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TAM DANG PLANNING PTY LTD

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APPLICATION REF  
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## PLANNING REPORT

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**Material Change of Use -  
Multiple Dwelling**

**84-86 Wallace Street, Chermside  
Lots 5 & 27 on RP66561**

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**Applicant: POLI INVESTMENTS (QLD) PTY LTD  
c/- Tam Dang Planning Pty Ltd  
March 2026**

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# Contents

Site and Application Details .....	2
1. Introduction .....	3
2. Site Characteristics .....	4
2.1 Location .....	4
2.2 City Plan Area Classification .....	5
2.2.1 Overlays .....	5
2.3 Land Use and Built Form .....	6
2.4 Frontage and Site Access .....	7
2.5 Flooding and Stormwater .....	7
2.6 Topography and Vegetation .....	8
2.7 Site Services .....	9
2.8 Existing approval .....	9
3. Proposal .....	11
3.1 Proposed Development .....	11
3.1.1 Site Cover and Gross Floor Area .....	12
3.1.2 Car Parking, Access and Servicing .....	12
3.1.3 Landscaping and Open Space .....	12
4. Planning Framework .....	13
4.1 Planning Act 2016 .....	13
4.1.1 Referral .....	13
4.1.2 Public Notification .....	14
4.2 State Planning Policies .....	14
4.3 South-East Queensland Regional Plan 2023 .....	15
5. Local Government Planning Framework .....	17
5.1 Brisbane City Plan 2014 .....	17
5.1.1 Strategic Framework .....	17
5.2 Category of Assessment .....	18
5.2.1 Schedule 1: Definitions .....	18
5.2.2 Part 5: Material Change of Use .....	18
5.3 Assessment Benchmarks .....	19
5.3.1 Chermiside Centre Neighbourhood Plan .....	19
5.3.2 MDR Medium Density Residential Zone .....	19
6. Codes and Relevant Provisions .....	22
6.1 Chermiside Centre Neighbourhood Plan Code .....	23
6.2 Multiple Dwelling Code .....	28
7. Conclusion .....	68

## APPENDICES

- Appendix A – Secondary Codes
- Appendix B – Proposal Plans
- Appendix C – Engineering Codes
- Appendix D - SBSMP

## Site and Application Details

<b>Address</b>	84-86 Wallace Street, Chermshire QLD 4032
<b>Lot Description</b>	Lot 5 on RP66561 Lot 27 on RP66561
<b>Site Area</b>	1112m <sup>2</sup>
<b>Zone</b>	MDR Medium Density Residential
<b>Neighbourhood Plan</b>	Chermshire Centre Neighbourhood Plan - NPP-003: Residential South Precinct
<b>Overlays</b>	<ul style="list-style-type: none"> <li>- Airport Environs</li> <li>- Bicycle Network</li> <li>- Community Purposes Network</li> <li>- Critical Infrastructure and Movement Network</li> <li>- Dwelling House Character</li> <li>- Road Hierarchy</li> <li>- Streetscape Hierarchy</li> </ul>
<b>Application Type</b>	<b>Development Permit for Material Change of Use</b> (Multiple Dwelling)
<b>Level of Assessment</b>	Impact Assessable
<b>Proposal</b>	This development application includes construction of a multiple dwelling building containing 15 units.
<b>Referral</b>	N/A
<b>Defined Use/s</b>	Multiple Dwelling - as per <i>Brisbane City Plan 2014</i>
<b>Applicant Details</b>	<i>POLI INVESTMENTS (QLD) PTY LTD</i> c/- Tam Dang Planning Pty Ltd
<b>Project Number</b>	25013
<b>Project Contact</b>	Tam Dang Planning Pty Ltd 16 Old Cleveland Road, Stones Corner QLD 4120 PO Box 2453, Fortitude Valley B.C. QLD 4000 (07) 3666 0887

# 1. Introduction

This planning assessment accompanies an application for redevelopment of the existing site located at 84-86 Wallace Street, Chermside. The subject site consists of two lots with a total area of 1112m<sup>2</sup>. It is located within the MDR Medium Density Residential Zone and the Chermside Centre Neighbourhood Plan area, specifically within the Residential South (NPP-003) Precinct. The most notable overlays affecting the site include the airport environs, bicycle network, road hierarchy, streetscape hierarchy, and transport noise corridor.

The applicant is seeking a **Development Permit** for a **Material Change of Use**. This constitutes construction of a multiple dwelling building with 15 units. This is to be assessed under the *Brisbane City Plan 2014*, in which it is noted that the development triggers an Impact Assessable application.

This report will demonstrate that the proposed redevelopment is appropriate and does not contravene the intent of the *City Plan* or associated development principles.

## 2. Site Characteristics

### 2.1 Location

The subject site is located on the corner of Wallace Street and Farenell Street in the suburb of Chermiside. It is located within a well-established area. It is within close proximity to a number of services including Westfield Chermiside to the north, the Prince Charles Hospital to the west, and a number of shops and other facilities along Gympie Road. Refer to **Figure 1** and **Figure 2** below.

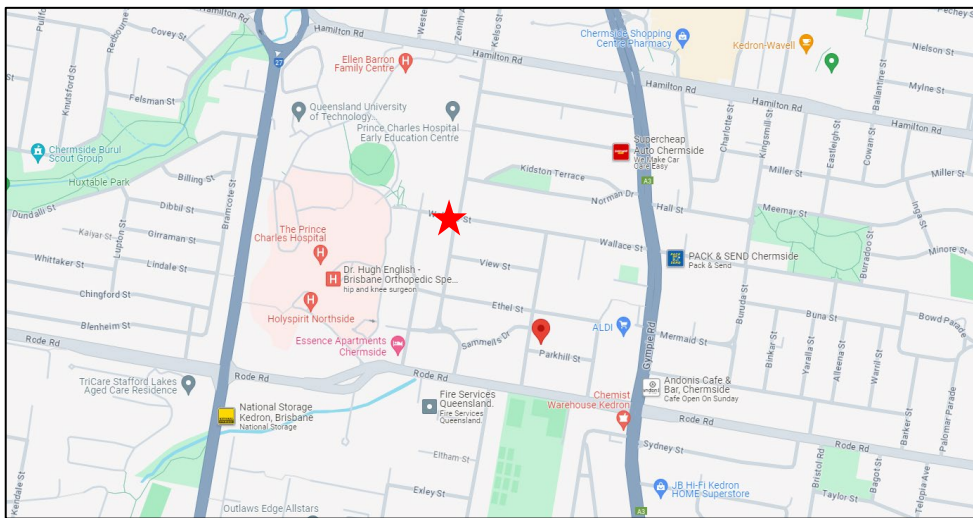


Figure 1 - Location Map

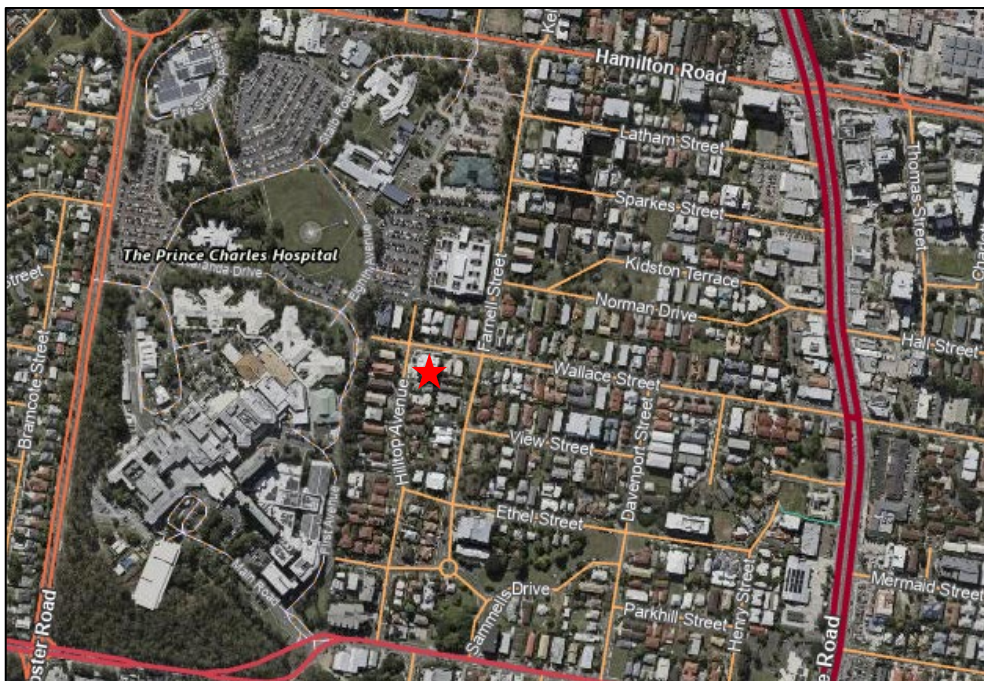


Figure 2 - Aerial Map

## 2.2 City Plan Area Classification

The subject site is currently designated within a grouping of MDR Medium Density Residential zoning, as shown in **Figure 3** below.

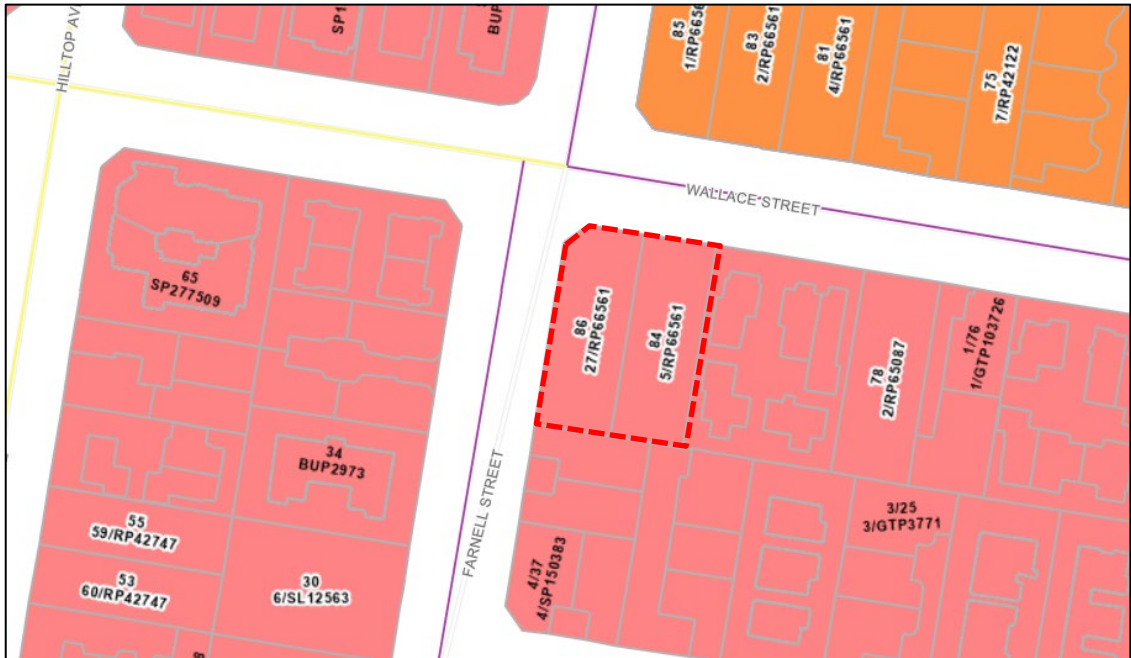


Figure 3 - Zone Map

With reference to **Figure 4** below, it is located within the Chermside Centre Neighbourhood Plan, specifically within the Residential South (NPP-003) Precinct.

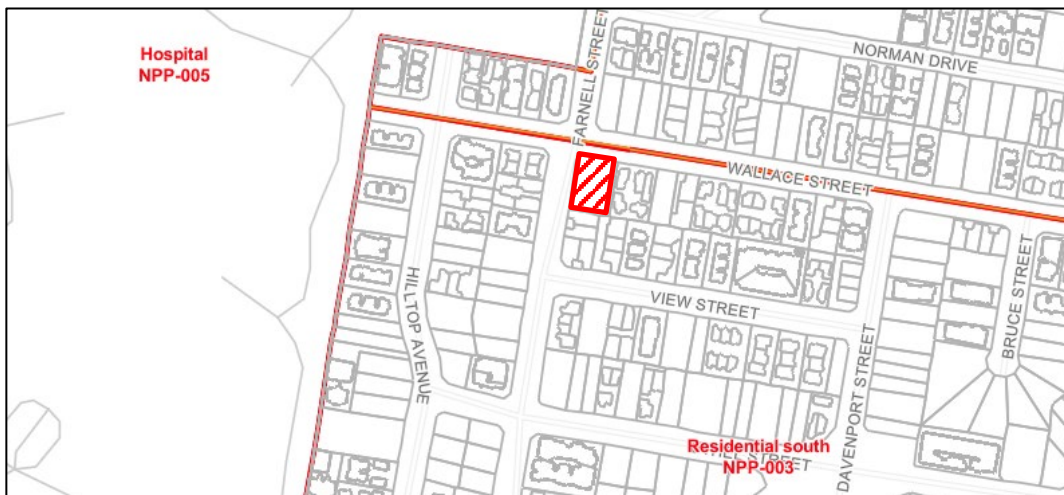


Figure 4 - Chermside Centre Neighbourhood Plan Map

### 2.2.1 Overlays

State and local interests are reflected within the overlays, where there is a particular sensitivity, constraint to land use or development outcomes, presence of valuable

resources, or particular opportunity for development. As such, it has been outlined that the subject site is applicable to the following overlays from *Brisbane City Plan 2014*:

Overlay	Sub-Category
<b>Airport Environs</b>	OLS – Horizontal Limitation Surface Boundary
	PANS – Procedures for Air Navigation Surfaces
	BBS Zone – Distance from airport 3-8km
<b>Bicycle Network</b>	<i>Davenport St: Secondary Cycle Route</i>
	<i>Wallace St: Secondary Cycle Route</i>
<b>Community Purposes Network</b>	
<b>Critical Infrastructure &amp; Movement Network</b>	CIMN Planning Area
<b>Dwelling House Character</b>	
<b>Road Hierarchy</b>	<i>Farnell St: District Road</i>
	<i>Wallace St: District Road</i>
<b>Streetscape Hierarchy</b>	<i>Farnell St: Neighbourhood Street Major</i>
	<i>Wallace St: Neighbourhood Street Major</i>

## 2.3 Land Use and Built Form

The subject site currently contains a single dwelling house fronting Wallace Street, as shown in **Figure 5** and **Figure 6** below.



Figure 5 - Subject Site: (84 Wallace St)

(Google StreetView)



Figure 6 - Subject Site: (864 Wallace St)

( Google StreetView)

The subject site is surrounded by multiple dwellings and the locality is also dominated by multiple dwellings reflecting its MDR zoning, as shown in **Figure 7** below.



