

BRISBANE CITY PLAN 2014

Code Assessment

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APPLICATION REF
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1. Zone Code

1.1 Medium Density Residential Zone Code

The purpose of the medium density residential zone is to provide for: medium density multiple dwellings; and community uses, and small-scale services, facilities and infrastructure, to support local residents.		
(1)	The purpose of the zone will be achieved through overall outcomes for: zone role; development location and uses; development form.	
(2)	Zone role overall outcomes are: Development in the zone supports the implementation of the policy direction set in the Strategic framework, in particular: Theme 2: Brisbane’s outstanding lifestyle and Element 2.2 – Brisbane’s housing and accommodation choices; Theme 5: Brisbane’s CityShape, Element 5.3 – Brisbane’s Major Centres, Element 5.5 – Brisbane’s Suburban Living Areas and Element 5.8 – Brisbane’s Growth Nodes on Selected Transport Corridors.	
(3)	Development location and uses overall outcomes are	Compliance
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	<p>The proposal provides an increased density where located within the medium density Zone. The site is within a well located area connected to existing services and public transport. The site has previously demonstrated that a multiple dwelling is suitable, and given its parameters, demands an increase in density.</p> <p><input checked="" type="checkbox"/>Compliant <input type="checkbox"/>N/A <input type="checkbox"/>Performance</p>
b.	Development allows for urban consolidation and better use of physical and social infrastructure, capitalising on the zone’s	<p>The proposal directly responds to this which seeks to deliver a consolidated development on a well located site.</p> <p><input checked="" type="checkbox"/>Compliant <input type="checkbox"/>N/A</p>

	strategic location and amenity and proximity to key destinations.		<input type="checkbox"/> Performance
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	The proposal has previously demonstrated that the site is well located.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance
d.	Development provides for co-existence of dwelling houses, dual occupancies or multiple dwellings.	The surrounding locality delivers a range of dwelling typology.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance
e.	Development retains an existing dwelling house that is located on land within the Heritage overlay or Pre-1911 building overlay.	Not applicable. The dwellings has previously been relocated/demolished.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance
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: - meets amenity expectations of residents; meets the bulk and building height requirements of the Multiple dwelling code or any applicable neighbourhood plan if rooming accommodation; meets the bulk and building height requirements of the Retirement and residential care facility code if a residential care facility or retirement facility.	Not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance

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.	The proposed primarily delivers a multiple dwelling containing 2-3 bedroom product. However, the project also delivers smaller dwelling types for student accommodation and affordable accommodation.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance
h. Development for a dwelling unit may occur as part of a non-residential use.	The proposal is for residential development only.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance
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.	The proposal delivers a well design building that will deliver a much needed residential supply in a well located site.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance
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.	The site is not a active frontage.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance
k. Development for a non-residential use serves a local community facility need only, such as a childcare centre or a substation, and is of a bulk and scale that is compatible with and integrates with the built form intent for the Low density residential zone.	The proposal does not involve a non-residential use.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance
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)	The proposal does not involve a non-residential use.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance

	where not on land within the Commercial character building overlay or the Active frontages in residential zones overlay, is to:		
m.	have a gross floor area of less than 250m ² ; serve local residents' day-to-day needs; not undermine the viability of a nearby centre.		
n.	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	The proposal does not involve a non-residential use.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance
o.	Development for a home-based business may operate in a dwelling house, dual occupancy or multiple dwelling and is of a scale and nature that protects the amenity of adjoining residents.	The proposal does not involve a home-based business.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance
p.	Development for any other non-residential use serves a local community need only, such as a childcare centre or a substation.	The proposal does not involve a non-residential use.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance

2. Use / Development Codes

2.1 Multiple dwelling code

Performance outcomes	Acceptable outcomes	Comments
Site area and frontage		
<p>PO1 Development has a site area and frontage width that is sufficient to:</p> <ul style="list-style-type: none"> a. accommodate the scale and form of multiple dwelling buildings considering site features such as heritage or character buildings and slope; b. deliver useable communal open space areas and private open spaces; c. achieve viable areas of deep planting and landscaping to retain significant vegetation and protect or establish large subtropical shade trees; d. achieve safe and convenient vehicle access to the site; 	<p>AO1 Development has a site area and frontage width that meets the minimum requirements set out in:</p> <ul style="list-style-type: none"> a. a neighbourhood plan; or b. if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements set out in Table 9.3.14.3.B. <p>Note—The site frontage is measured at the property line on the primary road boundary.</p>	<p>AO – compliance</p> <p>The site achieves an adequate area as previously demonstrated.</p>

<ul style="list-style-type: none"> e. accommodate on-site parking and vehicle manoeuvring for residents, visitors and service providers; f. accommodate the location and size requirements of service authorities and site services to minimise adverse visual and amenity impacts on neighbours and the streetscape; g. minimise the impact of new driveways on the streetscape. 		
<p>PO2 Development in the High density residential zone or Medium density residential zone does not isolate or negatively impact on the potential for adjoining sites to develop to a scale and intensity envisaged for the zone or neighbourhood plan area. Note—An indicative concept plan that demonstrates compliant development can be achieved on the adjoining site may be required to demonstrate achievement of this outcome.</p>	<p>AO2 Development in the High density residential zone or the Medium density residential zone ensures that the site area and frontage width of an adjoining site in the High density residential zone or the Medium density residential zone meets the minimum requirements set out in:</p> <ul style="list-style-type: none"> a. a neighbourhood plan; or b. if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements set out in Table 9.3.14.3.B. 	<p>AO – compliance The site achieves an adequate area as previously demonstrated and approved.</p>
<p>Building design and appearance</p>		
<p>PO3</p>	<p>AO3</p>	<p>PO sought</p>

<p>Development height, bulk and scale, siting and layout ensures that:</p> <ul style="list-style-type: none"> a. building height is consistent with the intended form and character of the local area including the predominant height of existing or approved buildings in the street; b. where building height is greater than the acceptable outcome for building height on sites adjoining or opposite the subject site, the development sensitively reduces height towards site boundaries to a compatible scale; c. impacts on residential amenity and privacy from overlooking, visual dominance and overshadowing are minimised and adequate levels of natural light and breezes are maintained to habitable rooms, private and communal open space for both the development and residences on adjoining and nearby sites; d. sufficient visual and acoustic privacy is achieved between dwellings without reliance on screening; 	<p>Development is contained within the building envelope for the site created by applying:</p> <ul style="list-style-type: none"> a. the maximum building height in Table 9.3.14.3.B; b. front, rear and side boundary setback requirements in Table 9.3.14.3.C; c. car parking boundary setback requirements in Table 9.3.14.3.E; d. building separation requirements in Table 9.3.14.3.F; e. building height transitions specified in Table 9.3.14.3.I where applicable; f. the acceptable outcomes for deep planting and landscaping areas. <p>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>The proposed development complies with Acceptable Outcome PO3. A detailed Building Envelope Plan, along with supporting elevations and sections, has been prepared to demonstrate compliance with this outcome. These documents clearly illustrate that the development respects all spatial and height parameters as shown in Figure b and Figure c.</p> <p>The proposed development does not fully comply with Acceptable Outcome AO3, as the building height exceeds the maximum prescribed in Table 9.3.14.3.B. However, the proposal seeks to achieve the intent of Performance Outcome PO3 by demonstrating that the additional height:</p> <ul style="list-style-type: none"> • Remains compatible with the surrounding built form and character of the area in a locality seeking an uplift in residential height. • Does not result in unreasonable overshadowing, overlooking, or adverse amenity impacts on adjoining properties; • Continues to comply with front, rear, and side setbacks; building separation requirements; car parking setbacks; and deep planting/landscaping provisions. <p>A building envelope plan, along with elevations and sections, has been provided to illustrate how the overall form of the development responds appropriately to the site context despite the height variation.</p>
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<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>Planning grounds and urban design justification for the additional height are included in the accompanying Statement of Planning Intent and Design Report.</p>
<p>PO4 Development has a building height, scale and form that improves the amenity and achieves the intended outcomes of the zone or neighbourhood plan area, contributes to a cohesive streetscape and built form character and is:</p> <ul style="list-style-type: none"> a. consistent with the anticipated density and assumed infrastructure demand; b. aligned to community expectations about the number of storeys to be built, having regard to the intent for the zone precinct and the predominant height of approved buildings in the street; c. proportionate to and commensurate with the site area and frontage width so as not to be overbearing on the street or adjoining development; 	<p>AO4.1 Development has a maximum building height that complies with:</p> <ul style="list-style-type: none"> a. a neighbourhood plan; or b. if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements set out in Table 9.3.14.3.B. 	<p>PO sought</p> <p>Despite this non-compliance, the development is considered to achieve the intent of Performance Outcome PO4, as it:</p> <ul style="list-style-type: none"> • Responds appropriately to the site's topography and surrounding built form; • Maintains a high level of amenity for adjoining properties, with no unreasonable overshadowing, overlooking, or visual dominance; • Is designed with architectural articulation, façade variation, and building setbacks to reduce perceived bulk and scale; • Transitions sensitively to nearby lower-scale development, where applicable; and • Delivers a high-quality built form that contributes positively to the local streetscape and urban character. <p>Supporting documentation including architectural plans, shadow diagrams, and a design statement has</p>
	<p>AO4.2 Development incorporates the building height transition requirements set out in Table 9.3.14.3.I.</p>	


<ul style="list-style-type: none"> d. designed to avoid a significant and undue adverse amenity impact to adjoining development; e. sited to enable existing and future buildings to be well separated from each other and to avoid affecting the potential development of adjoining sites; f. considerate of street conditions, the topography of the area and site slope; g. designed to maintain significant view points and corridors; h. designed and orientated to retain solar access to key public spaces and adjoining buildings. 		<p>been submitted to demonstrate that the additional height is appropriate in this context.</p>
<p>PO5 Development for services and related structures, including electricity transformers, fire hydrant and booster assemblies, air conditioning and other mechanical plant, vents, exhausts and refuse and recycling storage areas:</p> <ul style="list-style-type: none"> a. are integrated into the development; b. do not dominate the site frontage; c. are compatible with the intended streetscape character; 	<p>AO5 Development ensures that where services and related structures, including electricity transformers, fire hydrants and booster assemblies, air conditioning and other mechanical plant, vents, exhausts and refuse and recycling storage areas, are located within 4 metres of the front boundary:</p> <ul style="list-style-type: none"> a. comprise no more than 5m or 10% of the street frontage, whichever is the lesser; b. are orientated towards the internal driveways or footpaths onsite; 	<p>AO – compliance</p> <p>Please refer to the architectural plans which illustrates the location of the relevant infrastructure.</p>

