Note—Private open space can be provided on ground, on balconies or in a structure over a platform, basement and on rooftops.	**AO31.1** Development provides private open space which comprises: a. for ground storey dwellings, a minimum area of 35m^2 with a minimum dimension of 3m; b. for dwellings above ground storey, a balcony with a minimum area of 12m^2 and a minimum dimension of 3m. Note—The measurement of minimum private open space requirements must be clear of utilities such as hot water systems, air-conditioning units, rainwater tanks, bicycle parking, fire hydrants or other utilities, as well as areas required for deep planting and communal open space..	**Complies with Acceptable Outcome** All units have been afforded with functional private open space areas in the form of balconies that are accessible from the main living area of the units to support the creation of indoor / outdoor spaces. Each unit comprises a balcony which ranges from, achieving a minimum dimension of 3 metres. Please refer to the Architectural Plans prepared by Bureau Proberts included in **Appendix C** for further detail.
	AO31.2 Development provides for private open space areas that are: a. for the primary area, directly accessible from the internal primary living areas of the dwelling; b. provided with a screened area of 2m^2 minimum dimension capable of screening air-conditioning plant, private clothes drying, etc; c. provided with adjustable, moveable or operable privacy screening where appropriate.	**Complies with Acceptable Outcome** The proposed development provides for private open space areas that are accessible from the internal primary living areas of each dwelling unit and are each provided with a screened area of 2m^2 minimum dimension that is capable of screening air-conditioning plant, private clothes drying etc. Refer to the Architectural Plans prepared by Bureau Proberts included in **Appendix C**, for further detail.
	AO31.3 Development provides balconies that are located to the front or rear of a building except where adequate	**Complies with Acceptable Outcome**

Performance Outcomes	Acceptable Outcomes	Response
	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.	**Complies with Acceptable Outcome** All private open space provided is located above ground level and thus is free of obstructions including vehicle driveways, manoeuvring and hardstand areas and surface structures and infrastructure. For further detail, refer to the Architectural plans included in **Appendix C**.
	AO31.5 Development provides a minimum of 75% of a dwelling's outdoor living area positioned to the north or north-east. This is balanced with street interface desired outcomes. Note—Side boundary facing north or north-east facing windows or balconies may be permitted where this will significantly improve passive solar design, provided privacy for occupants and adjacent dwellings is maintained.	**Complies with Acceptable Outcome** Refer to **Section 4.4.9.2** of the Town Planning Assessment.
Refuse storage and collection		
PO32	**AO32**	**Complies with Acceptable Outcome**

Performance Outcomes	Acceptable Outcomes	Response
Development provides refuse and recycling collection and storage facilities that: (a) are located conveniently in an unobtrusive dedicated storage room or separate screened structure; (b) are located and managed so that adverse impacts on building occupants, neighbouring properties and the public realm are minimised; (c) provide for refuse and recycling including source separation; (d) are of a design that allows low-frequency service collection; (e) minimise ongoing building management cost for occupants. Note—Refer to the Refuse planning scheme policy for further guidance.	Development provides refuse and recycling collection and storage facilities, including source separation, in accordance with the Refuse planning scheme policy.	Development provides refuse and recycling collection and storage facilities, including source separation, in accordance with the Refuse planning scheme policy. For further detail refer to the Architectural Plans included in **Appendix C** and the Operational Waste Management Plan.
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 Acceptable Outcome** The proposed vehicle access comprises approximately 7.15m (14.3%) of the Montague Road frontage.
	AO33.2 Development provides site access, combined with short-term parking, drop-off zones or porte-cocheres, that	**Complies with Acceptable Outcome** The proposed vehicle access comprises approximately 7.15m (14.3%) of the Montague Road frontage.

Performance Outcomes	Acceptable Outcomes	Response
	does not dominate the street frontage or comprise more than 40% of the street frontage width.	
	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 Acceptable Outcome** The proposed development comprises small areas of above ground visitor parking. These areas are significantly setback from the streetscape and visually buffered by the retail uses along the frontage and landscaping. The building services, pipes and ducts associated with the car parks are not visible from the street. Refer to the Architectural Plans prepared by Bureau Proberts included in **Appendix C**, for further detail.
PO34 Development where not in a zone in the centre zones category or the Mixed use zone, provides car parking that is sited and of a bulk and form that: (a) does not dominate the street frontage of the development; (b) does not impact on the safety and efficiency of the road networks; (c) does not detract from the quality of adjoining streetscape or public spaces; (d) is safe and convenient for residents, visitors and service providers;	**AO34.1** Development where not in a zone in the centre zones category or the Mixed use zone, provides car parking that is located: i. below ground; or ii. 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; iii. set back from front, rear and side boundaries in accordance with a neighbourhood plan or if no neighbourhood plan applies or no requirements are	**Not Applicable** Refer to response in Neighbourhood Plan Code.