Figure 7

(QLD Globe)

## 2.4 Frontage and Site Access

The subject site is generally rectangular in shape with approximately 28m frontage to Wallace Street and approximately 40m frontage to Farnell Street. Vehicular access is currently gained via a crossover on Wallace Street frontage and a crossover in Farnell Street. It is within a well-established area with fully constructed bitumen pavement, concrete kerb and channel, and footpath to Wallace Street.

## 2.5 Flooding and Stormwater

As outlined by Council's overlays in **Section 2.2.1** above, the site is not mapped as subject to flooding from the Brisbane River, Creek / Waterway, or Overland Flow.

## 2.6 Topography and Vegetation

The subject site moderately slopes from the north to the south, with Council’s mapping records identifying a range from 30.75m AHD to 33m AHD. Existing vegetation within the boundaries of the site is not considered to be significant, with the site not located within the Biodiversity Areas Overlay, Significant Landscape Tree Overlay, or Natural Asset Local Law. Further to **Section 2.3** above, existing street trees are located in both frontages.

## 2.7 Site Services

The site is located in a well-established area. All required infrastructure services are existing and currently located in the surrounding area (i.e. water, sewer etc) to easily service the site.

## 2.8 Existing approval

The site is the subject of an existing approval for 5 storeys Multiple dwelling containing 15 units. A comparison of the current approve layout, and the proposal is provided below. The red outline delineates current approval. As shown below, the proposed development is not inconsistent with the existing approved built form.

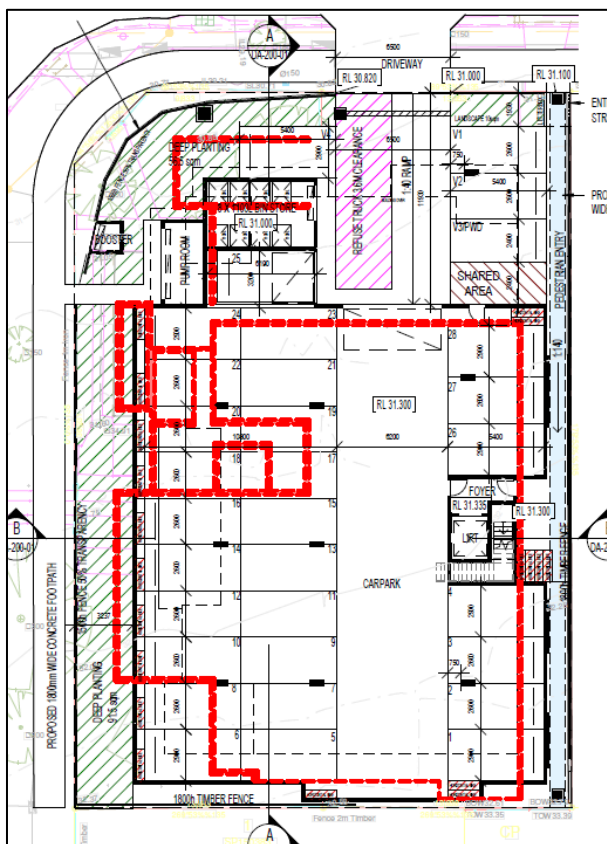


Figure 8: Ground floor plate

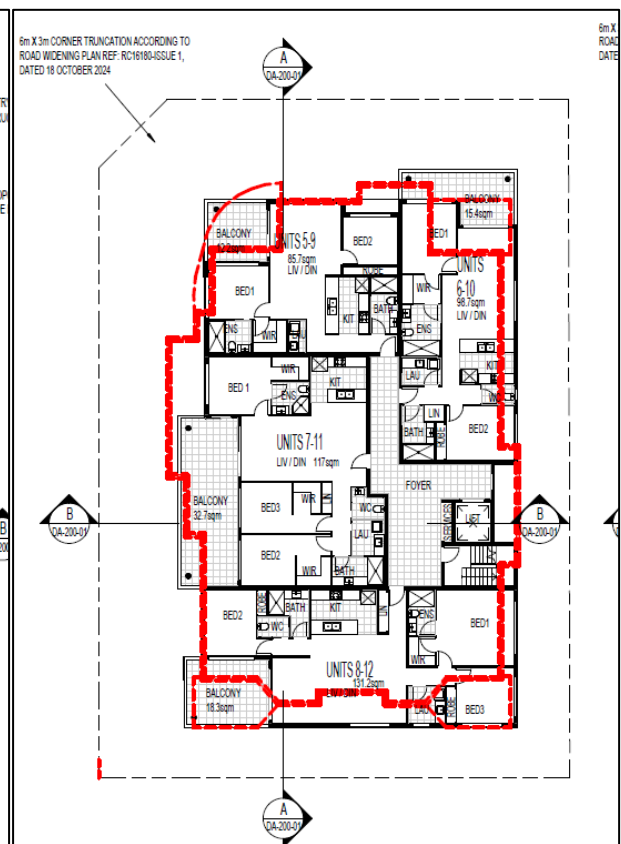


Figure 9: Typical upper levels floor plate

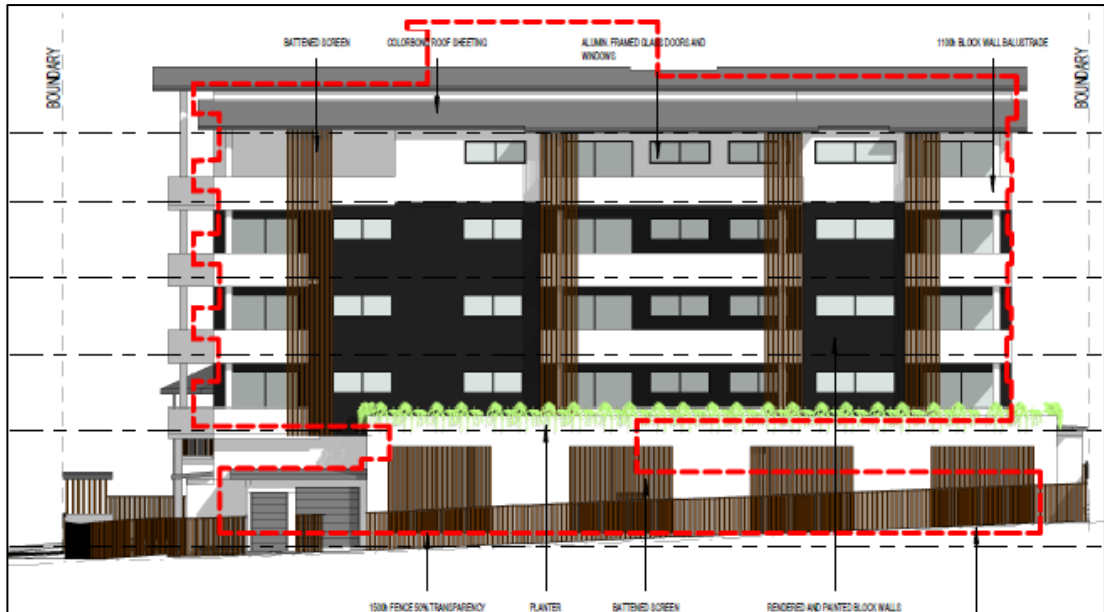


Figure 10: Farnell Street elevation comparison

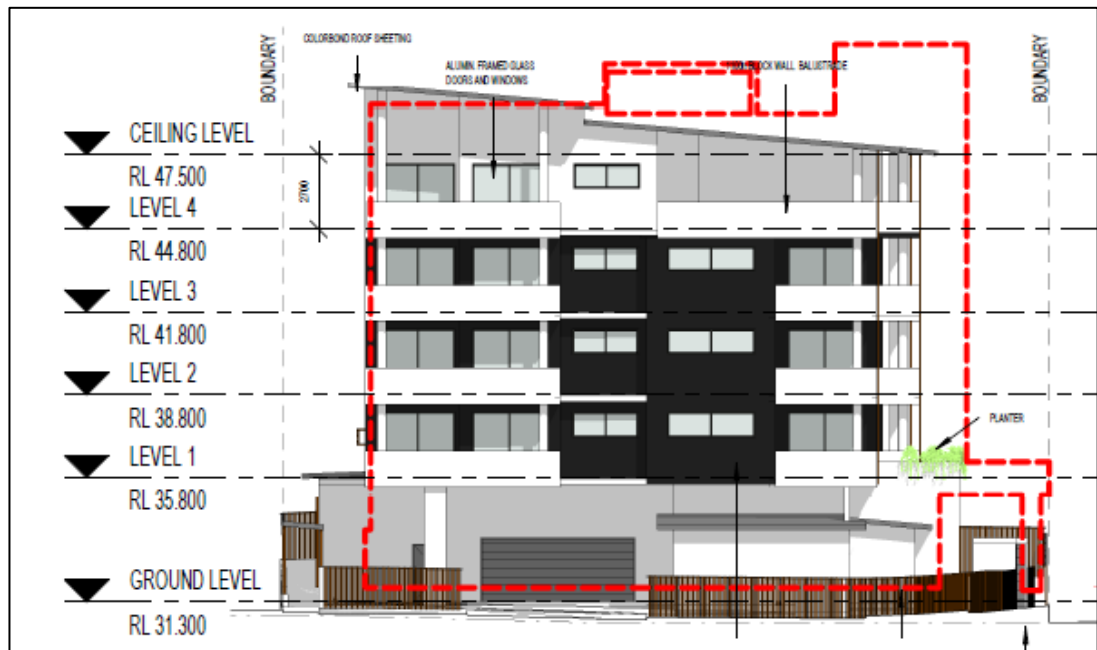


Figure 11: Wallace Street elevation comparison

## 3. Proposal

This proposal consists of the following component:

- **Development Permit for Material Change of Use.** This constitutes construction of a multiple dwelling building onsite containing 15 units.

### 3.1 Proposed Development

The proposal is five storeys in height and contains 15 units comprising 2076sqm of gross floor area. A combination of two and three bedroom units is provided, each with private open space in accordance with the minimum requirements and communal open space accessible on the fifth level of the building. Access is proposed to the Wallace Street leading to the ground level car park.



**Figure 12 – Perspective form Corner of Wallace and Farnell Streets**

The façade features a contemporary design that integrates a varied palette of materials and colours with both vertical and horizontal architectural elements. To mitigate perceived building bulk, the upper levels incorporate extensive balconies and openings, to address the street frontages and to reinforce its residential character. A detailed assessment against relevant codes is provided in Section 6.

### 3.1.1 Site Cover and Gross Floor Area

The subject site has a total area of approximately 1112m<sup>2</sup>. The building is designed with a site cover of approximately 68.8% on the ground level and 54.8% for the upper levels. The associated plot ratio within the building envelope represents approximately 187% of the site area. Further discussion is provided in **Section 6** below.

### 3.1.2 Car Parking, Access and Servicing

Wallace Street provides the main vehicular access to the visitor spaces, servicing areas and residents' cars. 28 car spaces have been provided including 4 visitors spaces. 4 visitor cycle storage is provided adjoining the entry with resident's bikes (15) to be stored within the garage.

The bin storage areas are designed as part of the building, located outside the security screen and adjoin the refuse truck loading area. Sufficient area has been provided to accommodate the required numbers of 15 units ie 3,600L for recycling and 3,600L for general waste. A total of 8 1100L bins is provided, split equally between recycling and general waste.

### 3.1.3 Landscaping and Open Space

The proposed landscaping and open space areas ensure the site is adequately vegetated, providing amenity for residents as well as adjoining neighbours and the relevant streetscape. As shown on the proposal plans attached in **Appendix B**, total deep planting area represents approximately 13.3% of the developable site area. A communal area at the required 5% is provided on the fifth level.

## 4. Planning Framework

This section sets out the statutory planning provisions applicable to the site and the proposed development. The overarching pieces of legislation applicable are the *Planning Act 2016*, *Planning Regulation 2017*, and the *Brisbane City Plan 2014*.

### 4.1 Planning Act 2016

#### 4.1.1 Referral

The *Planning Regulation 2017* supports the principal legislation by detailing how the *Planning Act 2016* operates including state matters for development. The subject site triggers several matters of interest, as shown in **Figure 13** below.

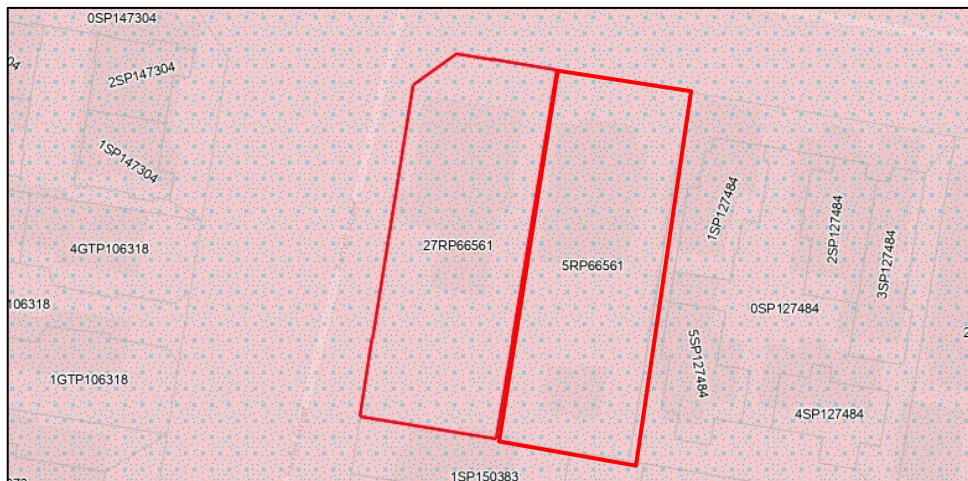


Figure 13 - Qld Gov DAMS Map

Of those listed above and with reference to the regulation:

- The subject site is identified within the Urban Footprint of the *South-East Queensland Regional Plan*. Assessment is provided in **Section 4.3** below and does not trigger referral;
- The *Planning Regulation 2017* does not include reference to the 'Water Resource Planning Area' boundaries and therefore does not trigger referral; and
- The total number of dwellings does not exceed the threshold in Schedule 20 (i.e. 200 dwellings) and therefore does not trigger referral for impacting on state transport infrastructure.

### 4.1.2 Public Notification

As further discussed in **Section 5.2** below, the proposed development will trigger an Impact Assessable application under *City Plan 2014*. In accordance with the *Planning Act 2016*, public notification is required.

## 4.2 State Planning Policies

The subject site is mapped for several state interests in the *State Planning Policies* (SPP), as shown in **Figure 14** below. With reference to Part 2.4 of the *Brisbane City Plan 2014*, it is noted that all interests excluding the bushfire prone area of the ‘Natural Hazards, Risk and Resilience’ and the building restricted area of the ‘Strategic Airports and Aviation Facilities’ interest are integrated in the current planning scheme. The site is not mapped within these areas and as such, further assessment against the SPP benchmarks is not required.