<p>d. ensure adverse amenity impacts to the streetscape and habitable spaces are ameliorated.</p>	<p>c. are located, screened or landscaped so as not to be visually obtrusive.</p>	
<p>PO6 Development provides a front boundary setback that:</p> <ul style="list-style-type: none"> a. defines the street edge; b. creates a clear threshold and transition from public to private space; c. assists in achieving visual privacy to ground-floor dwellings from the street; d. supports the location of balconies for casual surveillance of the street and modulation of the facade; e. allows for built form and facade articulation that contributes to the streetscape character and landscape; f. is consistent with the intended streetscape and setback pattern; g. facilitates landscaping appropriate to soften and screen the built form of the development from the street. 	<p>AO6 Development provides setbacks to the primary and secondary frontages that complies with:</p> <ul style="list-style-type: none"> a. a neighbourhood plan; or b. if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements set out in Table 9.3.14.3.C. <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>AO – compliance The proposal maintains the relevant setbacks and in areas, provides a greater separation from adjoining sites.</p>
<p>PO7</p>	<p>AO7.1</p>	<p>AO</p>

<p>Development provides side and rear boundary setbacks that:</p> <ul style="list-style-type: none"> a. consider future development; b. minimise the impacts of development on the amenity and privacy of future and existing neighbourhood residents; c. support the separation of buildings to provide visual and acoustic privacy without reliance on screening, and ensure access to natural light, sunlight and breezes; d. contribute to the rhythm and pattern of the streetscape in keeping with the intended neighbourhood character; e. maximise the opportunity to retain significant vegetation and protect or establish large subtropical shade trees in deep-planting areas. 	<p>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"> a. a neighbourhood plan; or b. if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements set out in Table 9.3.14.3.C. <p>Refer to Figure d.</p> <hr/> <p>A07.2</p> <p>Development ensures that any built to boundary walls located in a zone in the residential zones category are:</p> <ul style="list-style-type: none"> a. not located along both side boundaries unless in the Low-medium density residential zone, Medium density residential zone or High density residential zone; b. not located along a common boundary with a lot located in the Low density residential zone or Character residential zone; c. for non-habitable rooms or spaces only; d. not located within 1.5m of a habitable room in an adjoining dwelling house 	<p>The proposal complies and meets all relevant setback requirements.</p> <p>NO built to boundary walls are proposed.</p>
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	<p>where not located in the Medium density residential zone or High density residential zone;</p> <ul style="list-style-type: none">e. not located within the front or rear setback;f. where on the side boundaries of a corner lot, located towards the front of the development and separated;g. a maximum height of 3m;h. low maintenance or constructed of prefinished materials. <p>Refer to Figure e.</p> <hr/> <p>A07.3 Development ensures built to boundary walls:</p> <ul style="list-style-type: none">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; orb. have a maximum cumulative length of 9m, where permitted in the Infill housing zone precinct of the Character residential zone; orc. do not exceed the length of an abutting and lawfully constructed built to boundary wall on an adjoining lot.	
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<p>PO8 Development ensures that the proportion of buildings to open space and landscaping on a site:</p> <ul style="list-style-type: none"> a. is consistent with the intended form, character and intensity of the local area and immediate streetscape; b. facilitates modulation and articulation of the building form; c. supports residential amenity for occupants and adjoining properties; d. supports private outdoor subtropical living; e. provides for well-located and functional communal open space areas; f. provides for deep planting areas to retain significant vegetation and protect or establish large subtropical shade trees. 	<p>AO8 Development has:</p> <ul style="list-style-type: none"> a. a building footprint within the building envelope; b. a maximum site cover that: <ul style="list-style-type: none"> i. complies with the requirements set out in a neighbourhood plan; or ii. if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan: <ul style="list-style-type: none"> A. where in the Medium density residential zone, Low–medium density residential zone or the Infill housing zone precinct of the Character residential zone, is 45%; or B. where in the High density residential zone, is 40%. 	<p>PO Sought The proposal provides a site cover 68% which is a slight increase of 2% from the originally approved development outcome.</p>
<p>PO9 Development balances the height and footprint of the building, providing modulation</p>	<p>AO9.1 Development where in the Medium density residential zone, Low–medium density residential zone or in the Infill housing zone</p>	<p>AO – compliance The proposal achieves breaks in the built form through variations and treatments of the exterior of the building.</p>

<p>and variation in the facade's horizontal and vertical profiles that:</p> <ul style="list-style-type: none"> a. reduces the appearances of bulk through changes in building depth, length and articulated form; b. maintains a human scale and is consistent with the form and character intent of the neighbourhood and street; c. supports residential amenity to occupants and adjoining properties, including access to natural light and breezes; d. provides opportunities for dual aspect dwellings; e. incorporates changes in material, finish or texture at regular intervals; f. provides expressive shadow casting elements; g. provides opportunities for useable and functional open space. <p>Refer to Figure i.</p>	<p>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>A significant break is provided in the center of the building to reduce the bulk and scale of the building.</p> 
	<p>AO9.2 Development where in the High density residential zone, the maximum length of a wall in any direction is 50m with substantial articulation provided every 15m. Note—Substantial articulation is a full building separation of 6m or a change in building line of plus or minus 2m for a length not less than 5m.</p>	
	<p>AO9.3 Development incorporates the following design elements:</p> <ul style="list-style-type: none"> a. balconies, verandas or terraces on each level; b. variation in the treatment and patterning of windows to bring visual interest and activation to each facade; 	

	<ul style="list-style-type: none"> c. variation in building form, materials, colours, textures and finishes to articulate finer scale architectural features and building elements such as party walls and slab edges; d. recessions and projections in the roof and wall plane, such as steps, slopes or splays which cast shadows. <p>Refer to Figure l, Figure m and Figure n.</p>	
	<p>AO9.4 Development of the first 3 storeys of the building includes:</p> <ul style="list-style-type: none"> a. balconies and outdoor living areas orientated to the street or public realm; b. expression and promotion of pedestrian entries; c. elements of a finer scale than the building's main structure framing such as party walls and slab edges; d. recesses in built form to allow natural light to access habitable rooms within the building. <p>Refer to Figure j, Figure k and Figure l.</p>	
<p>PO10 Development for rooftops and building caps:</p>	<p>AO10.1 Development provides building caps and rooftops which:</p>	<p>AO compliance</p>

<p>a. is contextually and climatically appropriate in form;</p> <p>b. reduces the bulk and scale of development when viewed from the street;</p> <p>c. is responsive to orientation and solar access;</p> <p>d. is not marred by plant and equipment;</p> <p>e. may incorporate a rooftop garden where integrated as part of the overall building design and enhancing the presentation and visual amenity of the rooftop and skyline when viewed from external public vantage points.</p> <p>Note—External public vantage points means from at least two mostly unobstructed views of the development from a public area.</p>	<p>a. contribute to the architectural distinction of the building and roofs;</p> <p>b. include interesting forms created through pitches, gables, skillions or other features;</p> <p>c. provides opportunity for landscaping, alternative water sources, solar energy and communal open space area.</p> <p>Refer to Figure m and Figure n.</p>	<p>The proposed delivers communal open space which is highly functional and will contribute to the architectural distinction.</p> <p>The rooftop area is screened, and provides a combination of green space and soft landscaping treatments.</p>
	<p>AO10.2 Development for rooftop service structures, lift motor rooms and mechanical plant and equipment is:</p> <p>a. designed as an architectural feature of the building;</p> <p>b. incorporated into the roof form;</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>AO10.3 Development for a rooftop garden:</p>	

	<ul style="list-style-type: none"> a. incorporates a combination of built form and soft landscape elements integrated with the overall building design; b. enhances the presentation and visual amenity of the rooftop and skyline when viewed from external public vantage points. <p>Note—External public vantage points means from at least two mostly unobstructed views of the development from a public area.</p>	
<p>PO11 Development provides a building that must define the street edge and reinforce the desired character of the neighbourhood through:</p> <ul style="list-style-type: none"> a. orientation to the street; b. front boundary setback; c. balconies and windows to provide overlooking and casual surveillance; d. building entrances; e. the treatment of retaining walls or basement car parking edges. <p>Refer to Figure r and Figure u.</p>	<p>AO11.1 Development provides a building front elevation that is parallel or nearly parallel to the street frontage.</p> <p>AO11.2 Unless required to achieve landscaping and streetscape outcomes, development provides a building that is not set back further than 2m beyond the minimum required street front setback.</p> <p>AO11.3 Development provides balconies and windows from the primary living area that face and overlook the street or public space.</p>	<p>AO compliance</p> <p>The proposal is parallel to the street. Please refer to the landscaping design which provides soft landscaping treatments at the ground level.</p>
<p>PO12</p>	<p>AO12.1</p>	<p>Not applicable</p>

<p>Development provides an entrance that must define the threshold between public and private space and provide:</p> <ul style="list-style-type: none"> a. safe, secure and convenient access to the site for residents and visitors; b. a sufficiently scaled and sheltered entry and meeting space; c. clear building signage and numbering for emergency access; d. lighting to ensure the safety of residents and visitors whilst not causing undue nuisance to adjoining premises; e. conveniently located mailboxes; f. individual entrances to ground storey dwellings provide for a varied streetscape. 	<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>AO12.2</p> <p>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"> a. entry and waiting space off the footpath; b. shelter; c. lighting in accordance with Category P3 of the AS/NZS 1158.3.1:2005 Lighting for roads and public spaces and complying with Table 2.1 - Illuminance in the vertical plane of AS 4282-1997 Control of the obtrusive effects of outdoor lighting; d. mailboxes. <p>Refer to Figure s.</p>	
	<p>AO12.3</p>	

	<p>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"> a. any steps are set back a minimum of 1m and are perpendicular to the front boundary; b. retaining walls step to the street level and provide a transition from private outdoor space and the street; c. lighting is provided in accordance with Category P3 of the AS/NZS 1158.3.1:2005 Lighting for roads and public spaces and complying with Table 2.1 - Illuminance in the vertical plane of AS 4282-1997 Control of the obtrusive effects of outdoor lighting; d. street numbering is provided to support visitor and emergency access. <p>Refer to Figure t.</p>	
Safety, privacy and amenity		
<p>PO13 If:</p> <ul style="list-style-type: none"> a. identified in a neighbourhood plan as a building height transition; or b. in the High density residential zone or the Medium density residential zone 	<p>AO13.1 Where identified in a neighbourhood plan, development provides a building height transition which ensures that buildings and structures comply with the requirements specified in the neighbourhood plan.</p>	<p>Not applicable</p>