Performance Outcomes	Acceptable Outcomes	Response
(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.	specified in a neighbourhood plan, Table 9.3.14.3.E; iv. landscaped and screened from view of the street, other public areas and adjoining properties; v. not in conflict with required vehicle queuing distances. Note—Car parking within the building which extend 1m above ground level will be counted as a storey in the maximum height and will be subject to the relevant boundary setback requirements.	
	AO34.2 Development, where not in a zone in the centre zones category or the Mixed use zone, of a basement car parking structure located between the street frontage and the main building line is no more than 1m above ground level at any point.	**Not Applicable** Basement structures are not more than 1m above ground level.
	AO34.3 Development, where not in a zone in the centre zones category or the Mixed use zone, for a basement car parking structure that is 1m or less above ground and located on the side or rear boundary ensures that where retaining walls and fencing are proposed: (a) the maximum combined height of basement structure, retaining walls and fencing is 2m; (b) structures and fences are finished with low-maintenance and pre-finished materials.	**Not Applicable** Basement structures are not more than 1m above ground level.

Performance Outcomes	Acceptable Outcomes	Response
	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.	**Complies with Acceptable Outcome** The proposed visitor car parking is clearly signposted, is not located on both sides and is not and is not located behind a security barrier.
	AO34.5 Development, where not in a zone in the centre zones category or Mixed use zone, for a small-scale multiple dwelling, such as attached or townhouse dwellings, provides a tandem car parking space for those units which provide direct vehicle access from the street, that is designed in accordance with Figure q. Note—Direct vehicle access for individual units is subject to availability of on-street parking, street trees and general amenity impacts assessment and is generally not acceptable for development on major roads.	**Not Applicable** The proposed development is not for a small-scale multiple dwelling.
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:	**AO35.1** Development where not in a zone in the centre zones category or the Mixed use zone, ensures that a	**Complies with Acceptable Outcome** Habitable windows are separated from the ground level manoeuvring areas by a podium or communal open space storey, ensuring adequate separation is achieved to minimise noise disturbance on residents. The

Performance Outcomes	Acceptable Outcomes	Response
(a) located to minimise noise and fumes disturbance on residents within and adjoining the site; (b) acoustically and visually screened to: i. minimise the reflection of headlights into dwelling windows; ii. attenuate noise impacts; (c) landscaped to: i. soften the visual appearance of at grade hardstand areas; ii. enhance pedestrian safety; iii. improve visual amenity for the streetscape and urban area; iv. provide shade for pedestrians and reduce the impact of glare and radiant heat from car parking areas. Note—where in a zone in the centre zones category or the Mixed use zone, the car parking provisions of the Centre or mixed use code apply.	hardstand or manoeuvring area situated at or above ground level is: (a) located a minimum of 3 metres vertically and horizontally from any habitable window on site to minimise noise disturbance on residents; (b) screened to prevent the reflection of car headlights onto dwelling windows adjoining or opposite the site.	manoeuvring areas are appropriately screened by landscaping or walls to prevent reflection of car headlights into adjoining residential dwelling windows.
	AO35.2 Development where not in a zone in the centre zones category or the Mixed use zone ensures any vehicle movement or vehicle parking areas along the side or rear boundary are: (a) acoustically screened from adjoining dwellings to a minimum height of 1.8m; (b) provided with a vegetated buffer next to any movement or parking areas: i. a minimum of 1m wide along the side boundary; ii. a minimum of 2m wide along the rear boundary; iii. planted at a pot size and density sufficient to screen up to 1.5m above ground level at establishment.	**Complies with Acceptable Outcome** Refer to the Acoustic Assessment in **Appendix K**.
	AO35.3	**Complies with Acceptable Outcome**