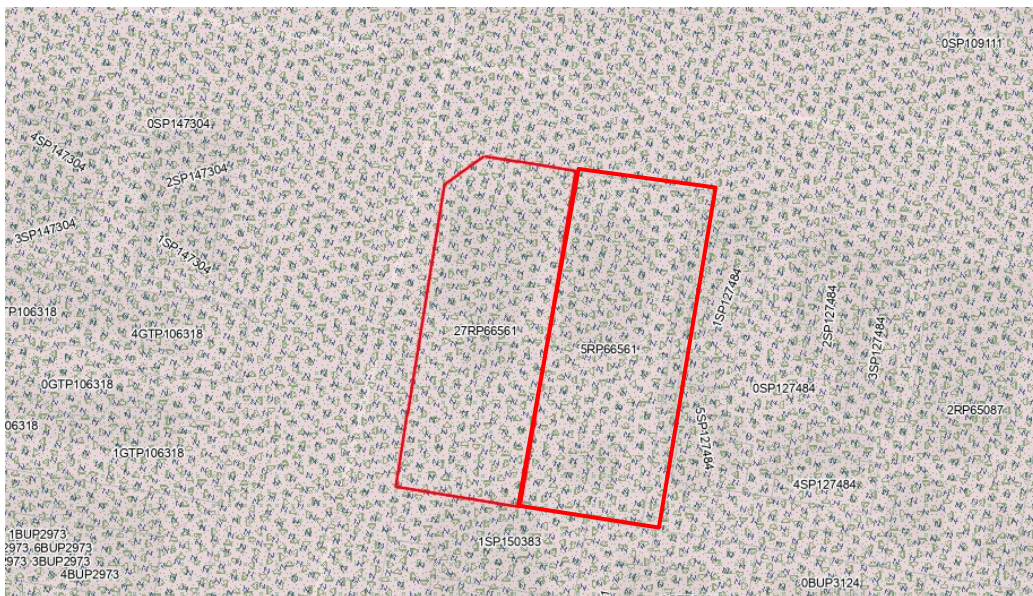


Figure 14 - Qld Gov SPPIMS Map

### 4.3 South-East Queensland Regional Plan 2023

The South-East Queensland Regional Plan, also known as *Shaping SEQ 2023*, took effect on the 15<sup>th</sup> of December 2023. It is the Queensland Government’s long-term vision for added growth in the South-East Queensland region for accommodating future population growth while sustainably enhancing the twelve local government areas it encompasses.

The five themes that underpin the long-term vision of *ShapingSEQ* (i.e. Grow, Prosper, Connect, Sustain, Live) remain unchanged from 2017, with the updated 2023 plan focusing the implementation with ten regional priorities which underpin all priority actions. These include:

- **A sustainable growth pattern:** Encouraging growth within existing urban areas that have good access to employment, services, natural areas and amenities.
- **More homes, faster – supply, diversity and affordability:** Unlocking more homes in well-located areas, providing greater housing choice typology and tenure to protect liveability and create fairer housing opportunities.
- **More social and affordable homes:** Setting a combined social housing and affordable housing target to deliver housing for vulnerable people, people on low and moderate incomes, and essential workers needed to maintain our communities and lifestyles.
- **Well-designed communities:** Considering the lifestyle needs of residents, including public and active transport, communal green space, and climate responsive design.
- **Integrating land use and infrastructure:** Planning for and delivering infrastructure in a timely and coordinated manner as and when it’s needed to support both residential and employment lands.
- **New economic opportunities and jobs:** Supporting a range of different types of jobs and economic opportunities through Regional Economic Clusters (RECs), Regional Activity Centres Network (RACN) and Major Enterprise and Industry Areas (MEIAs).
- **A sufficient pipeline of industrial land:** Supplying sufficient industrial land to service the growing population and support innovations in manufacturing, energy and waste management, including supporting the resource recovery and recycling task.

- **Incorporating Aboriginal and Torres Strait Islander knowledge, culture, traditions and aspirations:** Providing a partnership approach for advice and shared decision-making for South-East Queensland with Aboriginal and Torres Strait Islander peoples.
- **Regional approach to natural hazards:** Adapting and building resilience to increase the capacity for South-East Queensland to cope with future natural hazard events and disruptions.
- **Better biodiversity outcomes for growth areas:** Providing clear guidance on areas to be protected from development, areas that may be prioritised for development and areas where development can proceed if it will appropriately protect biodiversity values.

**RESPONSE:** The site is within the South-East Queensland Regional Plan (ShapingSEQ 2023) Urban Footprint and aligns with Section 2.2 of the City Plan 2014, which implements the regional planning framework. As discussed in Section 2.1, the subject land is well-positioned relative to employment hubs, services, and public transport. This proposed residential development supports a sustainable, consolidated growth pattern by supplying additional housing in a high-amenity area, directly advancing the priority actions of ShapingSEQ 2023

## 5. Local Government Planning Framework

### 5.1 Brisbane City Plan 2014

The *Brisbane City Plan 2014* came into force on the 30<sup>th</sup> June 2014 and is the relevant planning scheme for the City of Brisbane. The City Plan is a comprehensive statement of Council’s intentions for the future development of Brisbane. This section provides an assessment of the proposed development against the relevant DEO’s, Codes and related Policies.

#### 5.1.1 Strategic Framework

The Strategic Framework as set out in Part 3 of the *Brisbane City Plan 2014* outlines the policy direction and forms the basis for ensuring appropriate development occurs in the relevant planning scheme area.

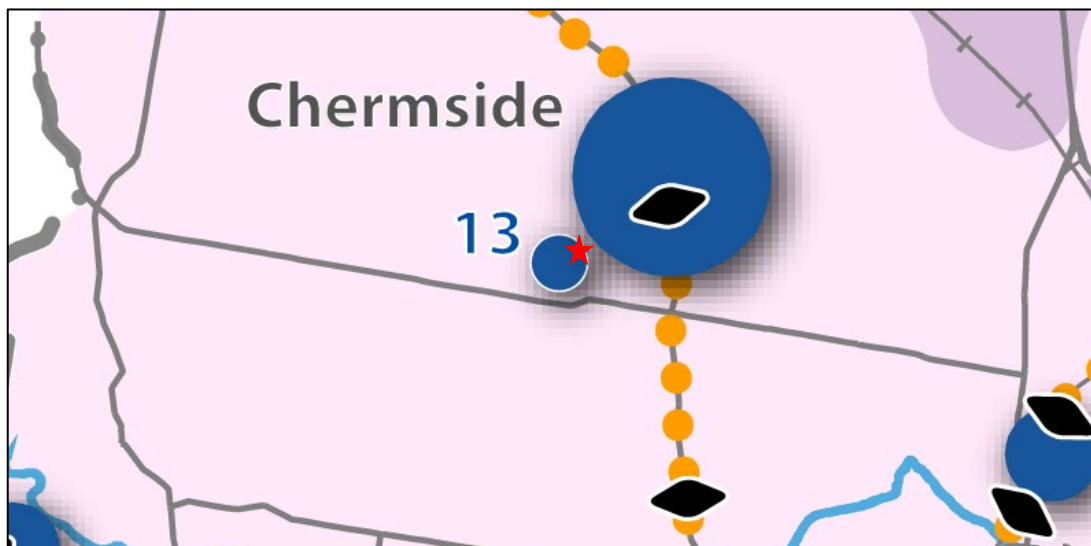


Figure 15 - Brisbane CityShape 2031 Strategic Framework Map w/ overlay of subject site location

As shown in **Figure 15** above, the site is identified on the Brisbane CityShape 2031 Land Use Map as being located within the Suburban Living Area. The site is located between the Westfield Chermshire major centre, and the Prince Charles Hospital to the west identified as a Special Centre.

The proposed development contributes a residential use, consistent with the underlying medium density residential zoning. This is integrated into the surrounding residential area, supporting of the nearby major centre and transport network.

## 5.2 Category of Assessment

### 5.2.1 Schedule 1: Definitions

In accordance with Schedule 1 of the *Brisbane City Plan 2014*, it is noted that the development falls under the activity group definition of ‘Accommodation Activities’ with individual use of ‘Multiple Dwelling’ defined as follows:

*“Accommodation Activities – caretaker’s accommodation, community residence, dual occupancy, dwelling house, multiple dwelling, non-residential workforce accommodation, relocatable home park, residential care facility, retirement facility, rooming accommodation, short-term accommodation, tourist park, workforce accommodation.”*

*“Multiple Dwelling means a residential use of premises involving 3 or more dwellings, whether attached or detached.”*

### 5.2.2 Part 5: Material Change of Use

The subject site is located within a zone, neighbourhood plan and several overlays, all of which have the potential to influence the level of assessment of the development. As per Section 5.3.2 of the *Brisbane City Plan 2014*:

- (8) Despite subsection 5.3.2(4) and (7) above, a level of assessment in a neighbourhood plan overrides a level of assessment in a zone, and a level of assessment in an overlay overrides a level of assessment in a zone or neighbourhood plan.*
- (9) Provisions of Part 10 may override any of the above.*
- (10) State-prescribed levels of assessment identified in Part 5, section 5.4, override all other levels of assessment for that development, with the exception of the Act or the Regulation.*
- (11) Despite all of the above, if development is listed as prohibited development under Schedule 1 of the Act, a development application cannot be made.*

It is noted that the subject site and associated proposed development are not triggered under Part 10 or Section 5.4. The below table identifies the level of assessment for the applicable zone, neighbourhood plan and overlay. Given the development provides a height compliant with what is specified in the Chermside Neighbourhood Plan, the material change of use triggers an **Impact Assessable** application under the *Brisbane City Plan 2014*.

City Plan 2014		Category of Assessment
<b>Zone</b>	MDR Medium Density Residential	Impact Assessment
<b>Neighbourhood Plan</b>	Chermside Centre Neighbourhood Plan NPP-003: Residential South Precinct	No Change
<b>Overlays</b>	Airport Environs	Code Assessment
	Bicycle Network	Code Assessment
	Community Purposes Network	Code Assessment
	Critical Infrastructure & Movement Network	Not Applicable
	Dwelling House Character	Code Assessment
	Road Hierarchy	Code Assessment
	Streetscape Hierarchy	Code Assessment
<b>OVERALL CATEGORY OF ASSESSMENT</b>		<b>IMPACT ASSESSMENT</b>

## 5.3 Assessment Benchmarks

### 5.3.1 Chermside Centre Neighbourhood Plan

As outlined above, the site is located within the Chermside Centre Neighbourhood Plan area, specifically within the Residential South (NPP-003) Precinct. The purpose of this code is to be achieved through the overall outcomes with the main applicable outcome for this precinct is that *Development provides medium density residential development*. The proposal for a five storey apartment development accords with the intents and outcomes of the Neighbourhood Plan.

### 5.3.2 MDR Medium Density Residential Zone

As outlined above, the subject site is located within the MDR Medium Density Residential Zone. The purpose of this code is to be achieved through overall outcomes for the location, use and form. These are listed as follows:

#### Overall Outcomes

- (a) *Development provides for a mix of well-designed, location-responsive medium rise and medium density residential development of up to 5 storeys and located on suitable sites, in well-located parts of the city, including the inner city and in close proximity to significant centres or along growth corridors or on the periphery of centres.*
- (b) *Development allows for urban consolidation and better use of physical and social infrastructure, capitalising on the zone's strategic location and amenity and proximity to key destinations.*

- 
- (c) Development supports the creation of a walkable neighbourhood with the potential for residents to live within walking distance of regular public transport, nearby centres, recreational opportunities and community facilities, and reduces vehicle-based trips to work, shops or centres.
- 
- (d) Development provides for co-existence of dwelling houses, dual occupancies or multiple dwellings.
- 
- (e) Development retains an existing dwelling house that is located on land within the Heritage overlay or Pre-1911 building overlay.
- 
- (f) Development for alternative housing types, such as rooming accommodation, a residential care facility or a retirement facility together with ancillary convenience activities and allied services (care co-located uses), which provide housing diversity and enable people to find suitable accommodation throughout their life cycle:
- (i) meets amenity expectations of residents;
  - (ii) meets the bulk and building height requirements of the Multiple dwelling code or any applicable neighbourhood plan if rooming accommodation;
  - (iii) meets the bulk and building height requirements of the Retirement and residential care facility code if a residential care facility or retirement facility.
- 
- (g) Development for complementary residential accommodation options including short-term accommodation support, and meet the needs of visitors to, nearby destinations, such as hospitals, to provide housing diversity.
- 
- (h) Development for a dwelling unit may occur as part of a non-residential use.
- (i) 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 medium density, but predominantly permanent residential environment.
  - (j) 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.
- 
- (k) 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.
- 
- (l) 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 250m<sup>2</sup>;
  - (ii) serve local residents' day-to-day needs;
  - (iii) not undermine the viability of a nearby centre.
- 
- (m) Development which would result in the co-location of new non-residential uses may only occur along an active frontage identified on Active frontages in residential zones overlay map or where located in two or more adjoining commercial character buildings.
- 
- (n) Development for a home-based business may operate in a dwelling house, dual occupancy or multiple dwelling and is of a scale and nature that protects the amenity of adjoining residents.
- 
- (o) Development for any other non-residential use serves a local community need only, such as a childcare centre or a substation.

#### **Development Forms**

- 
- (a) Development for a residential building occurs on appropriately sized and configured lots and is of a height, bulk, scale and form which is tailored to its specific location and to the characteristics of the site within the Medium density residential zone and
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*reinforces a distinctive subtropical character of medium rise buildings with a landscaped streetscape and recreation areas.*

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*(b) Development comprises medium rise, medium-high density residential buildings of predominantly apartment style multiple dwellings, 3 to 5 storeys in height.*

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*(c) Development provides for a building to have a building height and bulk that responds to:*

*(i) the nature of adjoining dwellings;*

*(ii) site characteristics, including the shape, frontage, size, orientation and slope.*

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*(d) 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 height and/or smaller bulk than in the High density residential zone, acknowledging this zone's role as a transition area between higher and lower rise/lower density zones.*

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*(e) Development for a housing type other than a dwelling house is of a scale and bulk that enables the buildings to co-exist comfortably with dwelling house and dual occupancy uses in adjoining lower density zones.*

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*(f) Development provides for setbacks which suitably buffer a residential use from an activity in an adjoining non-residential zone.*

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*(g) 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;*

*(ii) residents on the site, as well as residents of existing or future dwellings on adjoining sites, have sufficient privacy and good access to daylight, sunlight and breezes to enable the intended use of indoor and outdoor spaces.*

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*(h) Development provides quality private and public open spaces and landscaping, including deep planting, which softens the scale of the dwellings, provides spaces for outdoor activity areas and encourages outdoor living.*

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*(i) Development provides for a building design that interfaces with the street and other adjoining public spaces, including via habitable uses at ground level (with parking located below or behind buildings unless a dwelling house or dual occupancy) which provides surveillance and encourages activation of parks and streets.*

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*(j) 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.*

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*(k) 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.*

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**RESPONSE:** The proposed development demonstrates compliance with the Neighbourhood Plan Code, leveraging its proximity to a major centre to support transit-oriented, serviced urban living. The five-storey, medium-density form is site-responsive, utilising dual-frontage orientation to enhance passive surveillance and to address the street frontages. The proposal is consistent with subtropical design principles with the layout prioritises natural ventilation and solar access, while mitigating amenity impacts to adjoining properties.