<p>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> <ul style="list-style-type: none"> a. stepping down in height and scale; b. heavily landscaping interface area; c. minimising impacts including overlooking and visual dominance through building articulation; d. maintaining adequate levels of natural ventilation and light penetration to habitable rooms and private open space; e. avoiding large blank walls on steeply sloping sites. 	<p>AO13.2</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 Table 9.3.14.3.I.</p> <p>Refer to Figure f.</p>	
<p>PO14</p> <p>Development separates buildings from existing or future buildings within a site or on an adjoining site to:</p> <ul style="list-style-type: none"> a. be consistent with the form and character intent for the local area; 	<p>AO14.1</p> <p>Development provides building placement and design that:</p> <ul style="list-style-type: none"> a. complies with Table 9.3.14.3.F; or b. positions the primary balcony or private open space to face the street frontage or rear boundary or adjoining public open space; 	<p>PO sought</p> <p>The design of the building complies with the building placement. Balconies are internal to the building, however, to offset the proposal, a communal open space on the rooftop far exceeding the requirements has been provided.</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>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.</p> <p>Note—This is demonstrated by a site context plan that includes adjoining and adjacent buildings (including habitable rooms) and strategies to address separation issues.</p> <p>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>Despite achieving the limited balconies (often not used for recreation purposes) is offset with the significant extent of rooftop communal open space. The communal open space offers a space which will be well used and maintained by the occupants of the building.</p>
<p>PO15</p> <p>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.</p> <p>Note—Where building height exceeds 15 storeys, a wind impact report prepared by a</p>	<p>AO15</p> <p>Development with a building between 8 storeys and 15 storeys provides wind mitigation that uses at least 2 of the following strategies:</p> <p>a. building orientation, plan shape, massing and facade articulation to</p>	<p>AO compliance</p> <p>Given the slope of the site, a 10 story development is proposed. Notwithstanding this, the building presents as a building under 8 storeys.</p>

<p>suitably qualified professional is required to be submitted to demonstrate achievement of the above outcome.</p>	<ul style="list-style-type: none"> avoid tall and wide facades that face prevailing winds; b. a podium and tower building form with tower set back at least 10m from all streets above the podium level to deflect wind downdrafts from penetrating to street level; c. canopies, roof structures and awnings to protect pedestrians and building occupants at ground and podium levels; d. trellis structures and a dense network of trees onsite at ground or podium level. <p>Note—No acceptable outcome is prescribed for a development if more than 15 storeys in height.</p> <p>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>PO16 Development provides screening and partial enclosure of balconies to:</p>	<p>AO16.1 Development where providing balconies with solid balustrades on the street frontage or</p>	<p>PO sought</p> <p>Please refer to AO14.</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> <ul style="list-style-type: none"> a. 50% of the balconies on the first 3 storeys; b. 25% on the 4th storey and above. <p>Refer to Figure w.</p>	
	<p>AO16.2</p> <p>Development where providing solid walls or fixed screening to balconies limits the walls and screening to:</p> <ul style="list-style-type: none"> a. the side directly adjoining another balcony or private open space within the same building; b. a maximum of 20% or 1m of 1 external face, whichever is lesser, to screen utilities or private clothes lines; c. the full extent of a secondary balcony on a side elevation where for utilities or services. <p>Note—This excludes solid balustrades or screening where provided to reduce amenity or privacy impacts to nearby dwellings.</p>	
	<p>AO16.3</p> <p>Development where providing operable, moveable or adjustable screening of balconies, limits the screening to a maximum of:</p>	

	<ul style="list-style-type: none"> a. 60% of the front side or rear boundary balconies to achieve visual privacy to an existing dwelling within 9m; b. 100% of west-facing primary balconies. <p>Refer to Figure w.</p>	
<p>PO17 Development must minimise direct overlooking between buildings through appropriate building layout, location and the design of windows and balconies or screening devices. Note—Siting and building separation is used to minimise privacy screening requirements.</p>	<p>AO17.1 Development where the dwelling is located within 2m at ground storey or 9m above ground storey of a habitable room window or private open space of an existing dwelling house, ensures habitable rooms and any private outdoor spaces have:</p> <ul style="list-style-type: none"> a. an offset from the habitable room or private open space of the existing dwelling to limit direct outlook; or b. sill heights a minimum of 1.5m above floor level; or c. fixed obscure glazing in any part of the window below 1.5m above floor level; or d. fixed external screens; or e. in the case of screening for a ground floor level, fencing to a minimum 1.8m above the ground storey floor level. <p>Refer to Figure h.</p> <p>AO17.2</p>	<p>AO compliance There is no impact upon an adjacent dwelling house.</p>

	<p>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>AO17.3 Development provides screening devices that are solid translucent screens, perforated or slatted panels or fixed louvres that have a maximum of 25% openings, with a maximum opening dimension of 50mm, and that are permanently fixed and durable. Note—The screening device is offset a minimum of 0.3m from the wall around any window. Note—Screening devices may be hinged or otherwise attached to facilitate emergency egress.</p>	
<p>PO18 Development minimises light nuisance to residents and adjoining premises whilst maintaining safety of publicly accessible areas of the development.</p>	<p>AO18 Development of outdoor lighting is in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting. Note—This includes outdoor lighting to communal open spaces on the roof.</p>	<p>AO compliance All outdoor light will comply with the Australian standards and not spill onto adjacent sites.</p>
<p>PO19</p>	<p>AO19</p>	

<p>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>Where development incorporates reflective glass material, it is to have:</p> <ul style="list-style-type: none"> a. a level of light reflectivity of not greater than 20%; b. a level of heat transmission of not less than 20%. 	
<p>PO20 Development is located, designed and constructed to achieve the:</p> <ul style="list-style-type: none"> a. air quality (planning) criteria in Table 9.3.14.3.G; b. odour criteria in Table 9.3.14.3.H. <p>Note—An air quality impact report prepared in accordance with the Air quality planning scheme policy can assist in demonstrating achievement of this performance outcome.</p>	<p>AO20.1 Development in a zone in the centre zones category or the Mixed use zone, including any outdoor air intakes for the development, is separated from:</p> <ul style="list-style-type: none"> 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>AO20.2 Development is located no closer than 150m to a spray painting workshop. Note—This distance is to be measured between the building containing the spray painting workshop and the property boundary of the sensitive use.</p>	<p>Not applicable</p>
<p>PO21 Development in a zone in the centre zones category or the Mixed use zone must:</p>	<p>AO21</p>	<p>Not applicable</p>

<p>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;</p> <p>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.</p> <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>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>Development in a zone in the centre zones category or the Mixed use zone has a minimum acoustic performance of:</p> <p>a. Rw 35 for glazing (windows and doors) where total area of glazing is greater than 1.8m²;</p> <p>b. Rw 32 for glazing (windows and doors) where total area of glazing is less than or equal to 1.8m².</p>	
<p>PO22</p> <p>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"> • $L_{Aeq,adj,T}$ emitted from mechanical plant is not greater than the rating background 	<p>AO22</p> <p>Development ensures mechanical plant is acoustically screened from nearby sensitive uses.</p>	<p>AO compliance</p> <p>All mechanical equipment will be acoustically screened.</p>

<p>level plus 3 at a sensitive use not associated with the development.</p> <p>Note— Where T is</p> <ul style="list-style-type: none"> • Day (7am to 6pm): 11hr, • Evening (6pm to 10pm): 4hr, • Night (10pm to 7am): 9hr. <p>Where—</p> <ul style="list-style-type: none"> • $L_{Aeq,adj,T}$ is the A-weighted equivalent continuous sound pressure level during measurement time T, adjusted for tonal and impulsive noise characteristics, determined in accordance with the methodology described in the Noise impact assessment planning scheme policy. • The rating background level is determined in accordance with the methodology described in the Noise impact assessment planning scheme policy. <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>PO23 Development must create a safe environment by incorporating the key elements of crime prevention through environmental design in</p>	<p>AO23 No acceptable outcome prescribed.</p>	<p>AO compliance The proposal delivers a attractive frontage delivering pathways, lighting, and casual surveillance.</p>

<p>its layout, building or structure design and landscaping by:</p> <ul style="list-style-type: none">a. facilitating casual surveillance opportunities and including good sightlines to publicly accessible areas such as car parks, pathways, public toilets, and communal areas;b. defining different uses and ownerships through design and restricting access from non-residential uses into private residential dwellings;c. promoting safety and minimising opportunities for graffiti and vandalism through exterior building design and orientation of buildings and use of active frontages;d. ensuring publicly accessible areas such as car parks, pathways, public toilets, and communal areas are well lit;e. including way-finding cues;f. minimising predictable routes and entrapment locations near public spaces such as car parks, public toilets, ATMs, communal areas. <p>Note—For guidance in achieving the key elements of crime prevention through</p>		
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<p>environmental design, refer to the Crime prevention through environmental design planning scheme policy.</p>		
<p>PO24 Development incorporates graffiti and vandalism prevention techniques in its layout, building or structure design and landscaping, by:</p> <ul style="list-style-type: none"> a. denying access to potential canvases through access control techniques; b. reducing potential canvases through canvas reduction techniques; c. ensuring graffiti can be readily and quickly removed through easy maintenance selection techniques. <p>Note—For guidance on graffiti and vandalism prevention techniques refer to the Graffiti prevention planning scheme policy.</p>	<p>AO24 No acceptable outcome prescribed.</p>	<p>Ao compliance</p> <p>The proposal does not incorporate blank canvases.</p>
<p>PO25 Development has hours of operation which are controlled so that the use does not detrimentally impact on the amenity of adjoining residents.</p>	<p>AO25 Development:</p> <ul style="list-style-type: none"> 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 	<p>Not applicable</p>

	otherwise identified in a neighbourhood plan.	
Subtropical design and landscaping		
<p>PO26 Development supports Brisbane's subtropical character and sustainable lifestyle through functional and climatically responsive building design, layout and orientation that:</p> <ul style="list-style-type: none"> 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>AO26.1 Development is designed to provide all dwellings with:</p> <ul style="list-style-type: none"> a. floor-to-ceiling heights of at least 2.7m; b. habitable rooms with a minimum of 2 dual aspect windows or openings. <p>Refer to Figure o and Figure p.</p>	<p>AO Compliance</p> <p>Please refer to the architectural plans which provides a building design that responds to this design outcome.</p>
	<p>AO26.2 Development includes:</p> <ul style="list-style-type: none"> a. weather protection and sun shading to all external doors and windows to habitable rooms; b. deep recesses, eaves and sun-shading devices on the north-facing building facades; c. extensively shaded west-facing building facades using building and landscape elements such as adjustable screens, awnings or pergolas, green walls and planting. 	
PO27	AO27.1	AO Compliance

<p>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>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>Landscaping treatments are provided throughout the site to deliver a subtropical design.</p>
	<p>AO27.2 Development provides or retains one tree within the site per 20m of frontage that is capable of growing to a minimum height of 15m at maturity. Note—Landscape design incorporates planting in accordance with the Planting species planning scheme policy. Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy.</p>	
	<p>AO27.3</p>	

	<p>Development provides tree species that are selected and planted to provide a minimum 50% shade cover to a site's open space within 10 years.</p> <p>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"> a. provide shade to pedestrian pathways; b. maintained sightlines and support personal safety by allowing for the overlooking of the street and public spaces from the site and balconies; c. present an integrated landscape, neighbourhood and streetscape character; d. contribute positively to amenity and the subtropical microclimate of the site, streetscape and public spaces; e. reduce the appearance of building bulk and soften built form, driveways and hardstand areas from the street and adjoining properties; f. contribute to privacy between residences; 	<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"> a. a minimum of 1 area of deep planting with a dimension of 4m x 4m; b. shade and/or rounded canopy trees located to cast a minimum of 50% shade over the adjacent verge within 5 years of planting; c. a minimum of 50% of frontage length planted for a minimum width of 2m, excluding the driveway crossover and pedestrian access. <p>Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy.</p> <p>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>AO Compliance</p> <p>Please refer to the architectural plans delivering landscaping on ground floor as well as podium planting to soften the building.</p>