Performance Outcomes	Acceptable Outcomes	Response
	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.	The two visitor car parks towards River Drive are above ground and partially uncovered. As such two shade trees are provided within the vicinity of the car parks.
	AO35.4 Development where not in a zone in the centre zones category or the Mixed use zone, provides: (a) landscaping that is used to delineate safe pedestrian movement through car parks; (b) exterior vehicle movement areas that are broken up by alternative materials, patterns or threshold treatments.	**Complies with Acceptable Outcome** Landscaping is used to buffer vehicular movements from pedestrian movements. Further pedestrians are able to move throughout the development on ground level without moving through car parks.
	AO35.5 Development of ground level or other above ground car parking, where not in a zone in the centre zones category or the Mixed use zone, provides densely planted setbacks. Note–Front boundary setbacks must be treated to address streetscape interface issues and be in accordance with the streetscape interface performance outcomes and acceptable outcomes.	**Complies with Acceptable Outcome** The above ground visitor parking is located behind the retail and office uses, and is setback approximately 57m from the Montague Road frontage. The car parks are setback between 3.90m to 23m from other boundaries. The areas comprising the smallest setback (3.90m) is for two (2) car parks and is buffered by landscaping and deep planting.
Transit oriented development		

Performance Outcomes	Acceptable Outcomes	Response
PO36 Development adjoining or in the immediate vicinity of a railway or busway station or in a location identified in a neighbourhood plan, supports a high level of personal and community safety, and promotes activity at the street front, in public spaces and at the interface with railway and busway stations through: (a) building design that enables future adaptation to facilitate non-residential uses; (b) provision or contribution towards safe, logical and direct pedestrian access to railway or busway station entry points; (c) enabling casual surveillance of the street, public spaces and immediate station environment, entries and platform; (d) creating vibrant and attractive street environments and active public spaces at the edge of the railway or busway station environment through pedestrian orientated building and landscape design.	**AO36** Development within 200m walking distance of a dedicated public pedestrian access point of a railway or busway station or in a location identified in a neighbourhood plan, is designed to have an active frontage that: (a) includes ground storey tenancies, with commercial ceiling heights, increased glazing to front facades, and individual pedestrian entries, that can be adapted for conversion to and between non-residential and residential uses; (b) provides safe, logical and direct pedestrian access to and from the development to the street front or adjoining public areas; (c) provides or maintains safe, logical and direct pedestrian access to the railway or busway station entry points in accordance with the Infrastructure design planning scheme policy; (d) ensures that any screening and landscaping provided within the development creates vibrant and attractive street environments whilst not preventing casual surveillance of streets, public spaces and the immediate station environment, entries and platform.	**Not Applicable** The proposed development is not within 200m of an access point of a railway or busway station.
Fencing and retaining walls		
PO37	**AO37.1** Development ensures that, where fencing is provided:	**Not Applicable**

Performance Outcomes	Acceptable Outcomes	Response
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.	(a) along any common boundary to a street or public space, it is a maximum of: (i) 1.2m in height, where fence construction is solid or less than 50% transparent; (ii) 1.5m in height, where fence construction is at least 50% transparent; (iii) 1.8m in height and solid only where setback behind landscaping and the site is on an arterial road; (b) along any side or rear boundary, it is a minimum of 1.8m in height, except where forward of the main building line; (c) along any side boundary, where forward of the main building line to the front boundary, it is: (i) a maximum of 1.2m in height, where fence construction is solid or less than 50% transparent; or (ii) a maximum of 1.5m in height, where fence construction is at least 50% transparent. **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 fence is not provided as part of the proposed development.

Performance Outcomes	Acceptable Outcomes	Response
	(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.	
Adaptable housing		
PO38 Development meets a diverse range of community needs by providing adaptable housing that is responsive to changing community life-cycle needs.	**AO38** Where development provides housing, including associated outdoor living areas intended to be adaptable to different persons and households with differing mobility needs, the dwelling units and other site features are constructed in accordance with Table 9.3.14.3.D.	**Not Applicable** The proposed development does not contain adaptable housing.
Additional requirements for: **a. sites with an area of 7,000m^2 or greater; or** **b. development for 20 or more dwellings if in the Emerging Community Zone**		
PO39 Development contributes to contained, sustainable and functional communities and provides housing to suit residents through different life-cycle stages at a scale and density appropriate for the site's location and commensurate with ease of access to services, facilities and high quality public transport through: (a) inclusion of dwelling types, tenures, mix and forms consistent with the outcomes of the zones, zone precincts, neighbourhood plans and overlays applicable to the site; (b) retaining or respecting the character and environmental values of the site;	**AO39** Development is designed and sited in compliance with a structure plan prepared in accordance with the Structure planning scheme policy.	**Not Applicable** The subject site is not identified within the Emerging Community Zone.