## 6. Codes and Relevant Provisions

These relevant code/s from the *Brisbane City Plan 2014* are comprised of:

ASSESSMENT BENCHMARK	RESPONSE
<b>PRIMARY CODES</b>	
<b>Chermside Centre Neighbourhood Plan Code</b>	Refer to the assessment in <b>Section 6.1</b> below.
<b>Multiple Dwelling Code</b>	Refer to the assessment in <b>Section 6.2</b> below.
<b>OVERLAY CODES</b>	
<b>Airport Environs Overlay Code</b>	Refer to the assessment in <b>Appendix A</b> .
<b>Bicycle Network Overlay Code</b>	With reference to Council’s overlays, it is noted that both streets are identified within the ‘Bicycle Overlay’ as a secondary cycle route. Given it is not located within the LGIP for infrastructure upgrade, further assessment against this overlay should not be required.
<b>Community Purposes Network Overlay Code</b>	The site is not located within proximity to relevant mapped LGIP infrastructure within this overlay. As such, it is not considered that assessment against this code should be required.
<b>Critical Infrastructure and Movement Network Overlay Code</b>	In accordance with Table 5.10.8, a multiple dwelling use does not require assessment against this code.
<b>Dwelling House Character Overlay</b>	The proposed development does not include a dwelling house use. As such, no further assessment against this overlay is required.
<b>Road Hierarchy Overlay Code</b>	Refer to the assessment in <b>Appendix A</b> .
<b>Streetscape Hierarchy Overlay Code</b>	Refer to the assessment in <b>Appendix A</b> .
<b>SECONDARY CODES</b>	
<b>Filling and Excavation Code</b>	Refer to the attached <b>Engineering Codes in Appendix C</b>
<b>Infrastructure Design Code</b>	Refer to the assessment in <b>Appendix C</b>
<b>Landscape Work Code</b>	The detail shown on the Landscape Concept Plan is considered to provide appropriate assessment against this code. Refer to <b>Appendix C</b> .
<b>Outdoor Lighting Code</b>	The proposed development does not include the construction of outdoor lighting / floodlighting.
<b>Park Planning and Design Code</b>	The proposed development does not involve nor is required to involve a park. Therefore, no assessment against this code is required.
<b>Stormwater Code</b>	Refer to the attached <b>Engineering Codes in Appendix C</b> and the <b>SBSMP in Appendix D</b> .
<b>Transport, Access, Parking and Servicing Code</b>	Refer to the assessment in <b>Appendix A</b> .
<b>Wastewater Code</b>	The development does not propose onsite effluent disposal, with the existing wastewater disposal system considered to be appropriate for the development.

## 6.1 Chermside Centre Neighbourhood Plan Code

Performance outcomes	Acceptable outcomes	Response
<b>General</b>		
<p><b>PO1</b> 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:</p> <ul style="list-style-type: none"> <li>(a) consistent with the anticipated density and assumed infrastructure demand;</li> <li>(b) aligned to community expectations about the number of storeys to be built;</li> <li>(c) proportionate to and commensurate with the utility of the site area and frontage width;</li> <li>(d) designed to avoid a significant and undue adverse amenity impact to adjoining development;</li> <li>(e) sited to enable existing and future buildings to be well separated from each other and to avoid affecting the potential development of adjoining sites.</li> </ul> <p>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,</p>	<p><b>AO1</b> Development complies with the number of storeys, building height and gross floor area in <b>Table 7.2.3.6.3.B</b>.</p> <p>Note—Neighbourhood plans will mostly specify the maximum number of storeys where zone outcomes have been varied in relation to building height. Some neighbourhood plans may also specify the height in metres. Development must comply with both parameters where maximum number of storeys and height in metres are specified.</p>	<p><b>A.01 – Performance outcome</b> - The proposed building height and density is in response to the site proximity to the major employment node, urban services and proximity to public transport nodes. The development accords with the performance outcome in that:</p> <ul style="list-style-type: none"> <li>(a) The neighbourhood plan envisages developments of up to 150% on this side of Wallace Street and up to 300% on the opposite side of Wallace Street. The proposed 15 units of 187% remain within the anticipated infrastructure capacity of the locality;</li> <li>(b) The neighbourhood plan envisages developments of up to 6 storeys on this side of Wallace Street and up to 12 storeys on the opposite side of Wallace Street. Within this context the development, at 5 storeys, remains consistent with the range of building height that could be possibly expected for redevelopment within the precinct;</li> <li>(c) With a combined frontage of approximately 70m onto Wallace and Farnell Streets, the site’s corner location and articulated design ensure the development remains proportionate to its scale and width;</li> </ul>

<p>parking and manoeuvring areas that significantly reduce streetscape character and amenity.</p>		<p>(d) The building’s design and its corner-lot positioning minimise impacts on adjoining residential properties. This is achieved by orienting balconies toward the two street frontages and limiting openings along the shared side boundaries; and</p> <p>(e) Further to (d), the proposed development has been designed in response to the existing buildings on all adjoining sites with natural separation provided through the setbacks and orientation. The development does not isolated or result in fragmentation of adjoining lots. Furthermore both adjoining properties are existing multiple dwellings.</p>
<p><b>PO2</b> Development provides building setbacks that:</p> <ul style="list-style-type: none"> <li>(a) create a consistent and cohesive streetscape;</li> <li>(b) enable existing and future buildings to be well separated from each other to allow light penetration, air circulation and privacy, and ensure windows are not built out by adjoining buildings;</li> <li>(c) do not prejudice the development of adjoining sites.</li> </ul>	<p><b>AO2</b> Development has building setbacks that comply with <b>Table 7.2.3.6.3.D.</b></p>	<p><b>RO2 Not Applicable</b> – With reference to Table 7.2.3.6.3.D the site is not located within the listed precinct.</p>
<p><b>PO3</b> Development provides for a mix of residential and non-residential uses that provide the level of activity needed to support the role and function of each sub-precinct.</p>	<p><b>AO3</b> Development provides a land use mix that complies with <b>Table 7.2.3.6.3.C.</b></p>	<p><b>RO3 – Not Applicable</b> - With reference to Table 7.2.3.6.3.C, the site is not located within the listed precinct. The proposed development does not include any non-residential use, with multiple dwelling units and associated communal facilities within the building.</p>

<p><b>PO4</b> Development provides a building height transition to the Wheller Gardens Settlement heritage area as shown in Figure b and reinforces the heritage values of this precinct.</p>	<p><b>AO4</b> Development that adjoins the Wheller Gardens Settlement heritage area as shown in Figure b: (a) complies with the number of storeys and building height in <b>Table 7.2.3.6.3.B</b>; (b) has a minimum setback of 3m from the side and/or rear of the heritage precinct boundary.</p>	<p><b>RO4 Not Applicable</b> – The subject site is not located adjoining the Wheller Gardens Settlement Area.</p>
<p><b>PO5</b> Development contributes to the role of the street as the focus for commercial and community life and promotes activation and casual surveillance through active frontages.</p>	<p><b>AO5</b> Development provides active frontages where identified in Figure a.</p>	<p><b>RO5 Not Applicable</b> – The subject site is not identified for active frontage.</p>
<p><b>PO6</b> Development abutting Kittyhawk Drive and Seventh Brigade Park situates buildings to address both the street frontage and the park to: (a) improve pedestrian activity at the development interface; (b) create a sense of safety in the public realm.</p>	<p><b>AO6</b> Development provides: (a) active frontages that focus on and overlook Seventh Brigade Park; (b) at least 50% of the ground storey of a building with active frontages where adjoining Kittyhawk Drive or the park; (c) direct access from the street to ground storey residential multiple dwellings; (d) fences that have a maximum height of 1.5m and are 50% transparent where adjoining Kittyhawk Drive or the park.</p>	<p><b>RO6 Not Applicable</b> – The subject site does not abut Kittyhawk Drive or Seventh Brigade Park.</p>
<p><b>PO7</b> Development that adjoins a busway corridor, transit way, bus stops and future stations: (a) activates the edges of busway stations and the immediate environment, creating vibrant and attractive street environments;</p>	<p><b>AO7</b> No acceptable outcome is prescribed.</p>	<p><b>RO7 – Not Applicable</b></p>

<ul style="list-style-type: none"> <li>(b) enables casual surveillance of busway station platforms, entry points and public spaces;</li> <li>(c) facilitates safe, logical and direct pedestrian and cyclist access to busway station entry points;</li> <li>(d) screens views of uninhabited transport infrastructure elements;</li> <li>(e) screens servicing and utility areas from view of the passenger areas of busway stations;</li> <li>(f) designs and sites buildings to address busway interface issues;</li> <li>(g) preserves the structural integrity and ongoing operation and maintenance of transport infrastructure;</li> <li>(h) provides sufficient on-site servicing and utilities to contain adverse impacts.</li> </ul>		
<p><b>PO8</b> Development supports the creation of a road network that efficiently provides for the movement of traffic and frequent public transport.</p>	<p><b>AO8.1</b> Development provides for road widening in accordance with Figure c.</p> <p><b>AO8.2</b> Development is sited and designed so as not to compromise the proposed intersection upgrades indicated in Figure c.</p>	<p><b>RO8 Not Applicable</b> – The subject site is not identified in Figure C to provide road widening or intersection upgrades.</p>
<p><b>PO9</b> Development:</p> <ul style="list-style-type: none"> <li>(a) creates an integrated pedestrian and cycle network that provides direct access to public transport routes, activity centres and public open space through the provision of arcades;</li> </ul>	<p><b>AO9</b> Development provides arcades as indicated in Figure a and Figure b.</p>	<p><b>RO9 Not Applicable</b> – The subject site is not identified in Figure A or Figure B to provide an arcade.</p>

<p>(b) provides arcades to improve permeability through building design and site layout. Scale, width and design of arcades reflect their function and location.</p>		
<p><b>PO10</b> Development provides long term infrastructure for the parks network to meet the recreational needs of residents and workers.</p>	<p><b>AO10</b> Development protects land for the provision of a park in the general location specified in Figure a and in accordance with the Long term infrastructure plans.</p>	<p><b>RO10 Not Applicable</b> – The subject site is not identified in Figure A or the LGIP to provide a park.</p>
<p><b>If in the Community use and sports precinct (Chermside centre neighbourhood plan/NPP-004) where north of Hamilton Road</b></p>		<p><b>Not Applicable</b></p>

## 6.2 Multiple Dwelling Code

Performance outcomes	Acceptable outcomes	Response
<b>Site area and frontage</b>		
<p><b>PO1</b> Development has a site area and frontage width that is sufficient to:</p> <ul style="list-style-type: none"> <li>(a) accommodate the scale and form of multiple dwelling buildings considering site features such as heritage or character buildings and slope;</li> <li>(b) deliver useable communal open space areas and private open spaces;</li> <li>(c) achieve viable areas of deep planting and landscaping to retain significant vegetation and protect or establish large subtropical shade trees;</li> <li>(d) achieve safe and convenient vehicle access to the site;</li> <li>(e) accommodate on-site parking and vehicle manoeuvring for residents, visitors and service providers;</li> <li>(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;</li> <li>(g) minimise the impact of new driveways on the streetscape.</li> </ul>	<p><b>AO1</b> Development has a site area and frontage width that meets the minimum requirements set out in:</p> <ul style="list-style-type: none"> <li>(a) a neighbourhood plan; or</li> <li>(b) if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements set out in <b>Table 9.3.14.3.B</b>.</li> </ul> <p>Note—The site frontage is measured at the property line on the primary road boundary.</p>	<p><b>RO1</b></p> <ul style="list-style-type: none"> <li>(a) <b>Not applicable.</b></li> <li>(b) <b>Complies</b> - Discussion on site area and frontage width is provided in Section 6.2 above</li> </ul>
<p><b>PO2</b> Development in the High density residential zone or Medium density residential zone does not isolate or negatively impact on the</p>	<p><b>AO2</b> Development in the High density residential zone or the Medium density residential zone ensures that the site area and frontage width</p>	<p><b>R02 – Not applicable.</b> All adjoining sites are located within the same Medium Density Residential zone.</p>

<p>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.</p>	<p>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 <b>Table 9.3.14.3.B.</b></p>	
<b>Building design and appearance</b>		
<p><b>PO3</b>                  Development height, bulk and scale, siting and layout ensures that:                  (a) building height is consistent with the intended form and character of the local area including the predominant height of existing or approved buildings in the street;                  (b) where building height is greater than the acceptable outcome for building height on sites adjoining or opposite the subject site, the development sensitively reduces height towards site boundaries to a compatible scale;                  (c) impacts on residential amenity and privacy from overlooking, visual dominance and overshadowing are minimised and adequate levels of natural light and breezes are maintained to habitable rooms, private and communal open space for both the development and residences on adjoining and nearby sites;</p>	<p><b>AO3</b>                  Development is contained within the building envelope for the site created by applying:                  (a) the maximum building height in <b>Table 9.3.14.3.B;</b>                  (b) front, rear and side boundary setback requirements in <b>Table 9.3.14.3.C;</b>                  (c) car parking boundary setback requirements in <b>Table 9.3.14.3.E;</b>                  (d) building separation requirements in <b>Table 9.3.14.3.F;</b>                  (e) building height transitions specified in <b>Table 9.3.14.3.I</b> where applicable;                  (f) the acceptable outcomes for deep planting and landscaping areas.                  Refer to Figure b and Figure c. Note—This acceptable outcome can be demonstrated by the preparation of a building envelope plan, elevations and sections.</p>	<p><b>RO3</b>                  (a) Refer to Section 6.1 above.                  (b) Refer to RO6 and RO7 below.                  (c) Refer to RO34 below.                  (d) Refer to RO14.1 below.                  (e) Refer to RO4.2 below.                  (f) Refer to RO28 and RO29 below.</p>

<p>(d) sufficient visual and acoustic privacy is achieved between dwellings without reliance on screening;</p> <p>(e) the development is consistent with the setback pattern and contributes to the character of the streetscape;</p> <p>(f) adequate landscape buffering is achieved, including the retention and provision of large subtropical shade trees in deep planting areas.</p>		
<p><b>PO4</b> Development has a building height, scale and form that improves the amenity and achieves the intended outcomes of the zone or neighbourhood plan area, contributes to a cohesive streetscape and built form character and is:</p> <p>(a) consistent with the anticipated density and assumed infrastructure demand;</p> <p>(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;</p> <p>(c) proportionate to and commensurate with the site area and frontage width so as not to be overbearing on the street or adjoining development;</p> <p>(d) designed to avoid a significant and undue adverse amenity impact to adjoining development;</p> <p>(e) sited to enable existing and future buildings to be well separated from each</p>	<p><b>AO4.1</b> Development has a maximum building height that complies with:</p> <p>(a) a neighbourhood plan; or</p> <p>(b) if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements set out in <b>Table 9.3.14.3.B.</b></p>	<p><b>RO4.1</b> – Refer to Section 6.1 above.</p>
	<p><b>AO4.2</b> Development incorporates the building height transition requirements set out in <b>Table 9.3.14.3.I.</b></p>	<p><b>RO4.2 Not Applicable</b> – The subject site shares common boundaries with Medium Density Residential zoned land and faces properties also zoned for Medium Density Residential or Mixed Us. Pursuant to Table 9.3.14.3.I, a building height transition is not required for the proposed development</p>