<p>g. provide natural shade to mitigate heat island impacts.</p> <p>Note—This is demonstrated by an overall site landscape concept plan.</p> <p>Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy.</p>	<p>AO28.2</p> <p>Development provides landscaping along side boundaries as follows:</p> <ul style="list-style-type: none"> a. a minimum of 1.5m wide landscaping for a side boundary excluding the area for built to boundary walls; b. a minimum of 1.5m wide landscaping for a side boundary where a driveway, or at ground level open parking area, is located adjacent to the boundary. 	
<p>PO29</p> <p>Development provides deep planting areas that:</p> <ul style="list-style-type: none"> a. are of sufficient size and dimension to contain large subtropical shade tree species; b. are maintained exclusively for landscaping, with no underground development or infrastructure; c. are open to the sky with access to light and rainfall into the natural ground; d. are planted with subtropical tree species that at maturity are complementary in scale and height to the building form and respond to the site location and design needs; 	<p>AO29.1</p> <p>Development locates deep-planting areas:</p> <ul style="list-style-type: none"> a. to protect existing significant vegetation including large subtropical shade trees; b. to provide an opportunity for the co-location of deep soil plants and large subtropical shade trees within the street or on adjoining premises; c. within the front or rear set back to soften the built form for the street and adjoining premises. <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>AO Compliance</p> <p>Adequate deep planting is provided throughout the site.</p>

<p>e. soften the impact of building and hardstand areas and reduces impervious areas to improve stormwater;</p> <p>f. provides natural shade to mitigate heat island effects;</p> <p>g. provides informal recreation spaces that are easily accessible for building occupants;</p> <p>h. is located to retain and protect existing site features such as significant vegetation or grouped with deep-planted areas on adjacent sites to maximise contiguous areas of deep planting.</p>	<p>AO29.2</p> <p>Development provides deep-planting areas that are:</p> <ul style="list-style-type: none"> a. a minimum of 10% of the site area; b. a minimum unobstructed dimension of 4m in any direction; c. able to accommodate trees planted in natural ground; d. 100% open to the sky; e. can be accessed for maintenance purposes. 	
	<p>AO29.3</p> <p>Where there are no existing large subtropical shade trees on the site, development provides trees in the deep-planting areas which:</p> <ul style="list-style-type: none"> a. are capable of growing to a minimum canopy diameter of 5m and a minimum height of 5m within 5 years of planting; b. are subtropical tree species consistent with the Planting species planning scheme policy. <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.</p>	

	<p>Tree height and canopy spread will be dependent on species.</p>	
	<p>AO29.4 Development ensures that deep-planting areas are exclusively for landscaping and do not contain:</p> <ul style="list-style-type: none"> a. vehicle driveways, manoeuvring or hardstand areas and pedestrian paths; b. surface structures and infrastructure such as water conservation services, refuse storage areas, fire hydrants or boosters, electrical transformers or other utilities; c. sub-surface structures or infrastructure such as piping, bioretention pits, basement car parking structures. 	
<p>Private and communal open space</p>		
<p>PO30 Development provides communal space that must be designed to provide:</p> <ul style="list-style-type: none"> a. residents with passive and active recreation opportunities; 	<p>AO30.1 Development consisting of 10 or more dwellings provides communal open space, that is clearly distinguished from deep planting areas and private open space, and:</p> <ul style="list-style-type: none"> a. is a minimum of 5% or 40m² of the site area, whichever is greater; 	<p>AO Compliance</p> <p>The rooftop communal open space achieves of 460m² which equates to approximately 11% of the site far exceeding the requirements.</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>b. is one consolidated useable space, or where exceeding 100m², 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.</p> <p>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.</p>	
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	<p>Note—Internal spaces may include a gymnasium, movie room or entertainment room.</p> <p>Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy.</p>	
	<p>AO30.2</p> <p>Development ensures that communal outdoor space areas do not contain:</p> <ul style="list-style-type: none"> a. vehicle driveways, manoeuvring or hardstand areas; or b. surface structures and infrastructure such as rainwater tanks, transformers and water boosters. <p>Note—Bioretention areas can form part of communal open space provided it is designed as a component of the landscape area but not any area of deep planting. Lightweight shade structures such as pergolas are able to be located within communal open space.</p>	
<p>PO31</p> <p>Development must provide attractive and functional private open space for residents that:</p>	<p>AO31.1</p> <p>Development provides private open space which comprises:</p> <ul style="list-style-type: none"> a. for ground storey dwellings, a minimum area of 35m² with a minimum dimension of 3m; 	<p>AO Compliance</p> <p>A far greater extent of communal open space together with balconies for each unit is provided.</p>

<p>a. is appropriately sized and located to enhance amenity and liveability for residents;</p> <p>b. is designed to be functional for the use of the possible number of residents in each dwelling;</p> <p>c. is designed to contribute to the form and detail of the building.</p> <p>Note—Private open space can be provided on ground, on balconies or in a structure over a platform, basement and on rooftops.</p>	<p>b. for dwellings above ground storey, a balcony with a minimum area of 12m² and a minimum dimension of 3m.</p> <p>Note—The measurement of minimum private open space requirements must be clear of utilities such as hot water systems, air-conditioning units, rainwater tanks, bicycle parking, fire hydrants or other utilities, as well as areas required for deep planting and communal open space.</p>	
	<p>AO31.2</p> <p>Development provides for private open space areas that are:</p> <p>a. for the primary area, directly accessible from the internal primary living areas of the dwelling;</p> <p>b. provided with a screened area of 2m² minimum dimension capable of screening air-conditioning plant, private clothes drying, etc.;</p> <p>c. provided with adjustable, moveable or operable privacy screening where appropriate.</p>	
	<p>AO31.3</p> <p>Development provides balconies that are located to the front or rear of a building except where adequate building separation</p>	

	<p>and screen landscaping can be achieved to maintain privacy along side boundaries.</p> <p>AO31.4 Development ensures that private open space areas do not contain:</p> <ul style="list-style-type: none">a. vehicle driveways, manoeuvring or hardstand areas; orb. surface structures and infrastructure such as retaining walls, rainwater tanks, electricity transformers and fire hydrants and boosters. <p>Note—Water conservation services or utilities or stormwater treatment measures, such as bioretention areas, can form part of private open space provided they are designed as a component of the landscape area but not any area of deep planting. Lightweight shade structures, such as pergolas, are able to be located within at-grade and in-structure private open space.</p> <p>AO31.5 Development provides a minimum of 75% of a dwelling's outdoor living area positioned to the north or north-east. This is balanced with street interface desired outcomes.</p> <p>Note—Side boundary facing north or north-east facing windows or balconies may be</p>	
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	permitted where this will significantly improve passive solar design, provided privacy for occupants and adjacent dwellings is maintained.	
Refuse storage and collection		
<p>PO32 Development provides refuse and recycling collection and storage facilities that:</p> <ul style="list-style-type: none"> a. are located conveniently in an unobtrusive dedicated storage room or separate screened structure; b. are located and managed so that adverse impacts on building occupants, neighbouring properties and the public realm are minimised; c. provide for refuse and recycling including source separation; d. are of a design that allows low-frequency service collection; e. minimise ongoing building management cost for occupants. <p>Note—Refer to the Refuse planning scheme policy for further guidance.</p>	<p>AO32 Development provides refuse and recycling collection and storage facilities, including source separation, in accordance with the Refuse planning scheme policy.</p>	<p>AO Compliance</p> <p>Please refer to the traffic report in support of this outcome.</p>
Car parking, manoeuvring and hardstand areas		
PO33	AO33.1	AO Compliance

<p>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>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>Please refer to the traffic report in support of this outcome.</p>
	<p>AO33.2 Development provides site access, combined with short-term parking, drop-off zones or porte-cocheres, that does not dominate the street frontage or comprise more than 40% of the street frontage width.</p>	
	<p>AO33.3 Development, where above-ground or partially above-ground car parking, is located so that:</p> <ul style="list-style-type: none"> 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. <p>Refer to Figure v.</p>	
		AO Compliance

<p>PO34 Development where not in a zone in the centre zones category or the Mixed use zone, provides car parking that is sited and of a bulk and form that:</p> <ul style="list-style-type: none"> a. does not dominate the street frontage of the development; b. does not impact on the safety and efficiency of the road networks; c. does not detract from the quality of adjoining streetscape or public spaces; d. is safe and convenient for residents, visitors and service providers; e. does not negatively impact on the amenity of adjoining residents by way of noise, odour or light having regard to: <ul style="list-style-type: none"> i. the proximity of dwelling houses or existing multiple dwellings on adjoining sites; ii. the scale and detail of any parking structure walls when viewed from the street and adjoining properties; iii. setback distances to mitigate impacts; 	<p>AO34.1 Development where not in a zone in the centre zones category or the Mixed use zone, provides car parking that is located:</p> <ul style="list-style-type: none"> a. below ground; or b. at ground level or above ground level only if contained within the development footprint and located behind the main building line, except where for visitor parking; c. set back from front, rear and side boundaries in accordance with a neighbourhood plan or if no neighbourhood plan applies or no requirements are specified in a neighbourhood plan, Table 9.3.14.3.E; d. landscaped and screened from view of the street, other public areas and adjoining properties; e. not in conflict with required vehicle queuing distances. <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>AO34.2</p>	<p>Please refer to the traffic report in support of this outcome. Basement car parking is provided and does not impact upon the street.</p>
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<p>iv. the location of active frontages and public spaces. Note—Where in a zone in the centre zones category or the Mixed use zone, the car parking provisions of the Centre or mixed use code apply.</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>AO34.3 Development, where not in a zone in the centre zones category or the Mixed use zone, for a basement car parking structure that is 1m or less above ground and located on the side or rear boundary ensures that where retaining walls and fencing are proposed:</p> <ul style="list-style-type: none"> a. the maximum combined height of basement structure, retaining walls and fencing is 2m; b. structures and fences are finished with low-maintenance and pre-finished materials. <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>AO34.4</p>	

	<p>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"> a. clearly signposted; b. not located behind a security barrier; c. not located on both sides of the driveway; d. separated from the street frontage boundary by a 4m wide deep planting area. 	
	<p>AO34.5 Development, where not in a zone in the centre zones category or Mixed use zone, for a small-scale multiple dwelling, such as attached or townhouse dwellings, provides a tandem car parking space for those units which provide direct vehicle access from the street, that is designed in accordance with Figure q. Note—Direct vehicle access for individual units is subject to availability of on-street parking, street trees and general amenity impacts assessment and is generally not acceptable for development on major roads.</p>	
<p>PO35 Development where not in a zone in the centre zones category or the Mixed use zone, ensures</p>	<p>AO35.1 Development where not in a zone in the centre zones category or the Mixed use zone, ensures</p>	<p>AO Compliance</p>