Performance Outcomes	Acceptable Outcomes	Response
(c) reflecting local streetscape forms, features and character; (d) contributing to the desired character and form of the locality; (e) the establishment or extension of public streets and pathways; (f) the provision of parks and other public spaces as appropriate to the scale of development; (g) buildings that address existing streets; (h) building height and setback transitions to an adjoining existing dwelling house and areas of lower density residential development. Note—A structure plan prepared in accordance with the Structure planning planning scheme policy can assist in demonstrating achievement of this performance outcome. A structure plan must be prepared where in the Emerging community zone.		
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;	**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;	**Not Applicable** The site is not identified as a landmark site.

Performance Outcomes	Acceptable Outcomes	Response
(c) reinforcing a sense of arrival to the neighbourhood plan area, precinct or sub-precinct through marking a node, an intersection or major connection point in the city; (d) respecting the prominence of any adjoining or nearby heritage place or local landmark; (e) providing a corner land dedication, if required, that: i. accommodates a deep-planted large feature tree within the dedication area; ii. provides a building envelope that acknowledges and integrates the presence of the large feature tree canopy; iii. accommodates high levels of pedestrian movement and a high quality pedestrian setting. Note—A neighbourhood plan may indicate whether or not a land dedication is required.iiii	(d) provides an interesting and varied skyline and silhouette; (e) uses high-quality and durable materials and finishes; (f) integrates landscaping, building entries and the public realm at the ground plane. Note—The Council's Independent Design Advisory Panel may be invited to provide advice on developments in accordance with the provisions of the Independent design advisory panel planning scheme policy.	
	AO40.2 Development provides a corner land dedication adjacent to the existing verge area which: (a) complies with any dimensions identified in a neighbourhood plan; (b) accommodates a deep-planted feature tree in compliance with the Infrastructure design planning scheme policy; (c) is embellished in compliance with the Infrastructure design planning scheme policy. Note—A neighbourhood plan may indicate if a corner land dedication is to be truncated or inverted. If the configuration is not specified, a truncated land dedication is to be provided where the building or podium is 2 or less storeys height. Where an inverted corner land dedication is provided, the building design accommodates the feature tree canopy at maturity.	**Not Applicable** The proposed development does not require a corner land dedication.
PO41	**AO41.1**	**Not Applicable** The site is not identified within a view corridor under the neighbourhood plan.

Performance Outcomes	Acceptable Outcomes	Response
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. 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.	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 viewpoint identified in a neighbourhood plan. Note—A neighbourhood plan may identify view points and may or may not identify any specific view corridor that they observe.	**Not Applicable** The site is not identified as a viewpoint under the neighbourhood plan.
PO42 Development on a significant corner site identified in a neighbourhood plan provides a prominent visual reference and contribution to the neighbourhood's public realm by: (a) accommodating high levels of pedestrian movement at the corner and enhancing the pedestrian experience; (b) emphasising the corner setting through building form, expression, silhouette, scale, materials and landscaping; (c) reinforcing a sense of arrival to the neighbourhood plan area, precinct or sub-precinct through marking a node, intersection or connection point in the neighbourhood;	**AO42.1** Development is designed to emphasise the corner setting of a significant corner site identified in a neighbourhood plan and provides: (a) building entries on both street frontages; or (b) a single main entry at the corner.	**Not Applicable** The site is not identified as a significant corner site.
	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	**Not Applicable** The proposed development does not require a corner land dedication.

Performance Outcomes	Acceptable Outcomes	Response
(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.	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.	**Complies with Acceptable Outcome** No part of the basement structure is within the corner land dedication area.
If in the Infill housing precinct of the Character residential zone		
Not Applicable – The site is not identified in the infill housing precinct of the Character Residential Zone.		