<p>other and to avoid affecting the potential development of adjoining sites;</p> <p>(f) considerate of street conditions, the topography of the area and site slope;</p> <p>(g) designed to maintain significant view points and corridors;</p> <p>(h) designed and orientated to retain solar access to key public spaces and adjoining buildings.</p>		
<p><b>PO5</b> Development for services and related structures, including electricity transformers, fire hydrant and booster assemblies, air conditioning and other mechanical plant, vents, exhausts and refuse and recycling storage areas:</p> <p>(a) are integrated into the development;</p> <p>(b) do not dominate the site frontage;</p> <p>(c) are compatible with the intended streetscape character;</p> <p>(d) ensure adverse amenity impacts to the streetscape and habitable spaces are ameliorated.</p>	<p><b>A05</b> Development ensures that where services and related structures, including electricity transformers, fire hydrants and booster assemblies, air conditioning and other mechanical plant, vents, exhausts and refuse and recycling storage areas, are located within 4 metres of the front boundary:</p> <p>(a) comprise no more than 5m or 10% of the street frontage, whichever is the lesser;</p> <p>(b) are orientated towards the internal driveways or footpaths onsite;</p> <p>(c) are located, screened or landscaped so as not to be visually obtrusive.</p>	<p><b>RO5 Performance Solution</b> – As shown on the proposal plans attached in Appendix B, the development includes necessary services at the corner of Wallace Street and Farnell Street. It is a QFES requirement for the fire booster cabinet to be orientated to the street frontage. This cabinet is approximately 1mx1m. It has been incorporated into the overall design with adjoining landscaping features so as not to be visually intrusive.</p>

<p><b>PO6</b> Development provides a front boundary setback that:</p> <ul style="list-style-type: none"> <li>(a) defines the street edge;</li> <li>(b) creates a clear threshold and transition from public to private space;</li> <li>(c) assists in achieving visual privacy to ground-floor dwellings from the street;</li> <li>(d) supports the location of balconies for casual surveillance of the street and modulation of the facade;</li> <li>(e) allows for built form and facade articulation that contributes to the streetscape character and landscape;</li> <li>(f) is consistent with the intended streetscape and setback pattern;</li> <li>(g) facilitates landscaping appropriate to soften and screen the built form of the development from the street.</li> </ul>	<p><b>AO6</b> Development provides setbacks to the primary and secondary frontages that complies with:</p> <p>a neighbourhood plan; or if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements set out in <b>Table 9.3.14.3.C</b>.</p> <p>Note—Roofing of terrace areas on car parking structures are to comply with boundary setback requirements for balconies. Note—Boundary setbacks are also influenced by minimum building separations considering the nature of the wall proposed and the number of openings or balconies.</p>	<p><b>RO6</b></p> <p><b>Wallace Street</b> - Primary frontage: Performance solution - As shown on the proposal plans attached in Appendix B, a minimum 4m setback is provided to the balcony and 5.9m to the wall. This minor performance solution to the wall setback will have negligible impact on the streetscape.</p> <p><b>Farnell Street</b> - Secondary frontage: – Performance Solution - As shown on the proposal plans attached in Appendix B, a minimum 4.6 m setback is provided to the balcony and 6m to the wall on the upper levels and these remain compliant. The ground level wall is setback 3.2 m in lieu of 4m. This minor performance solution will not adversely affect the streetscape. Furthermore, it facilitates enhanced building articulation along Farnell Street, thereby supporting the local character while remaining sensitive to the existing setback pattern.</p>
<p><b>PO7</b> Development provides side and rear boundary setbacks that:</p> <ul style="list-style-type: none"> <li>(a) consider future development;</li> <li>(b) minimise the impacts of development on the amenity and privacy of future and existing neighbourhood residents;</li> <li>(c) support the separation of buildings to provide visual and acoustic privacy without reliance on screening, and ensure</li> </ul>	<p><b>AO7.1</b> Unless greater setbacks are required to achieve adequate building separation, development provides a rear boundary and side boundary setback that complies with:</p> <ul style="list-style-type: none"> <li>(a) a neighbourhood plan; or</li> <li>(b) if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements set out in <b>Table 9.3.14.3.C</b>.</li> </ul>	<p><b>RO7 - Performance Solution</b> - Site is a corner site and rear boundary is not applicable.</p> <p>A performance solution is proposed for levels 4 and 5, providing approximately 3m setback. Given that both adjoining properties are developed for existing two-storey multiple dwellings with limited openings to the common boundaries, the upper-level intrusions are considered minor and would not result in</p>

<p>access to natural light, sunlight and breezes;</p> <p>(d) contribute to the rhythm and pattern of the streetscape in keeping with the intended neighbourhood character;</p> <p>(e) maximise the opportunity to retain significant vegetation and protect or establish large subtropical shade trees in deep-planting areas.</p>	<p>Refer to Figure d.</p>	<p>adverse impact on amenity and privacy of adjoining developments. The proposed setback remains compliance with performance outcome.</p>
	<p><b>A07.2</b>                  Development ensures that any built to boundary walls located in a zone in the residential zones category are:</p> <p>(a) not located along both side boundaries unless in the Low-medium density residential zone, Medium density residential zone or High density residential zone;</p> <p>(b) not located along a common boundary with a lot located in the Low density residential zone or Character residential zone;</p> <p>(c) for non-habitable rooms or spaces only;</p> <p>(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;</p> <p>(e) not located within the front or rear setback;</p> <p>(f) where on the side boundaries of a corner lot, located towards the front of the development and separated;</p> <p>(g) a maximum height of 3m;</p> <p>(h) low maintenance or constructed of prefinished materials.</p> <p>Refer to Figure e.</p>	<p><b>R07.2 Performance Solution</b> – The proposed southern boundary wall spans 10.3 m. Due to existing topography, a minor section reaches 3.3 m above natural ground level. However, the majority of the wall remains below 3 m. This minor, localised exceedance does not result in any adverse amenity impact on the adjoining property.</p>

	<p><b>A07.3</b> Development ensures built to boundary walls:</p> <ul style="list-style-type: none"> <li>(a) have a maximum cumulative length along each side boundary of 15m, where located in the Low-medium density residential zone, Medium density residential zone or High density residential zone; or</li> <li>(b) have a maximum cumulative length of 9m, where permitted in the Infill housing zone precinct of the Character residential zone; or</li> <li>(c) do not exceed the length of an abutting and lawfully constructed built to boundary wall on an adjoining lot.</li> </ul>	<p><b>RO7.3 Complies</b> – The proposed southern boundary wall is 10.3m.</p>
<p><b>PO8</b> Development ensures that the proportion of buildings to open space and landscaping on a site:</p> <ul style="list-style-type: none"> <li>(a) is consistent with the intended form, character and intensity of the local area and immediate streetscape;</li> <li>(b) facilitates modulation and articulation of the building form;</li> <li>(c) supports residential amenity for occupants and adjoining properties;</li> <li>(d) supports private outdoor subtropical living;</li> <li>(e) provides for well-located and functional communal open space areas;</li> <li>(f) provides for deep planting areas to retain significant vegetation and protect or establish large subtropical shade trees.</li> </ul>	<p><b>A08</b> Development has:</p> <ul style="list-style-type: none"> <li>(a) a building footprint within the building envelope;</li> <li>(b) a maximum site cover that: <ul style="list-style-type: none"> <li>(i) complies with the requirements set out in a neighbourhood plan; or</li> <li>(ii) if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan: <ul style="list-style-type: none"> <li>(A) where in the Medium density residential zone, Low-medium density residential zone or the Infill housing zone precinct of the Character residential zone, is 45%; or</li> <li>(B) where in the High density residential zone, is 40%.</li> </ul> </li> </ul> </li> </ul>	<p><b>RO8 Performance Solution</b> – The proposed site cover is 68.8% at ground level and 55% for upper levels. This is appropriately balanced by 13.3% deep landscaping and open space, ensuring compliance with PO8. The building’s form and intensity are further mitigated through design articulation and its corner positioning, as shown the proposed plans attached in Appendix B. Furthermore, as noted in Section 2.9 above, the development is not inconsistent with the existing approved building envelope.</p>

<p><b>PO9</b> Development balances the height and footprint of the building, providing modulation and variation in the facade's horizontal and vertical profiles that:</p> <ul style="list-style-type: none"> <li>(a) reduces the appearances of bulk through changes in building depth, length and articulated form;</li> <li>(b) maintains a human scale and is consistent with the form and character intent of the neighbourhood and street;</li> <li>(c) supports residential amenity to occupants and adjoining properties, including access to natural light and breezes;</li> <li>(d) provides opportunities for dual aspect dwellings;</li> <li>(e) incorporates changes in material, finish or texture at regular intervals;</li> <li>(f) provides expressive shadow casting elements;</li> <li>(g) provides opportunities for useable and functional open space.</li> </ul> <p>Refer to Figure i.</p>	<p><b>AO9.1</b> Development where in the Medium density residential zone, Low-medium density residential zone or in the Infill housing zone precinct of the Character residential zone, the maximum length of a wall in any direction is 30m with substantial articulation provided every 15m. 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.</p>	<p><b>RO9.1 Complies</b> – As illustrated in the proposal plans (<b>Appendix B</b>), all elevations feature substantial articulation to break up building mass. No wall section exceeds 30m in length without appropriate architectural treatment.</p>
	<p><b>AO9.2</b> Development where in the High density residential zone, the maximum length of a wall in any direction is 50m with substantial articulation provided every 15m.</p>	<p><b>RO9.2 Not Applicable</b> – The site is located within the Medium Density Residential Zone. Refer to RO9.1 above.</p>
	<p><b>AO9.3</b> Development incorporates the following design elements:</p> <ul style="list-style-type: none"> <li>(a) balconies, verandas or terraces on each level;</li> <li>(b) variation in the treatment and patterning of windows to bring visual interest and activation to each facade;</li> <li>(c) variation in building form, materials, colours, textures and finishes to articulate finer scale architectural features and building elements such as party walls and slab edges;</li> <li>(d) recessions and projections in the roof and wall plane, such as steps, slopes or splays which cast shadows.</li> </ul>	<p><b>RO9.3 Complies</b> – The proposed development incorporates all of the elements mentioned. This includes balconies on each level, variation in built form through recesses, variation in materials and textures, and shading / screening devices. This provides a well-articulated built form with easily distinguishable levels and three-dimensional features, as shown on the proposal plans attached in <b>Appendix B</b>.</p>

	<p>Refer to Figure l, Figure m and Figure n.</p> <p><b>AO9.4</b> Development of the first 3 storeys of the building includes:</p> <ul style="list-style-type: none"> <li>(a) balconies and outdoor living areas orientated to the street or public realm;</li> <li>(b) expression and promotion of pedestrian entries;</li> <li>(c) elements of a finer scale than the building's main structure framing such as party walls and slab edges;</li> <li>(d) recesses in built form to allow natural light to access habitable rooms within the building.</li> </ul>	<p><b>RO9.4 Complies</b> – Balconies and outdoor living are provided to both street elevations with the main pedestrian entry clearly distinguished. Further to the discussion in RO9.1 and RO9.3 above, the overall design incorporates elements of finer scale commensurate to the circumstances of the site. Refer to the proposal plans attached in <b>Appendix B</b>.</p>
<p><b>PO10</b> Development for rooftops and building caps: is contextually and climatically appropriate in form; reduces the bulk and scale of development when viewed from the street;</p> <ul style="list-style-type: none"> <li>(a) is responsive to orientation and solar access;</li> <li>(b) is not marred by plant and equipment;</li> <li>(c) may incorporate a rooftop garden where integrated as part of the overall building design and enhancing the presentation and visual amenity of the rooftop and skyline when viewed from external public vantage points.</li> </ul> <p>Note—External public vantage points means from at least two mostly unobstructed views of the development from a public area.</p>	<p><b>AO10.1</b> Development provides building caps and rooftops which:</p> <ul style="list-style-type: none"> <li>(a) contribute to the architectural distinction of the building and roofs;</li> <li>(b) include interesting forms created through pitches, gables, skillions or other features;</li> <li>(c) provides opportunity for landscaping, alternative water sources, solar energy and communal open space area.</li> </ul> <p>Refer to Figure m and Figure n.</p> <p><b>AO10.2</b> Development for rooftop service structures, lift motor rooms and mechanical plant and equipment is:</p> <ul style="list-style-type: none"> <li>(a) designed as an architectural feature of the building;</li> <li>(b) incorporated into the roof form;</li> </ul>	<p><b>RO10 Complies</b> – Various elements have been incorporated to ensure the building cap adds to, and enhances, the built form of the building such as variation of roof levels and setbacks.</p>

	<p>(c) designed to enable future inclusion of plant and equipment such as telecommunications facilities in an unobtrusive manner;</p> <p>(d) visually and acoustically screened from any communal open space on the rooftop.</p>	
	<p><b>AO10.3</b> Development for a rooftop garden:</p> <p>(a) incorporates a combination of built form and soft landscape elements integrated with the overall building design;</p> <p>(b) enhances the presentation and visual amenity of the rooftop and skyline when viewed from external public vantage points.</p>	<b>RO10.3 – Not applicable.</b>
<p><b>PO11</b> Development provides a building that must define the street edge and reinforce the desired character of the neighbourhood through:</p> <p>(a) orientation to the street;</p> <p>(b) front boundary setback;</p> <p>(c) balconies and windows to provide overlooking and casual surveillance;</p> <p>(d) building entrances;</p> <p>(e) the treatment of retaining walls or basement car parking edges. Refer to Figure r and Figure u.</p>	<p><b>AO11.1</b> Development provides a building front elevation that is parallel or nearly parallel to the street frontage.</p>	<b>RO11.1 Complies</b> – The new multiple dwelling building is designed parallel with the respective street frontages. Refer to the proposal plans attached in <b>Appendix B</b> .
	<p><b>AO11.2</b> Unless required to achieve landscaping and streetscape outcomes, development provides a building that is not set back further than 2m beyond the minimum required street front setback.</p>	<b>RO11.2 Complies</b> – Further to the discussion in RO6 above, the building is provided with a minimum setback within 2m of the minimum requirement.
	<p><b>AO11.3</b> Development provides balconies and windows from the primary living area that face and overlook the street or public space.</p>	<b>RO11.3 Complies</b> – Balconies and/or windows are provided to both street frontages.
<p><b>PO12</b></p>	<p><b>AO12.1</b></p>	<b>RO12.1 Not Applicable</b> – The proposed development is for 15 dwelling units.