<p>that car parking, hardstand or manoeuvring areas are:</p> <ul style="list-style-type: none"> a. located to minimise noise and fumes disturbance on residents within and adjoining the site; b. acoustically and visually screened to: <ul style="list-style-type: none"> i. minimise the reflection of headlights into dwelling windows; ii. attenuate noise impacts; c. landscaped to: <ul style="list-style-type: none"> i. soften the visual appearance of at grade hardstand areas; ii. enhance pedestrian safety; iii. improve visual amenity for the streetscape and urban area; iv. provide shade for pedestrians and reduce the impact of glare and radiant heat from car parking areas. <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>that a hardstand or manoeuvring area situated at or above ground level is:</p> <ul style="list-style-type: none"> a. located a minimum of 3 metres vertically and horizontally from any habitable window on site to minimise noise disturbance on residents; b. screened to prevent the reflection of car headlights onto dwelling windows adjoining or opposite the site. <p>AO35.2 Development where not in a zone in the centre zones category or the Mixed use zone ensures any vehicle movement or vehicle parking areas along the side or rear boundary are:</p> <ul style="list-style-type: none"> a. acoustically screened from adjoining dwellings to a minimum height of 1.8m; b. provided with a vegetated buffer next to any movement or parking areas: <ul style="list-style-type: none"> i. a minimum of 1m wide along the side boundary; ii. a minimum of 2m wide along the rear boundary; iii. planted at a pot size and density sufficient to screen up to 1.5m above ground level at establishment. 	<p>Please refer to the traffic report in support of this outcome.</p>
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	<p>AO35.3 Development, where not in a zone in the centre zones category or the Mixed use zone, and where car parking is above ground and uncovered, provides:</p> <ul style="list-style-type: none">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>AO35.4 Development where not in a zone in the centre zones category or the Mixed use zone, provides:</p> <ul style="list-style-type: none">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>AO35.5</p>	

	<p>Development of ground level or other above ground car parking, where not in a zone in the centre zones category or the Mixed use zone, provides densely planted setbacks.</p> <p>Note—Front boundary setbacks must be treated to address streetscape interface issues and be in accordance with the streetscape interface performance outcomes and acceptable outcomes.</p>	
<p>Transit oriented development</p>		
<p>PO36 Development adjoining or in the immediate vicinity of a railway or busway station or in a location identified in a neighbourhood plan, supports a high level of personal and community safety, and promotes activity at the street front, in public spaces and at the interface with railway and busway stations through:</p> <ul style="list-style-type: none"> a. building design that enables future adaptation to facilitate non-residential uses; b. provision or contribution towards safe, logical and direct pedestrian access to railway or busway station entry points; 	<p>AO36 Development within 200m walking distance of a dedicated public pedestrian access point of a railway or busway station or in a location identified in a neighbourhood plan, is designed to have an active frontage that:</p> <ul style="list-style-type: none"> a. includes ground storey tenancies, with commercial ceiling heights, increased glazing to front facades, and individual pedestrian entries, that can be adapted for conversion to and between non-residential and residential uses; b. provides safe, logical and direct pedestrian access to and from the development to the street front or adjoining public areas; 	<p>Not applicable</p>

<ul style="list-style-type: none"> c. enabling casual surveillance of the street, public spaces and immediate station environment, entries and platform; d. creating vibrant and attractive street environments and active public spaces at the edge of the railway or busway station environment through pedestrian orientated building and landscape design. 	<ul style="list-style-type: none"> c. provides or maintains safe, logical and direct pedestrian access to the railway or busway station entry points in accordance with the Infrastructure design planning scheme policy; d. ensures that any screening and landscaping provided within the development creates vibrant and attractive street environments whilst not preventing casual surveillance of streets, public spaces and the immediate station environment, entries and platform. 	
Fencing and retaining walls		
<p>PO37 Development provides fencing and retaining walls that must:</p> <ul style="list-style-type: none"> a. facilitate casual surveillance of the street and public space; b. enable use of private open space; c. assist in highlighting entrances to the property; d. provide a positive interface to the streetscape; 	<p>AO37.1 Development ensures that, where fencing is provided:</p> <ul style="list-style-type: none"> a. along any common boundary to a street or public space, it is a maximum of: <ul style="list-style-type: none"> i. 1.2m in height, where fence construction is solid or less than 50% transparent; ii. 1.5m in height, where fence construction is at least 50% transparent; 	<p>AO Compliance</p> <p>No retaining walls exceed this height. Fencing is detailed on the architectural plans demonstrating compliance.</p>

<p>e. protect the privacy and amenity for residents and dwellings adjoining the site.</p>	<ul style="list-style-type: none"> iii. 1.8m in height and solid only where setback behind landscaping and the site is on an arterial road; b. along any side or rear boundary, it is a minimum of 1.8m in height, except where forward of the main building line; c. along any side boundary, where forward of the main building line to the front boundary, it is: <ul style="list-style-type: none"> i. a maximum of 1.2m in height, where fence construction is solid or less than 50% transparent; or ii. a maximum of 1.5m in height, where fence construction is at least 50% transparent. 	
	<p>AO37.2 Development incorporating solid front fences or walls that front the street or other public spaces 1.2m or more high and longer than 10m, indentations, material variation and landscaping is provided to add visual interest and soften the visual impact.</p>	
	<p>AO37.3 Development for a retaining wall is:</p>	

	<ul style="list-style-type: none"> a. stepped to minimise impact on the streetscape and pedestrian environment; b. a maximum of 0.6m in height if directly abutting the edge of the adjoining road reserve verge. 	
Adaptable housing		
<p>PO38 Development meets a diverse range of community needs by providing adaptable housing that is responsive to changing community life-cycle needs.</p>	<p>AO38 Where development provides housing, including associated outdoor living areas intended to be adaptable to different persons and households with differing mobility needs, the dwelling units and other site features are constructed in accordance with Table 9.3.14.3.D.</p>	Not applicable
Additional requirements for sites with an area of 7,000m² or greater, or for 20 or more dwellings if in the Emerging community zone		
<p>PO39 Development contributes to contained, sustainable and functional communities and provides housing to suit residents through different life-cycle stages at a scale and density appropriate for the site's location and commensurate with ease of access to services, facilities and high quality public transport through:</p>	<p>AO39 Development is designed and sited in compliance with a structure plan prepared in accordance with the Structure planning planning scheme policy.</p>	Not applicable

<ul style="list-style-type: none">a. inclusion of dwelling types, tenures, mix and forms consistent with the outcomes of the zones, zone precincts, neighbourhood plans and overlays applicable to the site;b. retaining or respecting the character and environmental values of the site;c. reflecting local streetscape forms, features and character;d. contributing to the desired character and form of the locality;e. the establishment or extension of public streets and pathways;f. the provision of parks and other public spaces as appropriate to the scale of development;g. buildings that address existing streets;h. building height and setback transitions to an adjoining existing dwelling house and areas of lower density residential development. <p>Note—A structure plan prepared in accordance with the Structure planning planning scheme policy can assist in demonstrating achievement of this performance outcome. A structure plan must be prepared where in the Emerging community zone.</p>		
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3 Mt Gravatt corridor neighbourhood plan

7.2.13.10.3 Performance outcomes and acceptable outcomes

Table 7.2.13.10.3.A—Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	Comments
<p>PO1 Development is of a height, scale and form that achieves the intended outcome for the precinct, improves the amenity of the neighbourhood plan area, contributes to a cohesive streetscape and built form character and is:</p> <ul style="list-style-type: none"> g. consistent with the anticipated density and assumed infrastructure demand; h. aligned to community expectations about the number of storeys to be built; i. proportionate to and commensurate with the utility of the site area and frontage width; j. designed to avoid a significant and undue adverse amenity impact to adjoining development; k. sited to enable existing and future buildings to be well separated from each other and to avoid affecting the potential development of adjoining sites. <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.</p>	<p>AO1 Development complies with the number of storeys, building height and plot ratio in Table 7.2.13.10.3.B.</p> <p>Note—Neighbourhood plans will mostly specify a maximum number of storeys where zone outcomes have been varied in relation to building height. Some neighbourhood plans may also specify height in metres. Development must comply with both parameters where maximum number of storeys and height in metres are specified.</p>	<p>PO Sought</p> <p>Despite this non-compliance, the development is considered to achieve the intent of Performance Outcome PO4, as it:</p> <ul style="list-style-type: none"> • Responds appropriately to the site's topography and surrounding built form; • Maintains a high level of amenity for adjoining properties, with no unreasonable overshadowing, overlooking, or visual dominance; • Is designed with architectural articulation, façade variation, and building setbacks to reduce perceived bulk and scale; • Transitions sensitively to nearby lower-scale development, where applicable; and • Delivers a high-quality built form that contributes positively to the local streetscape and urban character.

<p>Note—Development that is over-scaled for its site can result in an undesirable dominance of vehicle access, parking and manoeuvring areas that significantly reduce streetscape character and amenity.</p>		<p>Supporting documentation including architectural plans, shadow diagrams, and a design statement has been submitted to demonstrate that the additional height is appropriate in this context.</p>
<p>PO2 Development ensures building setbacks and design:</p> <ul style="list-style-type: none"> i. create a uniform building line consistent with the intended character of the streetscape; j. ensure existing and future buildings are well separated from each other; k. allow reasonable access to sunlight for neighbouring dwellings and their open spaces; l. allow air circulation and access to breezes for neighbouring dwellings; m. maintain the privacy of adjoining residents. 	<p>AO2 Development has minimum front, side and rear boundary setbacks in accordance with Table 7.2.13.10.3.C.</p>	<p>AO compliance</p> <p>The relevant setbacks of the previously approved development has been increased.</p>
<p>PO3 Development includes a mix of non-residential and residential land uses that provide the level of activity needed to support the role and function of each sub-precinct.</p>	<p>AO3 Development provides a land use mix that complies with Table 7.2.13.10.3.D.</p>	<p>Not applicable</p>
<p>PO4 Development ensures building heights and setbacks protect the character, privacy and amenity of adjoining residential areas through:</p>	<p>AO4.1 For development with a side boundary to a residential area not within the Upper Mt Gravatt, Mt Gravatt central, Logan Road or Kessels Road precincts:</p>	<p>Not applicable</p>

<ul style="list-style-type: none"> c. transitions between higher and lower rise residential areas by stepping down in height and scale at site boundaries; d. sympathetic built form along the interface that does not create an overbearing appearance or significantly impact on the privacy and amenity of adjoining residences; e. landscaped buffers and screens. 	<ul style="list-style-type: none"> e. building height is no more than 2 storeys within 10m of the common property boundary; f. building height is no more than 4 storeys within 10m to 20m of the common property boundary; g. development is set back a minimum of 4m from the common property boundary; h. the total straight length of any wall does not exceed 25m. <p>AO4.2 Development with a rear boundary to land in a zone in the residential zones category, not within the Upper Mt Gravatt precinct (Mt Gravatt corridor neighbourhood plan/NPP-001), Mt Gravatt central precinct (Mt Gravatt corridor neighbourhood plan/NPP-002), Logan Road precinct (Mt Gravatt corridor neighbourhood plan/NPP-003) or Kessels Road precinct (Mt Gravatt corridor neighbourhood plan/NPP-004), ensures:</p> <ul style="list-style-type: none"> d. any building is set back a minimum of 10m from the rear boundary; e. deep planting is incorporated along the rear boundary and includes mature trees of a type consistent with the locality, planted at intervals that will ensure a significant level of screening between the development and the adjoining land where in a zone in the residential zones category. 	
<p>PO5 Development:</p>	<p>AO5</p>	<p>AO Compliance</p>