8.2.2.3 Airport environs overlay code

Performance outcomes	Acceptable outcomes	Response
Section A—If in the OLS sub-categories, the PANS OPS sub-categories or the height restriction zone sub-categories		
General		
PO1 Development does not create or potentially create a permanent or temporary obstruction or hazard to operational airspace of Brisbane, Archerfield or Amberley airports.	**AO1** Development does not penetrate or create any physical obstruction into the OLS, height restriction zone or PANS-OPS and create an obstacle to an aircraft operating to or from the Brisbane, Archerfield or Amberley airports unless approved in accordance with the relevant federal legislation. Editor's note— Where development intrudes into an airport's OLS or PANS-OPS, advice from the Civil Aviation Safety Authority should be sought.	**Complies with Acceptable Outcome** The proposed development comprises three (3) residential towers that vary in building height between sixteen (16) storeys to twenty-four (24) storeys and does not penetrate or create any physical obstruction to the OLS or PANS-OPS.
PO2 Development ensures that emissions do not significantly affect air turbulence, visibility or aircraft engine operation within the operational airspace of Brisbane, Archerfield or Amberley airports. Editor's note— Where development does emit gases or particulates above those outlined in AO2, advice from the Civil Aviation Safety Authority should be sought.	**AO2** Development does not emit into the OLS or height restriction zone: (a) a gaseous plume at velocity exceeding 4.3m/s, as determined in conjunction with CASA Advisory Circular AC-139-05(1) Plume rise assessments; (b) smoke, dust, ash, steam or other airborne particulate.	**Complies with Acceptable Outcome** The proposed development does not emit gaseous plume, smoke, dust, ash, steam or other airborne particulates into the OLS.
Additional performance outcomes and acceptable outcomes if involving air service		

Performance outcomes	Acceptable outcomes	Response
PO3 Development does not create a hazard to aviation operations conducted to or from the Brisbane or Archerfield airports.	**AO3** Development will not create a hazard to airport operations in accordance with the written confirmation of the Civil Aviation Safety Authority.	**Not Applicable** The proposed development does not involve an air service.
Section B—If in the Bird and bat strike zone sub-categories		
PO4 Development does not attract birds and bats into operational airspace in significant numbers likely to cause a safety hazard to airport operations.	**AO4.1** Development within the Bird and bat strike zone sub-categories area ensures that waste is covered and collected so that it is inaccessible to birds and bats.	**Complies with Acceptable Outcome** Pursuant to the Categories of Development and Assessment, a multiple dwelling is not assessable against Section B of the Airport Environs Overlay Code. Notwithstanding, the proposed development ensures that waste is covered and collected so that it is inaccessible to birds and bats. As shown within the Architectural Plans (**Appendix C**), waste is stored within enclosed refuse rooms that will be inaccessible to birds and bats.
	AO4.2 Development involving landscaping or drainage works, including artificial water bodies located within the distance from airport 0-3km sub-category, are designed and installed to minimise the potential to attract birds and bats.	**Not Applicable** The proposed development is located within the 8 – 13 km sub-category.
Section C—If in the Public safety area sub-categories		
Not Applicable – The site is not located within the Public safety area sub-categories.		
Section D—If in the Light intensity sub-categories		

Performance outcomes	Acceptable outcomes	Response
Not Applicable- The proposed development is not located within a Light intensity sub-category**.**		
Section E—If in the Aviation facilities sub-categories		
Not Applicable – The proposed development is not located within the Aviation Facilities sub-categories.		
Section F—If in the Australian Noise Exposure Forecast (ANEF) contour sub-categories		
Not Applicable – The proposed development is not located within the Aviation Noise Exposure Forecast Contour sub-categories.		

9.4.7.3. Outdoor Lighting Code

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

8.2.2.3 Streetscape Hierarchy Overlay Code

Performance outcomes	Acceptable outcomes	Response
Section A—If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development		
PO1 Development must improve pedestrian movement and amenity by providing for verges to a width that is appropriate to accommodate large subtropical street tree planting and high levels of pedestrian movement.	**AO1** Development ensures that a verge is provided via a linear land dedication to create a minimum verge width as specified in Table 8.2.20.3.B and the streetscape locality advice and road corridor design standards in the Infrastructure design planning scheme policy.	**Complies with Acceptable Outcome** The frontages of the proposed development are identified as Centre Street (major) width 5m and Neighbourhood Street (major) width 3.75m/4.25m. The existing verges widths are to be maintained.
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.	**Not Applicable** The site does not contain any existing street trees.
	AO2.2 Development ensures that street tree planting, street furniture, paving, lighting and verge and kerb treatment are designed and constructed in compliance with the specifications of the streetscape locality advice and road corridor design standards in the Infrastructure design planning scheme policy.	**Complies with Acceptable Outcome** The frontages of the proposed development are identified as Centre Street (major) width 5m and Neighbourhood Street (major) width 3.75m/4.25m. The proposed development will not adversely impact the future delivery of network infrastructure. As part of any decision, the development will provide streetscape upgrades.
Section B—If for assessable development		
Not Applicable – The site is not identified as a corner land dedication area.		

Performance outcomes	Acceptable outcomes	Response
If in or on a site adjoining the Wildlife movement solution sub-category		
Not Applicable – the proposed development is not in or on a site adjoining the Wildlife Movement solution sub-category.		