<p>Development provides an entrance that must define the threshold between public and private space and provide:</p> <ul style="list-style-type: none"> <li>(a) safe, secure and convenient access to the site for residents and visitors;</li> <li>(b) a sufficiently scaled and sheltered entry and meeting space;</li> <li>(c) clear building signage and numbering for emergency access;</li> <li>(d) lighting to ensure the safety of residents and visitors whilst not causing undue nuisance to adjoining premises;</li> <li>(e) conveniently located mailboxes;</li> <li>(f) individual entrances to ground storey dwellings provide for a varied streetscape.</li> </ul>	<p>Development of a small-scale multiple dwelling of 5 or fewer dwellings in attached form, such as townhouses, ensures access to the front door of each dwelling is at the ground storey and clearly identifiable and visible from the public street or internal driveway.</p>	
	<p><b>AO12.2</b>                  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:</p> <ul style="list-style-type: none"> <li>(a) entry and waiting space off the footpath;</li> <li>(b) shelter;</li> <li>(c) lighting in accordance with Category P3 of the AS/NZS 1158.3.1:2005 Lighting for roads and public spaces and complying with Table 2.1 - Illuminance in the vertical plane of AS 4282-1997 Control of the obtrusive effects of outdoor lighting;</li> <li>(d) mailboxes.</li> </ul> <p>Refer to Figure s.</p>	<p><b>RO12.2 Complies</b> – As shown on the proposal plans attached in <b>Appendix B</b>, the building provides a pedestrian entry to the eastern frontage of Wallace Street. This provides entry and waiting space off the footpath, connecting to the internal path leading to the main lobby to the units on the levels above. Appropriate mailboxes will be provided. Lighting will be incorporated as required.</p>
	<p><b>AO12.3</b>                  Development provides direct entry from the street for any ground storey dwellings that are adjacent to the street front and ensures that:</p> <ul style="list-style-type: none"> <li>(a) any steps are set back a minimum of 1m and are perpendicular to the front boundary;</li> </ul>	<p><b>RO12.3 Not applicable</b> – The development does not incorporate any ground level units.</p>

	<p>(b) retaining walls step to the street level and provide a transition from private outdoor space and the street;</p> <p>(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;</p> <p>(d) street numbering is provided to support visitor and emergency access.</p> <p>Refer to Figure t.</p>	
<b>Safety, privacy and amenity</b>		
<p><b>PO13</b></p> <p>If:</p> <p>(a) identified in a neighbourhood plan as a building height transition; or</p> <p>(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.</p> <p>Development provides a transitional built form which protects the amenity of lower density residential areas by:</p> <p>(a) stepping down in height and scale;</p> <p>(b) heavily landscaping interface area;</p>	<p><b>AO13.1</b></p> <p>Where identified in a neighbourhood plan, development provides a building height transition which ensures that buildings and structures comply with the requirements specified in the neighbourhood plan.</p> <hr/> <p><b>AO13.2</b></p> <p>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 <b>Table 9.3.14.3.I</b>.</p> <p>Refer to Figure f.</p>	<p><b>RO13.1 Not Applicable</b> – As shown in Section 2.2 above, all adjoining properties are located in the same precinct as the subject site. The relevant neighbourhood plan code does not identify a building height transition requirement.</p> <hr/> <p><b>RO13.2 Not Applicable</b> – With reference to Table 9.3.14.3.I it is noted that whilst the subject site is located within the medium density residential zone, it is located directly adjoining and opposite land also within the medium density residential zone or mixed use zone. As such, no building height transition is required.</p>

<p>(c) minimising impacts including overlooking and visual dominance through building articulation;</p> <p>(d) maintaining adequate levels of natural ventilation and light penetration to habitable rooms and private open space;</p> <p>(e) avoiding large blank walls on steeply sloping sites.</p>		
<p><b>PO14</b> Development separates buildings from existing or future buildings within a site or on an adjoining site to:</p> <p>(a) be consistent with the form and character intent for the local area;</p> <p>(b) protect residential amenity including access to natural light, sunlight and breeze;</p> <p>(c) provide visual privacy to reduce the need for fixed screening.</p>	<p><b>AO14.1</b> Development provides building placement and design that:</p> <p>(a) complies with <b>Table 9.3.14.3.F</b>; or</p> <p>(b) positions the primary balcony or private open space to face the street frontage or rear boundary or adjoining public open space;</p> <p>(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.</p> <p>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.</p>	<p><b>RO14.1</b></p> <p>(a) <b>Not Applicable</b> – Refer to (b) and (c) below.</p> <p>(b)(c) <b>Complies</b> – All balconies are orientated to a street frontage.</p>
	<p><b>AO14.2</b> Development with a secondary private open space or balcony used for drying or services is</p>	<p><b>RO14.2 Not Applicable</b> – The proposed development does not include secondary private open space.</p>

	located to the side boundary with fixed screens.	
<p><b>PO15</b> Development of a building 8 storeys and over ensures that the design mitigates the impacts of ground-level wind acceleration to ensure safe and 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.</p>	<p><b>AO15</b> Development with a building between 8 storeys and 15 storeys provides wind mitigation that uses at least 2 of the following strategies:</p> <ul style="list-style-type: none"> <li>(a) building orientation, plan shape, massing and facade articulation to avoid tall and wide facades that face prevailing winds;</li> <li>(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;</li> <li>(c) canopies, roof structures and awnings to protect pedestrians and building occupants at ground and podium levels;</li> <li>(d) trellis structures and a dense network of trees onsite at ground or podium level.</li> </ul> <p>Note—No acceptable outcome is prescribed for a development if more than 15 storeys in height. Note—Where a podium provides for unroofed private or communal open space areas, a wind impact report prepared by a suitably qualified professional may be required to justify appropriate wind mitigation measures to ensure the safety of residents and visitors of the building.</p>	<p><b>RO15 Not Applicable</b> – The proposed building is less than eight storeys in height.</p>
<p><b>PO16</b> Development provides screening and partial enclosure of balconies to:</p>	<p><b>AO16.1</b> Development where providing balconies with solid balustrades on the street frontage or</p>	<p><b>RO16.1 Performance Solution</b> – While solid balustrades are proposed, they do not contribute to excessive building bulk within the highly articulated facades. The balconies remain</p>

<p>(a) balance the privacy needs of neighbouring dwellings with the comfort of building occupants;</p> <p>(b) ensure buildings are subtropical and climatically responsive;</p> <p>(c) reduce the appearance of excessive bulk;</p> <p>(d) provide opportunities for passive surveillance of the street or public spaces.</p> <p>Note—Balconies use a combination of solid balustrades, operable screens and lightweight materials to provide a balance of privacy and engagement with the street and other public spaces.</p>	<p>visible from public space, limits solid balustrading to a maximum of:</p> <p>(a) 50% of the balconies on the first 3 storeys;</p> <p>(b) 25% on the 4th storey and above.</p> <p>Refer to Figure w.</p>	<p>generous in size and provide an effective climatic response, successfully balancing the privacy needs and comfort of future residents while maintaining passive surveillance of the street.</p>
	<p><b>AO16.2</b></p> <p>Development where providing solid walls or fixed screening to balconies limits the walls and screening to:</p> <p>the side directly adjoining another balcony or private open space within the same building;</p> <p>(a) a maximum of 20% or 1m of 1 external face, whichever is lesser, to screen utilities or private clothes lines;</p> <p>(b) the full extent of a secondary balcony on a side elevation where for utilities or services.</p> <p>Note—This excludes solid balustrades or screening where provided to reduce amenity or privacy impacts to nearby dwellings.</p>	<p><b>RO16.2 Not applicable</b> - Fixed screening is not proposed nor required to balconies.</p>
	<p><b>AO16.3</b></p> <p>Development where providing operable, moveable or adjustable screening of balconies, limits the screening to a maximum of:</p> <p>(a) 60% of the front side or rear boundary balconies to achieve visual privacy to an existing dwelling within 9m;</p> <p>(b) 100% of west-facing primary balconies.</p> <p>Refer to Figure w.</p>	<p><b>RO16.3 Not Applicable</b> – Adjustable screening is not proposed for balconies.</p>
<p><b>PO17</b></p> <p>Development must minimise direct overlooking between buildings through</p>	<p><b>AO17.1</b></p> <p>Development where the dwelling is located within 2m at ground storey or 9m above</p>	<p><b>RO17.1 &amp; RO17.2 Not Applicable</b> – The subject site is not located adjoining an existing dwelling house.</p>

<p>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.</p>	<p>ground storey of a habitable room window or private open space of an existing dwelling house, ensures habitable rooms and any private outdoor spaces have:</p> <ul style="list-style-type: none"> <li>(a) an offset from the habitable room or private open space of the existing dwelling to limit direct outlook; or</li> <li>(b) sill heights a minimum of 1.5m above floor level; or</li> <li>(c) fixed obscure glazing in any part of the window below 1.5m above floor level; or</li> <li>(d) fixed external screens; or</li> <li>(e) in the case of screening for a ground floor level, fencing to a minimum 1.8m above the ground storey floor level.</li> </ul> <p>Refer to Figure h.</p>	
	<p><b>AO17.2</b>                  Development where a direct view is available from balconies, terraces, decks or roof decks into windows of habitable rooms, balconies, terraces or decks in an adjacent existing dwelling house, is screened from floor level to a height above 1.5m above floor level.</p>	
	<p><b>AO17.3</b>                  Development provides screening devices that are solid translucent screens, perforated or slatted panels or fixed louvres that have a maximum of 25% openings, with a maximum opening dimension of 50mm, and that are permanently fixed and durable.                  Note—The screening device is offset a minimum of 0.3m from the wall around any window. Note—Screening devices may be</p>	<p><b>RO17.3 Will Comply</b> – If required.</p>

	hinged or otherwise attached to facilitate emergency egress.	
<p><b>PO18</b> Development minimises light nuisance to residents and adjoining premises whilst maintaining safety of publicly accessible areas of the development.</p>	<p><b>AO18</b> Development of outdoor lighting is in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting. Note—This includes outdoor lighting to communal open spaces on the roof.</p>	<p><b>RO18 Will Comply</b> – Outdoor lighting to be installed will comply with relevant Australian standards. Council to condition accordingly.</p>
<p><b>PO19</b> Development for a building must not incorporate any type of glass or other surface likely to reflect specular rays that could create undue nuisance, discomfort or hazard to the surrounding locality.</p>	<p><b>AO19</b> Where development incorporates reflective glass material, it is to have: (a) a level of light reflectivity of not greater than 20%; (b) a level of heat transmission of not less than 20%.</p>	<p><b>RO19 Will Comply.</b></p>
<p><b>PO20</b> 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.</p>	<p><b>AO20.1</b> 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.</p>	<p><b>RO20.1 Not Applicable</b> – The subject site is located within the medium density residential zone.</p>
	<p><b>AO20.2</b> Development is located no closer than 150m to a spray painting workshop. Note—This distance is to be measured between the building containing the spray painting workshop and the property boundary of the sensitive use.</p>	<p><b>RO20.2 Complies</b> – A desktop review of the site indicates it is not within 150m of a spray-painting workshop.</p>

<p><b>PO21</b> Development in a zone in the centre zones category or the Mixed use zone must:</p> <ul style="list-style-type: none"> <li>(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;</li> <li>(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.</li> </ul> <p>Note—A noise impact assessment report prepared in accordance with the Noise impact assessment planning scheme policy can assist in demonstrating achievement of this performance outcome. Note—Site-specific criteria will be identified in a neighbourhood plan for sites within a Special Entertainment Precinct Area or within the Transport noise corridor overlay.</p>	<p><b>AO21</b> Development in a zone in the centre zones category or the Mixed use zone has a minimum acoustic performance of:</p> <ul style="list-style-type: none"> <li>(a) Rw 35 for glazing (windows and doors) where total area of glazing is greater than 1.8m<sup>2</sup>;</li> <li>(b) Rw 32 for glazing (windows and doors) where total area of glazing is less than or equal to 1.8m<sup>2</sup>.</li> </ul>	<p><b>RO21 Not Applicable</b> – The subject site is located within the high density residential zone.</p>
<p><b>PO22</b> Development that includes mechanical plant (including air-conditioning plant, heat pumps and swimming pool pumps) ensures it is located, designed and attenuated to achieve the following criteria:</p> <ul style="list-style-type: none"> <li>• LAeq,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.</li> </ul> <p>Note—</p>	<p><b>AO22</b> Development ensures mechanical plant is acoustically screened from nearby sensitive uses.</p>	<p><b>RO22 Will Comply</b> – Any mechanical plant and equipment will be acoustically screened. We ask Council to condition this requirement.</p>

<p>Where T is</p> <ul style="list-style-type: none"> <li>• Day (7am to 6pm): 11hr,</li> <li>• Evening (6pm to 10pm): 4hr,</li> <li>• Night (10pm to 7am): 9hr.</li> </ul> <p>Where-</p> <ul style="list-style-type: none"> <li>• LAeq,adj,T is the A-weighted equivalent continuous sound pressure level during measurement time T, adjusted for tonal and impulsive noise characteristics, determined in accordance with the methodology described in the Noise impact assessment planning scheme policy.</li> <li>• The rating background level is determined in accordance with the methodology described in the Noise impact assessment planning scheme policy.</li> </ul> <p>Note—A noise impact assessment report prepared in accordance with the Noise impact assessment planning scheme policy can assist in demonstrating achievement of this performance outcome.</p>		
<p><b>PO23</b> Development must create a safe environment by incorporating the key elements of crime prevention through environmental design in its layout, building or structure design and landscaping by:</p> <p>(a) facilitating casual surveillance opportunities and including good sightlines to publicly accessible areas such as car parks, pathways, public toilets, and communal areas;</p>	<p><b>AO23</b> No acceptable outcome prescribed.</p>	<p><b>RO23 Complies</b> – The development has been designed to incorporate appropriate and relevant CPTED principles. This includes openings and balconies to both street frontages for casual surveillance. A clear pedestrian entry is provided, designed with a entry structure as way-finding cue. Lighting will be incorporated into the design in accordance with the Australian Standards.</p>

<p>(b) defining different uses and ownerships through design and restricting access from non-residential uses into private residential dwellings;</p> <p>(c) promoting safety and minimising opportunities for graffiti and vandalism through exterior building design and orientation of buildings and use of active frontages;</p> <p>(d) ensuring publicly accessible areas such as car parks, pathways, public toilets, and communal areas are well lit;</p> <p>(e) including way-finding cues;</p> <p>(f) minimising predictable routes and entrapment locations near public spaces such as car parks, public toilets, ATMs, communal areas.</p> <p>Note—For guidance in achieving the key elements of crime prevention through environmental design, refer to the Crime prevention through environmental design planning scheme policy.</p>		
<p><b>PO24</b> Development incorporates graffiti and vandalism prevention techniques in its layout, building or structure design and landscaping, by:</p> <p>(a) denying access to potential canvases through access control techniques;</p> <p>(b) reducing potential canvases through canvas reduction techniques;</p>	<p><b>AO24</b> No acceptable outcome prescribed.</p>	<p><b>RO24 Complies</b> – Appropriate graffiti prevention is provided through architectural design, security measures (i.e. fencing, lighting) and landscaping.</p>