<p>h. creates an integrated pedestrian and cyclist network that provides direct access to public transport routes, activity centres and public open space;</p> <p>i. provides arcades of a scale, width, design and tenure that reflect their function and location.</p>	<p>Development ensures bin collection, car parking and service driveways are not located within, or adjacent to arcades.</p>	<p>Please refer to the attached traffic report in support of the development.</p>
<p>PO6 Development provides for the widening of streets to enable safe and efficient regional, city and local transport networks.</p>	<p>AO6 Development: c. provides land for new Council roads, cycleways, road widening and upgrades; d. is sited and designed so as to not prejudice the ultimate road corridor upgrade indicated in Figure g. Note—The ultimate width of roads is determined by the Infrastructure design planning scheme policy.</p>	<p>Not applicable</p>
<p>PO7 Development provides a range of open space and recreational opportunities to meet the needs of the community.</p>	<p>AO7 Development incorporates future parks in accordance with Figure a and Figure d and which are designed in accordance with the Infrastructure design planning scheme policy.</p>	<p>Not applicable</p>
<p>PO8 Development ensures access and servicing does not compromise the function of arterial roads and future Queensland government road upgrades.</p>	<p>AO8.1 Development does not provide additional vehicular access and servicing from Kessels Road, Mt Gravatt-Capalaba Road or Logan Road where alternative access is available.</p> <p>AO8.2 Development which adjoins a site with a frontage to Kessels Road, Mt Gravatt-Capalaba Road or Logan Road that has no alternative access other than to these roads, provides access (including</p>	<p>Not applicable</p>

	<p>manoeuvring space) for the future development of that adjoining site via the development site's main access point.</p> <p>Note—Easements are created over shared vehicular access ways to all adjoining owners and where Council determines these are to serve more than an individual development and property.</p>	
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Table 7.2.13.10.3.C—Minimum building setbacks

Development	Minimum setback		
	Ground storey	Levels 2-4	Level 5 and above
If in the Mt Gravatt central precinct (Mt Gravatt corridor neighbourhood plan/NPP-002)			
Development of a site in the Mt Gravatt central medium density residential sub-precinct (Mt Gravatt corridor neighbourhood plan/NPP-002c)	Side — 4m Rear — 10m All other setbacks as per the Multiple dwelling code		
	A setback of 6.9m to the rear and 4m to a side boundary has been provided. It is noted that the development maintains or increases the setbacks as previously approved.		

Note—Setbacks will be derived from the results of the corridor investigations illustrated in.

4 Secondary Codes

3.1 Filling & Excavation Code

The Filling and excavation code has been addressed in the Civil Engineering Report.

3.2 Infrastructure Design Code

The Infrastructure design code has been addressed in the Civil Engineering Report.

3.3 Landscape Work Code

3.3.1 Purpose

Purpose & Overall Outcomes	Proposal	Compliance
(1) The purpose of the Landscape work code is to assess the suitability of the landscape work aspect of development.		
(2) The purpose of the code will be achieved through the following overall outcomes:		
(a) Landscape work retains, protects and integrates significant on-site vegetation into development design. (b) Landscape work ensures acoustic barriers and landscaping create effective buffers to adjacent sites. (c) Landscape work documents provide for sustainable, effective, functional and safe landscape design. (d) Landscape work ensures planting species selection is appropriate to the development's context and function.	The proposed landscaping outcomes provide for a sustainable, effective, functional and safe environment with a plant species appropriate to the context of the development. The proposed landscaping outcomes incorporates effective buffers to adjoining development and retains vegetation where possible.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance

4.3.2 Performance Outcomes & Acceptable Outcomes

Performance Outcomes	Acceptable Outcomes	Proposal	Compliance
<p>PO1 Development ensures that trees are protected from development impacts.</p>	<p>AO1.1 Development ensures that trees identified in a landscape concept plan or development approval are retained and protected in accordance with AS 4970-2009 Protection of trees on development sites.</p>	<p>AO1.1 Existing vegetation will be retained where possible and will be protected in accordance with AS 4970-2009 Protection of trees on development sites.</p>	<p><input checked="" type="checkbox"/>Compliant <input type="checkbox"/>N/A <input type="checkbox"/>Performance</p>
	<p>AO1.2 Development ensures that tree surgery and pruning is carried out in accordance with AS 4373-2007 Pruning of amenity trees for: (a) vegetation damaged as a result of the development; (b) vegetation requiring pruning of branches and/or roots.</p>	<p>AO1.2 The development will ensure that trees identified in the development approval are retained and protected in accordance with AS 4970-2009 – Protection of trees on development sites. Such an outcome can be conditioned accordingly by Council.</p>	<p><input checked="" type="checkbox"/>Compliant <input type="checkbox"/>N/A <input type="checkbox"/>Performance</p>
<p>PO2 Development provides acoustic barriers and long fences along street frontages which: (a) are enhanced by appropriate planting; (b) are of high visual quality;</p>	<p>AO2.1 Development ensures that an acoustic barrier or fence which is required by a use code to be provided along a fence or within the site: (a) is designed in compliance with the standards in the Infrastructure design planning scheme policy;</p>	<p>Not applicable.</p>	<p><input type="checkbox"/>Compliant <input checked="" type="checkbox"/>N/A <input type="checkbox"/>Performance</p>

Performance Outcomes	Acceptable Outcomes	Proposal	Compliance
<p>(c) are designed for longevity;</p> <p>(d) provide maintenance access and promote pedestrian permeability in appropriate circumstances.</p>	<p>(b) incorporates elements of visual interest appropriate to the scale of the development for a fence or acoustic barrier over 40m long;</p> <p>(c) incorporates a gate for maintenance access to the street frontage side of the barrier or fence if a gate can open on to a publicly accessible area within the site;</p> <p>(d) incorporates a gate or appropriately designed opening for public pedestrian access where linking two publicly accessible areas.</p>		
	<p>AO2.2 Development ensures that a planting buffer required by a use code for an acoustic barrier or fence incorporates:</p> <p>(a) species in accordance with the Planting species planning scheme policy;</p> <p>(b) a minimum of 2 tier planting.</p>	<p>AO2.2 The proposal ensures that any planting buffer which is required by a use code to be provided along a fence or within the site is designed in compliance with the Planting Species Planning Scheme Policy and provides a minimum of 2 tier planting.</p>	<p><input checked="" type="checkbox"/>Compliant <input type="checkbox"/>N/A <input type="checkbox"/>Performance</p>
<p>PO3 Development provides species as a screen or buffer which maintain the amenity of adjoining premises.</p>	<p>AO3 Development ensures that a landscape buffer required by a use code incorporates:</p>	<p>AO3 The proposal ensures that any landscaping buffer which is required by a use code is designed in compliance with the Planting Species Planning Scheme</p>	<p><input checked="" type="checkbox"/>Compliant <input type="checkbox"/>N/A <input type="checkbox"/>Performance</p>

Performance Outcomes	Acceptable Outcomes	Proposal	Compliance
	(a) species in accordance with the Planting species planning scheme policy; (b) a minimum of 2 tier planting.	Policy and provides a minimum of 2 tier planting.	
PO4 Development has artificial growing environments which: (a) maximise opportunities for high-quality landscape planting; (b) incorporate water conservation measures.	AO4.1 Development provides drainage for podium planters which is connected to the stormwater drain and allows for flush out.	AO4.1 The proposal will ensure all stormwater can be drained from podium planting.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance
	AO4.2 Development provides species which are chosen to ensure the long-term performance and access requirements of the landscape.	AO4.2 The proposal will provide species which are appropriate for the subtropical climate of Brisbane to ensure long-term performance.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance
	AO4.3 Development provides podium planting in compliance with BSD-9010, BSD-9011, BSD-9012.	AO4.3 The proposal will ensure all stormwater can be drained from podium planting.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance
PO5 Development provides landscaping in a common area which provides for clear	AO5.1 Development incorporates a plant selection along a pathway which ensures:	AO5.1 The proposed development incorporates plant selection along any pathways in	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A

Performance Outcomes	Acceptable Outcomes	Proposal	Compliance
sightlines and good visibility to entrance and exit points.	(a) a clear trunk height of minimum 1.8m at maturity; (b) a shrub height of maximum 1m at maturity.	accordance with the relevant trunk and shrub heights at maturity.	<input type="checkbox"/> Performance
	AO5.2 Landscaping and mounding do not interfere with visibility along a pathway.	AO5.2 The proposed development ensures landscaping and any mounding does not interfere with visibility along a pathway.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance
PO6 Development provides landscaping which supports a legible environment that can be safely navigated by pedestrians and cyclists.	AO6 Development ensures that the landscape design provides cues to distinguish between a public area, a semi-public area and a private area.	AO6 The development ensures that the landscape design provides cues to distinguish between a public area, a semi-public area and a private area.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance
PO7 Development provides a plant selection which addresses the functional issues of the development including: (a) screening and buffering; (b) street presentation; (c) shading; (d) character; (e) amenity;	AO7 Development provides species in accordance with the Planting species planning scheme policy.	AO7 The proposed landscaping outcomes provides species in accordance with the Planting Species Planning Scheme Policy.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance

Performance Outcomes	Acceptable Outcomes	Proposal	Compliance
(f) ecology; (g) water availability and stormwater treatment.			
PO8 Development provides planting densities and stock sizes which are optimised to reduce maintenance and erosion and to achieve amenity and ecological outcomes.	AO8 Development provides planting densities and stock sizes which are based on achieving full coverage of the mulched planting areas within 2 years.	AO8 The proposed development provides planting densities and stock sizes which are based on achieving full coverage of the mulched planting areas within 2 years.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance
PO9 Development provides planting areas in open-air car parking areas which are designed and constructed to ensure that landscaping and shade trees thrive and achieve a minimum 50% shade cover within 5 years of planting.	AO9.1 Development provides species in a car park that are selected in accordance with the Planting species planning scheme policy.	AO9.1 The proposed development incorporates species within a car parking area which are in accordance with the Planting Species Planning Scheme Policy.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance
	AO9.2 Development provides planting areas within car parking areas that are protected by wheel stops or bollards.	AO9.2 Any planting within car parking areas will be suitably protected by either wheel stops or bollards.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance
PO10 Development for a shade structure does not compromise landscape outcomes.	AO10 Development for a shade structure in a car park allows unimpeded access to natural sunlight and rainwater for landscaping and shade trees.	AO10 Any shade structure for car parking areas will allow for sunlight and rainwater accordingly.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance

Performance Outcomes	Acceptable Outcomes	Proposal	Compliance
<p>PO11</p> <p>Development involving the construction of retaining walls provides for:</p> <p>(a) safety;</p> <p>(b) an attractive appearance appropriate to the surrounding area;</p> <p>(c) easy maintenance;</p> <p>(d) longevity;</p> <p>(e) minimal water seepage impacts.</p>	<p>AO11</p> <p>Development of a retaining wall:</p> <p>(a) is constructed in compliance with the structures standards in the Infrastructure design planning scheme policy and is certified by a Registered Professional Engineer Queensland;</p> <p>(b) incorporates planting areas.</p>	<p>AO11</p> <p>Any proposed retaining walls will be constructed in compliance with the structures standards in the Infrastructure design planning scheme policy.</p>	<p><input checked="" type="checkbox"/> Compliant</p> <p><input type="checkbox"/> N/A</p> <p><input type="checkbox"/> Performance</p>
<p>PO12</p> <p>Development provides for:</p> <p>(a) water sensitive urban design measures which are employed within the landscape design to maximise stormwater use and to reduce any adverse impacts on the landscape;</p> <p>(b) stormwater harvesting to be maximised and any adverse impacts of stormwater minimised.</p>	<p>AO12.1</p> <p>Development provides landscaping which is designed using the standards in the Landscape design guidelines for water conservation planning scheme policy.</p>	<p>AO12.1</p> <p>The proposal will provide landscaping and irrigation in compliance with the standards of the Landscape design guidelines for water conservation planning scheme policy.</p>	<p><input checked="" type="checkbox"/> Compliant</p> <p><input type="checkbox"/> N/A</p> <p><input type="checkbox"/> Performance</p>
	<p>AO12.2</p> <p>Development ensures that the design and requirements for irrigation is in accordance with the standards in the Landscape design guidelines for water conservation planning scheme policy.</p>	<p>AO12.2</p> <p>The proposal will provide landscaping and irrigation in compliance with the standards of the Landscape design guidelines for water conservation planning scheme policy.</p>	<p><input checked="" type="checkbox"/> Compliant</p> <p><input type="checkbox"/> N/A</p> <p><input type="checkbox"/> Performance</p>

Performance Outcomes	Acceptable Outcomes	Proposal	Compliance
	<p>AO12.3 Development provides areas of pavement, turf and mulched garden beds which are adequately drained.</p>	<p>AO12.3 Any new landscaping will provide areas of pavement, turf and mulched garden beds which are adequately drained.</p>	<p><input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance</p>
<p>PO13 Development provides landscaping which is capable of efficient and effective maintenance that ensures the success of the landscaping.</p>	<p>AO13.1 Development ensures that all turf areas on the site are accessible externally by standard lawn maintenance equipment and receive adequate sunlight.</p>	<p>AO13.1 The proposal ensures that all turf areas on the site are accessible externally by standard lawn maintenance equipment and receive adequate sunlight.</p>	<p><input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance</p>
	<p>AO13.2 Development provides a reticulated irrigation system to common landscape and recreation areas and ensures that podium planters serviced from tank water and the control device are located in a common area.</p>	<p>AO13.2 The proposal provides a reticulated irrigation system to common landscape and recreation areas and ensures that any podium planters serviced from tank water and the control device is located in a common area.</p>	<p><input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance</p>
	<p>AO13.3 Development provides one hose cock within each private landscape and recreation area.</p>	<p>AO13.3 The proposal provides hose cocks within landscaped areas.</p>	<p><input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance</p>

Performance Outcomes	Acceptable Outcomes	Proposal	Compliance
	<p>AO13.4</p> <p>Development provides landscaping that uses appropriate materials to maintain the function of an overland flow path.</p>	<p>AO13.4</p> <p>The proposed development provides landscaping that utilises appropriate materials to maintain the function of an overland flow path.</p>	<p><input checked="" type="checkbox"/>Compliant</p> <p><input type="checkbox"/>N/A</p> <p><input type="checkbox"/>Performance</p>
	<p>AO13.5</p> <p>Development provides planting media and mulch in accordance with AS4454 Composts, soil conditioners and mulches and AS 4419-2003 Soils for landscaping and garden use.</p>	<p>AO13.5</p> <p>The proposed development provides planting media and mulch in accordance with AS4454 Compost, soil conditioners and mulches and AS 4419-2003 Soils for landscaping and garden use.</p>	<p><input checked="" type="checkbox"/>Compliant</p> <p><input type="checkbox"/>N/A</p> <p><input type="checkbox"/>Performance</p>
<p>PO14</p> <p>Development ensures that the location and type of planting do not compromise the function and accessibility of services and facilities.</p>	<p>AO14</p> <p>Development provides plant species which are selected and sited, taking into consideration the location and access requirements of overhead and underground services.</p>	<p>AO14</p> <p>The proposal ensures plant species are selected and sited, taking into consideration the location and access requirements of overhead and underground services.</p>	<p><input checked="" type="checkbox"/>Compliant</p> <p><input type="checkbox"/>N/A</p> <p><input type="checkbox"/>Performance</p>

3.4 Outdoor Lighting Code

3.4.1 Purpose

Purpose & Overall Outcomes	Proposal	Compliance
(1) The purpose of the Outdoor lighting code is to assess the suitability of outdoor lighting.		
(2) The purpose of the code will be achieved through the following overall outcomes:		
(a) Outdoor lighting efficiently lights a desired area while minimising the adverse impacts of spill lighting on adjoining uses.	Any new outdoor lighting will minimise adverse impacts of light spill.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance
(b) Outdoor lighting does not create an adverse impact on the behaviour of native fauna.	Any new outdoor lighting will not create adverse impact on native fauna.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance

3.4.2 Performance Outcomes & Acceptable Outcomes

Performance Outcomes	Acceptable Outcomes	Proposal	Compliance
PO1 Development provides outdoor lighting that does not have an adverse impact on any person, activity or fauna because of light emissions, either directly or by reflection.	AO1.1 Development ensures that technical parameters, design, installation, operation and maintenance of outdoor lighting: (a) comply with the requirements of AS 4282-1997 Control of the obtrusive effects of outdoor lighting; (b) maintain a minimum of 20lux at the footpath level where in a zone in the centre zones category or the Mixed use zone.	AO1.1 The proposal will ensure that any outdoor lighting will comply with the relevant standards and requirements outlined in the acceptable outcome.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance
	AO1.2	AO1.2	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A

Performance Outcomes	Acceptable Outcomes	Proposal	Compliance
	Development provides floodlighting that is restricted to a type that gives no upward component of light where mounted horizontally, such as a full cut off luminaire.	The proposal will ensure that any floodlighting is restricted to a type that gives no upward component of light where mounted horizontally.	<input type="checkbox"/> Performance

3.5 Stormwater Code

This aspect of the codes has been addressed by the engineering report provided in Appendix C.

3.6 Transport, Access, Parking & Servicing Code

3.6.1 Purpose

Purpose & Overall Outcomes	Proposal	Compliance
(1) The purpose of the Transport, access, parking and servicing code is to assess the suitability of the transport, access, parking and servicing aspects of development.		
(2) The purpose of the code will be achieved through the following overall outcomes:		
(a) Development provides for access, circulation, parking and vehicle-based services for all relevant transport modes, including walking, cycling and public transport relevant to the nature of the proposed development and its location in relation to the transport network and surrounding existing and future land uses.	<p>The proposed development achieves the overall outcomes of the Transport, Access, Parking & Servicing Code as follows:</p> <ul style="list-style-type: none"> The proposed design provides access, circulation and servicing arrangements that will adequately for the operation of the development; 	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance

Purpose & Overall Outcomes	Proposal	Compliance
<p>(b) Development enhances the potential for trip making other than by private vehicle.</p> <p>(c) Development provides safe access for all transport modes that does not impact adversely on the efficiency and safety of the transport network or diminish the amenity of nearby land uses.</p> <p>(d) Development ensures that impacts on amenity caused by traffic generation is consistent with the community's reasonable expectations for the intended use.</p> <p>(e) Development provides site access arrangements to ensure that any adverse impacts on other development, the transport network and those who use it, are minimised to maintain amenity of the area and the safety and efficiency of the transport system.</p> <p>(f) Development ensures that access, parking and servicing arrangements and impacts such as noise, are consistent with the community's reasonable expectations and avoid risk of damage to people, property and vehicles.</p> <p>(g) Development maximises safety in the use of the transport network, particularly for the most vulnerable users (children, pedestrians, persons with disabilities and cyclists) so that all transport modes are safe and convenient.</p> <p>(h) Development provides for walking and cycling routes and end-of-trip facilities for pedestrians and cyclists, designed and located to make walking and cycling attractive and viable transport options.</p>	<ul style="list-style-type: none"> ▪ The subject site is suitably located near public transport options to enhance the potential for trip making other than by private vehicle; ▪ The proposed design provides safe access for all transport modes; ▪ The proposal provides a safe and efficient access arrangement; ▪ The proposal provides access and servicing arrangements that do not adversely impact on neighbouring properties; ▪ The proposal will continue to maximise safety in the use of the transport network, particularly for the most vulnerable users (children, pedestrians, persons with disabilities and cyclists) so that all transport modes are safe and convenient; ▪ Existing walking and cycle routes will be maintained. The scale of the proposal does not require cyclist and end-of-trip facilities; ▪ The proposed design includes safe and appropriate servicing that does not negatively impact adjacent premises; ▪ The proposed development does not negatively impact the safety, efficiency or capacity of the transport network. 	