<p>(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.</p>		
<p><b>PO25</b>                  Development has hours of operation which are controlled so that the use does not detrimentally impact on the amenity of adjoining residents.</p>	<p><b>AO25</b>                  Development:                  (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.</p>	<p><b>RO25</b>                  (a) Complies – The proposed multiple dwelling use is defined within the ‘accommodation activities’ defined activity group</p>
<p><b>Subtropical design and landscaping</b></p>		
<p><b>PO26</b>                  Development supports Brisbane's subtropical character and sustainable lifestyle through functional and climatically responsive building design, layout and orientation that:                  (a) reduces the need for mechanical heating, cooling and lighting;                  (b) ensures access to sunlight and natural heating, cooling and ventilation for residents;                  (c) provides protection and relief from the subtropical climate;                  (d) mitigates the impact of urban heat island.</p>	<p><b>AO26.1</b>                  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.</p> <p><b>AO26.2</b>                  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</p>	<p><b>RO26.1 Complies</b>– Adequate floor-to-ceiling height and windows / openings are provided to all residential units.</p> <p><b>RO26.2 Complies</b> – Extensive recess, deep balconies, overhangs and/or screenings are provided to the north and west facing façades of the building.</p>

	elements such as adjustable screens, awnings or pergolas, green walls and planting.	
<p><b>PO27</b> Development ensures significant vegetation and large subtropical shade trees are retained, or where retention is not possible, compensatory planting is established to balance the bulk, scale and form of the building and provide a subtropical landscape setting including natural shade to mitigate heat island effects. Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy.</p>	<p><b>AO27.1</b> Development ensures that the location of new buildings, car parking, driveways, crossovers, retaining walls, filling and excavation, utilities or services will not adversely impact the long-term viability of significant vegetation, including large subtropical shade trees to be retained. Note—Invasive species listed as 'Undesirable plant species' in the Planting species planning scheme policy are not required to be retained unless the tree is a significant, mature and healthy shade tree. Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy.</p>	<p><b>RO27.1 Complies</b> – Further to the discussion in Section 2.6 above, there is no existing significant vegetation on site. The development has been appropriately designed to allow for deep planting areas for the establishment and long-term viability of vegetation.</p>
	<p><b>AO27.2</b> Development provides or retains one tree within the site per 20m of frontage that is capable of growing to a minimum height of 15m at maturity. Note—Landscape design incorporates planting in accordance with the Planting species planning scheme policy. Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy.</p>	
	<p><b>AO27.3</b> Development provides tree species that are selected and planted to provide a minimum</p>	

	<p>50% shade cover to a site’s open space within 10 years.                  Note—Shade cover is to be measured at 12pm on 21 December.</p>	
<p>PO28                  Development provides landscaping that must:</p> <ul style="list-style-type: none"> <li>(a) provide shade to pedestrian pathways;</li> <li>(b) maintained sightlines and support personal safety by allowing for the overlooking of the street and public spaces from the site and balconies;</li> <li>(c) present an integrated landscape, neighbourhood and streetscape character;</li> <li>(d) contribute positively to amenity and the subtropical microclimate of the site, streetscape and public spaces;</li> <li>(e) reduce the appearance of building bulk and soften built form, driveways and hardstand areas from the street and adjoining properties;</li> <li>(f) contribute to privacy between residences;</li> <li>(g) provide natural shade to mitigate heat island impacts.</li> </ul>	<p>AO28.1                  Development provides landscaping within the site along the frontage of the site that consists of:</p> <ul style="list-style-type: none"> <li>(a) a minimum of 1 area of deep planting with a dimension of 4m x 4m;</li> <li>(b) shade and/or rounded canopy trees located to cast a minimum of 50% shade over the adjacent verge within 5 years of planting;</li> <li>(c) a minimum of 50% of frontage length planted for a minimum width of 2m, excluding the driveway crossover and pedestrian access.</li> </ul> <p>Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy. Note—The above requirements do not apply where a front boundary setback of zero metres is required, such as in a zone in the centre zones category or Mixed use zone.</p>	<p><b>RO28.1</b></p> <p><b>(a) Complies</b> – Deep planting is located at the site corner is in excess of 4m x 4m  <b>(b) Will Comply</b> – Refer to RO27.2-RO27.3 above.  <b>(c) Complies</b> – Refer to the proposal plans attached in Appendix B.</p>
<p>Note—This is demonstrated by an overall site landscape concept plan. Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy.</p>	<p><b>AO28.2</b>                  Development provides landscaping along side boundaries as follows:</p> <ul style="list-style-type: none"> <li>(a) a minimum of 1.5m wide landscaping for a side boundary excluding the area for built to boundary walls;</li> <li>(b) a minimum of 1.5m wide landscaping for a side boundary where a driveway, or at</li> </ul>	<p><b>RO28.2 Performance solution</b> – 1.3m is provide for the of southern boundary. The eastern boundary abuts an existing two storey multi-dwelling with limited side openings, where the proposed boundary fencing will provide adequate screening.</p>

	ground level open parking area, is located adjacent to the boundary.	
<p><b>PO29</b> Development provides deep planting areas that:</p> <ul style="list-style-type: none"> <li>(a) are of sufficient size and dimension to contain large subtropical shade tree species;</li> <li>(b) are maintained exclusively for landscaping, with no underground development or infrastructure;</li> <li>(c) are open to the sky with access to light and rainfall into the natural ground;</li> <li>(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;</li> <li>(e) soften the impact of building and hardstand areas and reduces impervious areas to improve stormwater;</li> <li>(f) provides natural shade to mitigate heat island effects;</li> <li>(g) provides informal recreation spaces that are easily accessible for building occupants;</li> <li>(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.</li> </ul>	<p><b>AO29.1</b> Development locates deep-planting areas:</p> <ul style="list-style-type: none"> <li>(a) to protect existing significant vegetation including large subtropical shade trees;</li> <li>(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;</li> <li>(c) within the front or rear set back to soften the built form for the street and adjoining premises.</li> </ul> <p>Note—In regards to (c) above, deep planting is not required within the front setback where a front boundary setback of zero metres is required, such as in a zone in the centre zones category or Mixed use zone.</p>	<p><b>RO29.1 Complies</b> – The proposed deep planting areas are appropriately located within both frontages.</p>
	<p><b>AO29.2</b> Development provides deep-planting areas that are:</p> <ul style="list-style-type: none"> <li>(a) a minimum of 10% of the site area;</li> <li>(b) a minimum unobstructed dimension of 4m in any direction;</li> <li>(c) able to accommodate trees planted in natural ground;</li> <li>(d) 100% open to the sky;</li> <li>(e) can be accessed for maintenance purposes.</li> </ul>	<p><b>RO29.2 Performance Solution</b> – Deep planting area totals 13.3% of the site. While certain sections provide a dimension of less than 4 metres, the overall provision is considered sufficient and appropriately distributed to support subtropical species. This landscaping effectively softens the building’s built form, enhances amenity, and provides natural shade along the site frontages.</p>
	<p><b>AO29.3</b> Where there are no existing large subtropical shade trees on the site, development</p>	<p><b>RO29.3 Will Comply</b> – Further detail will be provided in a landscape concept plan at the BA stage of the project.</p>

	<p>provides trees in the deep-planting areas which:</p> <ul style="list-style-type: none"> <li>(a) are capable of growing to a minimum canopy diameter of 5m and a minimum height of 5m within 5 years of planting;</li> <li>(b) are subtropical tree species consistent with the Planting species planning scheme policy.</li> </ul> <p>Note—Tree species should be chosen to respond to particular site location or design needs. Where site circumstances permit, tree species that are complementary in scale and height to the building form should be selected. Tree height and canopy spread will be dependent on species.</p>	
	<p><b>AO29.4</b> Development ensures that deep-planting areas are exclusively for landscaping and do not contain:</p> <ul style="list-style-type: none"> <li>(a) vehicle driveways, manoeuvring or hardstand areas and pedestrian paths;</li> <li>(b) surface structures and infrastructure such as water conservation services, refuse storage areas, fire hydrants or boosters, electrical transformers or other utilities;</li> <li>(c) sub-surface structures or infrastructure such as piping, bioretention pits, basement car parking structures.</li> </ul>	<p><b>RO29.4 Complies</b> – The deep planting areas has been calculated to exclude these areas.</p>
<b>Private and communal open space</b>		
<p><b>PO30</b> Development provides communal space that must be designed to provide:</p>	<p><b>AO30.1</b> Development consisting of 10 or more dwellings provides communal open space,</p>	<p><b>RO30.1 Performance solution</b> - 5% of the site area has been provided in one consolidated the fifth level. Whilst it is fully covered the</p>

<p>(a) residents with passive and active recreation opportunities;</p> <p>(b) a pleasant outlook for residents and maximise opportunities for shared views or access to viewing points;</p> <p>(c) opportunity for a range of uses and flexible use.</p>	<p>that is clearly distinguished from deep planting areas and private open space, and:</p> <p>(a) is a minimum of 5% or 40m<sup>2</sup> of the site area, whichever is greater;</p> <p>(b) is one consolidated useable space, or where exceeding 100m<sup>2</sup>, two separate useable areas within the site;</p> <p>(c) is a minimum 50% open to the sky;</p> <p>(d) is a minimum of 25% landscaping;</p> <p>(e) is a minimum of 25% shaded by trees within 5 years;</p> <p>(f) is a maximum 25% as internal dedicated created space;</p> <p>(g) is designed to provide a range of recreational facilities such as seating, barbeque, swimming pool and vegetable gardens;</p> <p>(h) incorporates a flat paved or grassed area with a minimum dimension of 5m in any direction.</p> <p>Note—Deep planting areas can be located within communal open space. However, the minimum site percentage requirements for communal open space and deep planting must be calculated separately. Note—In regards to (b) above, one space may be provided on ground as a swimming pool and barbeque area with substantial landscaping, and another on the roof to take advantage of views. Note—Internal spaces may include a gymnasium, movie room or entertainment room. Note—Guidance about retention of</p>	<p>communal open space is appropriate located to provide passive and active recreation, as well as opportunities for shared views and access to viewing points on the top level.</p>
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	<p>existing trees is provided by the Vegetation planning scheme policy.</p>	
	<p><b>AO30.2</b>                  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.</p>	<p><b>RO30.2 Complies</b> – The communal space has been calculated to exclude these areas.</p>
<p><b>PO31</b>                  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.</p>	<p><b>AO31.1</b>                  Development provides private open space which comprises:                  (a) for ground storey dwellings, a minimum area of 35m<sup>2</sup> with a minimum dimension of 3m;                  (b) for dwellings above ground storey, a balcony with a minimum area of 12m<sup>2</sup> 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.</p>	<p><b>RO31.1 Complies</b> – All units are provided with a minimum 12 sqm balcony with minimum 3 m dimension.</p>
	<p><b>AO31.2</b></p>	<p><b>RO31.2</b></p>

	<p>Development provides for private open space areas that are:</p> <ul style="list-style-type: none"> <li>(a) for the primary area, directly accessible from the internal primary living areas of the dwelling;</li> <li>(b) provided with a screened area of 2m2 minimum dimension capable of screening air-conditioning plant, private clothes drying, etc.;</li> <li>(c) provided with adjustable, moveable or operable privacy screening where appropriate.</li> </ul>	<p><b>(a) Complies</b> – Private open space for units is accessible from primary living areas (i.e. living room / dining room / bedroom).</p> <p><b>(b) Will Comply .</b></p> <p><b>(c) Not Applicable</b> – Adjustable privacy screening is not incorporated.</p>
	<p><b>AO31.3</b> Development provides balconies that are located to the front or rear of a building except where adequate building separation and screen landscaping can be achieved to maintain privacy along side boundaries.</p>	<p><b>RO31.2</b> – Site has no rear boundary. All balconies have been located to the front of the building.</p>
	<p><b>AO31.4</b> Development ensures that private open space areas do not contain:</p> <ul style="list-style-type: none"> <li>(a) vehicle driveways, manoeuvring or hardstand areas; or</li> <li>(b) surface structures and infrastructure such as retaining walls, rainwater tanks, electricity transformers and fire hydrants and boosters.</li> </ul> <p>Note—Water conservation services or utilities or stormwater treatment measures, such as bioretention areas, can form part of private open space provided they are designed as a component of the landscape area but not any area of deep planting. Lightweight shade</p>	<p><b>RO31.4 Complies</b> – Private open space has been calculated excluding these areas.</p>

	<p>structures, such as pergolas, are able to be located within at-grade and in-structure private open space.</p>	
	<p><b>AO31.5</b>                  Development provides a minimum of 75% of a dwelling's outdoor living area positioned to the north or north-east. This is balanced with street interface desired outcomes.                  Note—Side boundary facing north or north-east facing windows or balconies may be permitted where this will significantly improve passive solar design, provided privacy for occupants and adjacent dwellings is maintained.</p>	<p><b>RO31.5 Complies</b> – The maximum outdoor living areas have been positioned to the north.</p>
<p><b>Refuse storage and collection</b></p>		
<p><b>PO32</b>                  Development provides refuse and recycling collection and storage facilities that:</p> <ul style="list-style-type: none"> <li>(a) are located conveniently in an unobtrusive dedicated storage room or separate screened structure;</li> <li>(b) are located and managed so that adverse impacts on building occupants, neighbouring properties and the public realm are minimised;</li> <li>(c) provide for refuse and recycling including source separation;</li> <li>(d) are of a design that allows low-frequency service collection;</li> <li>(e) minimise ongoing building management cost for occupants.</li> </ul> <p>Note—Refer to the Refuse planning scheme policy for further guidance.</p>	<p><b>AO32</b>                  Development provides refuse and recycling collection and storage facilities, including source separation, in accordance with the Refuse planning scheme policy.</p>	<p><b>RO32 Complies</b> – Refuse storage is provided onsite within a separate storage room. An indicative RCV standing area is identified on the driveway, demonstrating that the truck is able to stand onsite within proximity to the bin store for collection.</p>

<b>Car parking, manoeuvring and hardstand areas</b>		
<p><b>PO33</b> Development provides car parking areas, vehicle site access, services and utilities that do not adversely impact on a positive streetscape character and interface being established.</p>	<p><b>AO33.1</b> Development ensures that vehicle access comprises no more than 30% of the street frontage width at the front boundary and is located away from the main pedestrian entry. Note—This excludes driveway splays to the kerb.</p>	<p><b>RO33.1 &amp; RO33.2</b> Complies – The development provides approximately 6.5m wide driveway to Wallace Street frontage. This represents significantly less than 30% of the respective frontage width and is adequately separated from the main pedestrian entry.</p>
	<p><b>AO33.2</b> Development provides site access, combined with short-term parking, drop-off zones or porte-cocheres, that does not dominate the street frontage or comprise more than 40% of the street frontage width.</p>	
	<p><b>AO33.3</b> 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.</p>	<p><b>RO33.3 Complies</b> – The building design extends over all levels, including the ground floor and vehicular entrance. Services, pipes and ducts will be appropriately designed and incorporated.</p>
<p><b>PO34</b> Development where not in a zone in the centre zones category or the Mixed use zone, provides car parking that is sited and of a bulk and form that:</p>	<p><b>AO34.1</b> Development where not in a zone in the centre zones category or the Mixed use zone, provides car parking that is located: (a) below ground; or</p>	<p><b>RO34.1 – Complies</b> - Residential car parking is provided in the ground level and appropriately screened. Refers to proposal plans in <b>Appendix B</b>.</p>

<p>(a) does not dominate the street frontage of the development;</p> <p>(b) does not impact on the safety and efficiency of the road networks;</p> <p>(c) does not detract from the quality of adjoining streetscape or public spaces;</p> <p>(d) is safe and convenient for residents, visitors and service providers;</p> <p>(e) does not negatively impact on the amenity of adjoining residents by way of noise, odour or light having regard to:</p> <p>(i) the proximity of dwelling houses or existing multiple dwellings on adjoining sites;</p> <p>(ii) the scale and detail of any parking structure walls when viewed from the street and adjoining properties;</p> <p>(iii) setback distances to mitigate impacts;</p> <p>(iv) the location of active frontages and public spaces.</p> <p>Note—Where in a zone in the centre zones category or the Mixed use zone, the car parking provisions of the Centre or mixed use code apply.</p>	<p>(b) at ground level or above ground level only if contained within the development footprint and located behind the main building line, except where for visitor parking;</p> <p>(c) set back from front, rear and side boundaries in accordance with a neighbourhood plan or if no neighbourhood plan applies or no requirements are specified in a neighbourhood plan, <b>Table 9.3.14.3.E</b>;</p> <p>(d) landscaped and screened from view of the street, other public areas and adjoining properties;</p> <p>(e) not in conflict with required vehicle queuing distances.</p> <p>Note—Car parking within the building which extend 1m above ground level will be counted as a storey in the maximum height and will be subject to the relevant boundary setback requirements.</p>	
	<p><b>AO34.2</b></p> <p>Development, where not in a zone in the centre zones category or the Mixed use zone, of a basement car parking structure located between the street frontage and the main building line is no more than 1m above ground level at any point.</p>	<p><b>RO34.2 Not applicable.</b></p>
	<p><b>AO34.3</b></p> <p>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</p>	<p><b>RO34.3 Not Applicable.</b></p>

	<p>side or rear boundary ensures that where retaining walls and fencing are proposed:</p> <ul style="list-style-type: none"> <li>(a) the maximum combined height of basement structure, retaining walls and fencing is 2m;</li> <li>(b) structures and fences are finished with low-maintenance and pre-finished materials.</li> </ul> <p>Note—Structures include car parking walls, retaining walls, fences, planters and roofing to terraces, balconies or patios that are part of or situated on a basement podium or car parking structure.</p>	
	<p><b>AO34.4</b> Development where not in a zone in the centre zones category or the Mixed use zone, ensures that the location of visitor parking is:</p> <ul style="list-style-type: none"> <li>(a) clearly signposted;</li> <li>(b) not located behind a security barrier;</li> <li>(c) not located on both sides of the driveway;</li> <li>(d) separated from the street frontage boundary by a 4m wide deep planting area.</li> </ul>	<p><b>RO34.4 Performance Solution</b> – The proposed visitor parking spaces are provided either side of the driveway to ensure an efficient layout. All visitor spaces are located outside the security barrier for direct access from Wallace Street and will be clearly signposted. While providing 4m deep planting immediately adjacent to these bays is impractical due to site constraints, this requirement is satisfied elsewhere on-site, supplemented by additional landscaping between the spaces and the street. The proposal maintains compliance with Performance Outcome PO34, as it does not dominate the streetscape, ensures road network safety and efficiency, remains convenient for users, and preserves local amenity.</p>
	<p><b>AO34.5</b> Development, where not in a zone in the centre zones category or Mixed use zone, for a</p>	<p><b>RO34.5 Not Applicable</b> – The proposed development does not include a small-scale multiple dwelling.</p>

	<p>small-scale multiple dwelling, such as attached or townhouse dwellings, provides a tandem car parking space for those units which provide direct vehicle access from the street, that is designed in accordance with Figure q.</p> <p>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.</p>	
<p><b>PO35</b> Development where not in a zone in the centre zones category or the Mixed use zone, ensures that car parking, hardstand or manoeuvring areas are:</p> <p>(a) located to minimise noise and fumes disturbance on residents within and adjoining the site;</p> <p>(b) acoustically and visually screened to:</p> <p>(i) minimise the reflection of headlights into dwelling windows;</p> <p>(ii) attenuate noise impacts;</p> <p>(c) landscaped to:</p> <p>(i) soften the visual appearance of at grade hardstand areas;</p> <p>(ii) enhance pedestrian safety;</p> <p>(iii) improve visual amenity for the streetscape and urban area;</p> <p>(iv) provide shade for pedestrians and reduce the impact of glare and radiant heat from car parking areas.</p>	<p><b>AO35.1</b> Development where not in a zone in the centre zones category or the Mixed use zone, ensures that a hardstand or manoeuvring area situated at or above ground level is:</p> <p>(a) located a minimum of 3 metres vertically and horizontally from any habitable window on site to minimise noise disturbance on residents;</p> <p>(b) screened to prevent the reflection of car headlights onto dwelling windows adjoining or opposite the site.</p>	<p><b>RO35.1 Complies</b> – Car parking and manoeuvring areas are appropriately separated from habitable windows onsite. Screening to adjoining sites is provided through the building walls and fencing.</p>
	<p><b>AO35.2</b> Development where not in a zone in the centre zones category or the Mixed use zone ensures any vehicle movement or vehicle parking areas along the side or rear boundary are:</p> <p>(a) acoustically screened from adjoining dwellings to a minimum height of 1.8m;</p> <p>(b) provided with a vegetated buffer next to any movement or parking areas:</p>	<p><b>RO35.2 Not Applicable</b> – Vehicle movement and parking areas are contained internal to the building. Additional acoustic screening over and above the building walls and standard boundary fencing is not considered to be required.</p>

<p>Note—where in a zone in the centre zones category or the Mixed use zone, the car parking provisions of the Centre or mixed use code apply.</p>	<p>(c) a minimum of 1m wide along the side boundary;                  (d) a minimum of 2m wide along the rear boundary;                  (e) planted at a pot size and density sufficient to screen up to 1.5m above ground level at establishment.</p>	
	<p><b>AO35.3</b>                  Development, where not in a zone in the centre zones category or the Mixed use zone, and where car parking is above ground and uncovered, provides:                  (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.</p>	<p><b>RO35.3 will Comply .</b></p>
	<p><b>AO35.4</b>                  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.</p>	<p><b>RO35.4 Complies</b> – Refer to the proposal plans attached in Appendix B.</p>
	<p><b>AO35.5</b>                  Development of ground level or other above ground car parking, where not in a zone in the</p>	<p><b>RO35.5 Will Comply .</b></p>

	<p>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.</p>	
<b>Transit oriented development</b>		
<p><b>PO36</b>                  Development adjoining or in the immediate vicinity of a railway or busway station or in a location identified in a neighbourhood plan, supports a high level of personal and community safety, and promotes activity at the street front, in public spaces and at the interface with railway and busway stations through:</p> <ul style="list-style-type: none"> <li>(a) building design that enables future adaptation to facilitate non-residential uses;</li> <li>(b) provision or contribution towards safe, logical and direct pedestrian access to railway or busway station entry points;</li> <li>(c) enabling casual surveillance of the street, public spaces and immediate station environment, entries and platform;</li> <li>(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.</li> </ul>	<p><b>AO36</b>                  Development within 200m walking distance of a dedicated public pedestrian access point of a railway or busway station or in a location identified in a neighbourhood plan, is designed to have an active frontage that:</p> <ul style="list-style-type: none"> <li>(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;</li> <li>(b) provides safe, logical and direct pedestrian access to and from the development to the street front or adjoining public areas;</li> <li>(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;</li> <li>(d) ensures that any screening and landscaping provided within the development creates vibrant and attractive street environments whilst not</li> </ul>	<p><b>RO36 Not Applicable</b> – The subject site is not located within 200m walking distance of a railway or busway station.</p>

	preventing casual surveillance of streets, public spaces and the immediate station environment, entries and platform.	
<b>Fencing and retaining walls</b>		
<p><b>PO37</b> Development provides fencing and retaining walls that must:</p> <ul style="list-style-type: none"> <li>(a) facilitate casual surveillance of the street and public space;</li> <li>(b) enable use of private open space;</li> <li>(c) assist in highlighting entrances to the property;</li> <li>(d) provide a positive interface to the streetscape;</li> <li>(e) protect the privacy and amenity for residents and dwellings adjoining the site.</li> </ul>	<p><b>AO37.1</b> Development ensures that, where fencing is provided:</p> <ul style="list-style-type: none"> <li>(a) along any common boundary to a street or public space, it is a maximum of:                             <ul style="list-style-type: none"> <li>(i) 1.2m in height, where fence construction is solid or less than 50% transparent;</li> <li>(ii) 1.5m in height, where fence construction is at least 50% transparent;</li> <li>(iii) 1.8m in height and solid only where setback behind landscaping and the site is on an arterial road;</li> </ul> </li> <li>(b) along any side or rear boundary, it is a minimum of 1.8m in height, except where forward of the main building line;</li> <li>(c) along any side boundary, where forward of the main building line to the front boundary, it is:                             <ul style="list-style-type: none"> <li>(i) a maximum of 1.2m in height, where fence construction is solid or less than 50% transparent; or</li> <li>(ii) a maximum of 1.5m in height, where fence construction is at least 50% transparent.</li> </ul> </li> </ul>	<p>RO37.1</p> <ul style="list-style-type: none"> <li>(a) <b>Will Comply.</b></li> <li>(b) <b>Not applicable.</b></li> <li>(c) <b>Will Comply.</b></li> </ul>
	<p><b>AO37.2</b> Development incorporating solid front fences or walls that front the street or other public</p>	<p><b>RO37.2 Not applicable.</b></p>

	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.	
	<b>AO37.3</b> Development for a retaining wall is: (a) stepped to minimise impact on the streetscape and pedestrian environment; (b) a maximum of 0.6m in height if directly abutting the edge of the adjoining road reserve verge.	<b>RO37.3 Not applicable.</b>
<b>Adaptable housing</b>		
<b>PO38</b> Development meets a diverse range of community needs by providing adaptable housing that is responsive to changing community life-cycle needs.	<b>AO38</b> 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 <b>Table 9.3.14.3.D.</b>	<b>RO38 Not Applicable</b> – The proposed development does not include designated adaptable housing.
<b>Additional requirements for sites with an area of 7,000m<sup>2</sup> or greater, or for 20 or more dwellings if in the Emerging community zone</b>		<b>Not Applicable</b>
<b>Additional criteria for development if identified in a neighbourhood plan</b>		
<b>PO40</b> 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>AO40.1</b> 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	<b>RO40 Not Applicable</b> – The subject site is not identified as a landmark site.

<p>(b) defining the site and its setting through building form, expression, silhouette, scale, materials and landscaping;</p> <p>(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;</p> <p>(d) respecting the prominence of any adjoining or nearby heritage place or local landmark;</p> <p>(i) providing a corner land dedication, if required, that:</p> <p>(ii) accommodates a deep-planted large feature tree within the dedication area;</p> <p>(iii) provides a building envelope that acknowledges and integrates the presence of the large feature tree canopy;</p> <p>(iv) accommodates high levels of pedestrian movement and a high quality pedestrian setting.</p> <p>Note—A neighbourhood plan may indicate whether or not a land dedication is required.</p>	<p>compatible with the height, scale and setting of the building;</p> <p>(d) provides an interesting and varied skyline and silhouette;</p> <p>(e) uses high-quality and durable materials and finishes;</p> <p>(f) integrates landscaping, building entries and the public realm at the ground plane.</p> <p>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.</p> <p><b>AO40.2</b></p> <p>Development provides a corner land dedication adjacent to the existing verge area which:</p> <p>(a) complies with any dimensions identified in a neighbourhood plan;</p> <p>(b) accommodates a deep-planted feature tree in compliance with the Infrastructure design planning scheme policy;</p> <p>(c) is embellished in compliance with the Infrastructure design planning scheme policy.</p> <p>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</p>	
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	accommodates the feature tree canopy at maturity.	
<p><b>PO41</b> 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.</p>	<p><b>AO41.1</b> 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.</p>	<p><b>RO41 Not Applicable</b> – The subject site is not located within an identified view corridor.</p>
	<p><b>AO41.2</b> Development enhances opportunities for views and vistas from a view point identified in a neighbourhood plan. Note—A neighbourhood plan may identify view points and may or may not identify any specific view corridor that they observe.</p>	
<p><b>PO42</b> 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:</p> <ul style="list-style-type: none"> <li>(a) accommodating high levels of pedestrian movement at the corner and enhancing the pedestrian experience;</li> <li>(b) emphasising the corner setting through building form, expression, silhouette, scale, materials and landscaping;</li> <li>(c) reinforcing a sense of arrival to the neighbourhood plan area, precinct or sub-precinct through marking a node,</li> </ul>	<p><b>AO42.1</b> Development is designed to emphasise the corner setting of a significant corner site identified in a neighbourhood plan and provides:</p> <ul style="list-style-type: none"> <li>(a) building entries on both street frontages; or</li> <li>(b) a single main entry at the corner.</li> </ul>	<p><b>RO42 Not Applicable</b> – The subject site is not identified as a significant corner site.</p>
	<p><b>AO42.2</b> 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:</p> <ul style="list-style-type: none"> <li>(a) complies with any dimensions identified in the neighbourhood plan;</li> </ul>	

<p>intersection or connection point in the neighbourhood;</p> <p>(d) respecting the prominence of any adjoining or nearby heritage places, traditional character buildings or local landmarks;</p> <p>(e) if a corner land dedication is required:</p> <p>(i) accommodating a deep-planted feature tree within the dedication area;</p> <p>(ii) providing a building envelope that acknowledges and respects the presence of the feature tree canopy.</p> <p>Note—A neighbourhood plan will indicate whether or not a land dedication is required.</p>	<p>(b) accommodates a deep-planted feature tree in compliance with the road corridor design section of the Infrastructure design planning scheme policy;</p> <p>(c) is embellished in compliance with the road corridor design section of the Infrastructure design planning scheme policy.</p> <p><b>AO42.3</b> 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.</p>	
<p><b>If in the Infill housing zone precinct of the Character residential zone</b></p>		<p><b>Not Applicable</b></p>

## 7. Conclusion

This report has demonstrated that the proposed multiple dwelling is consistent with the intent and requirements of the *Brisbane City Plan 2014*. This proposal:

- Facilitates logical site development in line with zoning intent.
- Achieves compliance with all relevant performance codes.
- Supports anticipated growth by increasing local housing diversity.
- Preserves the natural amenity of the site and surrounding properties.
- Provides efficient infill development that maximizes existing infrastructure and reduces urban sprawl.

In conclusion, it is recommended that the proposed development be considered favourably by Council, and subsequently approved subject to reasonable and relevant conditions.