Purpose & Overall Outcomes	Proposal	Compliance
<p>(i) Development envisaged by the planning scheme, which will potentially have an adverse impact on the operation of the transport network, is designed and of a scale that maintains the safety and efficiency of the transport network.</p> <p>(j) Development provides for on-site parking and manoeuvring areas for cars, motorcycles, bicycles and service vehicles which:</p> <ul style="list-style-type: none"> (i) are safe and convenient to use; (ii) if outside the City core and the City frame identified in Figure a are adequate to meet the design peak-parking demands without significant overflow to adjacent premises or the generation of excessive on-street car parking demand, taking into account the requirements of other road users. <p>(k) Development provides for on-site servicing that is safe, convenient to use, but discrete, and adequate to meet the reasonably expected demands generated by the development, without significant adverse impacts on the external road system or adjacent premises.</p> <p>(l) Development accommodates future road upgrades and widenings ensuring the ongoing capacity, efficiency and safety of the transport network.</p>		

4.4.2 Performance Outcomes & Acceptable Outcomes

Performance Outcomes	Acceptable Outcomes	Proposal	Compliance
<p>PO1 Development is designed:</p> <p>(a) to include a technically competent and accurate response to the transport and traffic elements of the development;</p> <p>(b) in accordance with the standards in the Transport, access, parking and servicing planning scheme policy;</p> <p>(c) to ensure the efficient operation and safety of the development and its surrounds.</p>	<p>AO1 Development complies with the standards in the Transport, access, parking and servicing planning scheme policy.</p>	<p>AO1 The proposal is justified with the standards in the Transport, Access, Parking and Servicing Planning Scheme Policy. Please refer to the attached traffic report.</p>	<p><input checked="" type="checkbox"/>Compliant <input type="checkbox"/>N/A <input type="checkbox"/>Performance</p>
<p>PO2 Development of a major size incorporates on-site provision for integration with the public transport network and the management of vehicles, public transport, pedestrians and cyclists, including providing appropriate pedestrian and cyclist linkages to adjoining uses, public areas and the transport network consistent with the planning by the Queensland Government and Council.</p>	<p>AO2 No acceptable outcome is prescribed.</p>	<p>AO2 The proposed development is not considered major. As such, this outcome is not applicable.</p>	<p><input type="checkbox"/>Compliant <input checked="" type="checkbox"/>N/A <input type="checkbox"/>Performance</p>

Performance Outcomes	Acceptable Outcomes	Proposal	Compliance
<p>PO3 Development provides vehicle access that is located and designed so as to have no significant impact on the safety, efficiency, function, convenience of use or capacity of the road network.</p>	<p>AO3.1 Development provides site access that is located and designed in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.</p>	<p>AO3.1 The site access complies with the standards in the Transport, Access, Parking and Servicing planning scheme policy. Please refer to the traffic report.</p>	<p><input checked="" type="checkbox"/>Compliant <input type="checkbox"/>N/A <input type="checkbox"/>Performance</p>
	<p>AO3.2 Development provides an easement for a vehicular access benefiting all adjoining landowners and the Council if the vehicular access services more than an individual development or premises.</p>	<p>AO3.2 This aspect can be conditioned.</p>	<p><input checked="" type="checkbox"/>Compliant <input type="checkbox"/>N/A <input type="checkbox"/>Performance</p>
<p>PO4 Development provides walking and cycle routes through the site which: (a) link to the external network and pedestrian and cyclist destinations such as schools, shopping centres, open space, public transport stations, shops and local activity centres along the safest, most direct and convenient routes; (b) encourage walking and cycling;</p>	<p>AO4.1 Development provides walking and cycle routes which are constructed on the carriageway or through the site to: (a) create a walking or cycle route along the full frontage of the site; (b) connect to public transport and existing cycle and walking routes at the frontage or boundary of the site.</p>	<p>AO4.1 The proposed development does not impact the existing walking and cycling routes which are sufficient for pedestrian and cyclist movement.</p>	<p><input checked="" type="checkbox"/>Compliant <input type="checkbox"/>N/A <input type="checkbox"/>Performance</p>
	<p>AO4.2 Development provides walking and cycle routes that are constructed in compliance with the standards in the</p>	<p>AO4.2 The existing walking and cycle routes will be maintained.</p>	<p><input checked="" type="checkbox"/>Compliant <input type="checkbox"/>N/A <input type="checkbox"/>Performance</p>

Performance Outcomes	Acceptable Outcomes	Proposal	Compliance
(c) ensure pedestrian and cyclist safety; (d) provide a direct and legible network.	Transport, access, parking and servicing planning scheme policy and the Infrastructure design planning scheme policy.		
	AO4.3 Development provides walking and cycle routes which do not include a potential entrapment area, blind corner or sudden change in level that restrict sightlines.	AO4.3 The existing walking and cycle routes will be maintained	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance
PO5 Development provides secure and convenient bicycle parking which: (a) for visitors is obvious and located close to the building's main entrance; (b) for employees is conveniently located to provide secure and convenient access between the bicycle storage area, end-of-trip facilities and the main area of the building; (c) is easily and safely accessible from outside the site; (d) does not impact adversely on visual amenity;	AO5.1 Development provides on-site bicycle parking spaces in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.	AO5.1 Bicycle parking has been provided on ground and can be contained within each unit.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance
	AO5.2 Development provides bicycle parking spaces for employees which are co-located with end-of-trip facilities (shower cubicles and lockers) in compliance with the Transport, access, parking and servicing planning scheme policy and AS 2890.3-1993 Bicycle parking facilities.	AO5.2 Bicycle parking together with showers are provided in each unit.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance
	AO5.3	AO5.3	

Performance Outcomes	Acceptable Outcomes	Proposal	Compliance
(e) does not impede the movement of pedestrians or other vehicles; (f) is designed to comply with a recognised standard for the construction of bicycle facilities.	Development ensures that the location of visitor bicycle parking is discernible either by direct view or using signs from the street.	Please refer to the ground floor of the architectural plans which provides bicycle parking.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance
	AO5.4 Development provides visitor bicycle parking which does not impede pedestrian movement.	AO5.4 Visitor car parking is provided in the basement.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance
	AO5.5 Development provides bicycle parking which is constructed in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.	AO5.5 The proposal provides bicycle parking through the building.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance
PO6 Development provides shower cubicles and lockers in sufficient numbers to meet the needs and volume of predicted pedestrian and cyclist users.	AO6 Development provides shower cubicles and lockers for pedestrians and cyclists in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.	AO6 Not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance
PO7 Development provides pedestrian and cyclist access to the site which is designed to provide safe movement	AO7 Development provides pedestrian and cycle access that is designed and constructed in compliance with the site	AO7 Not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance

Performance Outcomes	Acceptable Outcomes	Proposal	Compliance
and avoid unnecessary conflict between pedestrians, cyclists and motor vehicles.	access design guidelines, pedestrian facilities standards and cyclist facilities standards in the Transport, access, parking and servicing planning scheme policy.		
PO8 Development provides pedestrian and cyclist access to and from the site which is located to take advantage of safe crossing points of the adjacent road system, key destinations and public transport facilities.	AO8 No acceptable outcome is prescribed.	AO8 Not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance
PO9 Development provides access driveways in the road area that are located, designed and controlled to: (a) minimise adverse impacts on the safety and operation of the transport network, including the movement of pedestrians and cyclists; (b) ensure the amenity of adjacent premises, from impacts such as noise and light.	AO9.1 No acceptable outcome for access is prescribed, for a major development (as described in the Transport, access, parking and servicing planning scheme policy).	AO9.1 The proposed development is not a major development. As such, this outcome is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance
	AO9.2 Development which is not a major development (as described in the Transport, access, parking and servicing planning scheme policy) provides a single site access driveway in the road area to the lowest order road to which the site has frontage.	AO9.2 The proposed development includes a suitable access and servicing arrangement.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance

Performance Outcomes	Acceptable Outcomes	Proposal	Compliance
	<p>AO9.3 Development ensures that sight distances to and from all proposed access driveways in the road area and intersections are in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.</p>	<p>AO9.3 The proposed development results in suitable sight distances from access points and intersections.</p>	<p><input checked="" type="checkbox"/>Compliant <input type="checkbox"/>N/A <input type="checkbox"/>Performance</p>
	<p>AO9.4 Development provides access driveways in the road area which: (a) are located, designed and controlled in compliance with the standards in the Transport, access, parking and servicing planning scheme policy; (b) are not provided through a bus stop, taxi rank or pedestrian crossing or refuge.</p>	<p>AO9.4 The proposed access driveway is designed in accordance with the relevant standard.</p>	<p><input checked="" type="checkbox"/>Compliant <input type="checkbox"/>N/A <input type="checkbox"/>Performance</p>
	<p>AO9.5 Development makes provision for shared access arrangements particularly where it is necessary to limit access points to a major road.</p>	<p>AO9.5 Not applicable as the proposed development does not involve a shared access arrangement to a Major road.</p>	<p><input type="checkbox"/>Compliant <input checked="" type="checkbox"/>N/A <input type="checkbox"/>Performance</p>
<p>PO10 Redevelopment provides for:</p>	<p>AO10 No acceptable outcome is prescribed.</p>	<p>AO10</p>	

Performance Outcomes	Acceptable Outcomes	Proposal	Compliance
<p>(a) the closure of all access driveways in the road area that no longer comply with the standards in the Transport, access, parking and servicing planning scheme policy;</p> <p>(b) the reinstatement of adjacent footpaths.</p>		The proposed development will ensure the closure of superseded access driveways and the reinstate of adjacent footpaths after construction. Such an outcome can be conditioned by Council accordingly.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance
<p>PO11 Development provides that an internal approach to an access driveway in the road area is designed and located to provide for the safety of pedestrians and cyclists using paths adjacent to the frontage of the site, and motorists.</p>	<p>AO11.1 Development provides sight distances to and from all proposed access driveways in the road area and intersections which are in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.</p>	<p>AO11.1 The proposed design results in suitable sight distances from all nearby driveways and intersections.</p>	<input type="checkbox"/> Compliant <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Performance
	<p>AO11.2 Development ensures that convex mirrors are only used in a site:</p> <p>(a) as a secondary support at access driveways;</p> <p>(b) in addition to acceptable sight splays that comply with the sight distances standards in the Transport, access, parking and servicing planning scheme policy.</p>	<p>AO11.2 Convex mirrors will be provided throughout the site and within the basement.</p>	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance
PO12	AO12	AO12	

Performance Outcomes	Acceptable Outcomes	Proposal	Compliance
Development in the City core and City frame as identified in Figure a provides car parking spaces at rates to discourage private car use and encourage walking, cycling and the use of public transport.	Development in the City core and City frame as identified in Figure a provides maximum car-parking rates in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.	The proposal is outside the City core and city frame.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance
PO13 Development outside of the City core and City frame as identified in Figure a provides on-site car parking spaces to accommodate the design peak parking demand without any overflow of car parking to an adjacent premises or adjacent street.	AO13 Development outside of the City core and City frame as identified in Figure a: (a) provides on-site car parking spaces in compliance with the standards in the Transport, access, parking and servicing planning scheme policy; or (b) for accepted development subject to compliance with identified requirements, does not result in on-street car parking if no parking standard is identified in the Transport, access, parking and servicing planning scheme policy.	PO13 The proposed development of 112 units does not provide sufficient car parking. Please refer to the town planning report and traffic impact report which provides justification for the shortfall.	<input type="checkbox"/> Compliant <input type="checkbox"/> N/A <input checked="" type="checkbox"/> Performance
PO14 Development ensures that the number of car parking spaces and design of the car parking area:	AO14.1 Development provides a number of car parking spaces on site equalling the sum of the maximum design peak parking demand for the individual uses at any point in time.	AO14.1 Please refer to the supporting traffic report.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance

Performance Outcomes	Acceptable Outcomes	Proposal	Compliance
<p>(a) meet the combined design peak parking demand for residential, visitor and business parking;</p> <p>(b) allow for the temporal sharing of car-parking spaces for uses with different peak parking demands.</p>	<p>AO14.2 Development involving mixed use provides a non-residential car parking area with shared parking for all the businesses in the development.</p>	<p>AO14.2 The proposal is for a MUD. As such, this outcome is not applicable.</p>	<p><input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance</p>
<p>PO15 Development provides a car park layout which allows for on-site vehicle parking that:</p> <p>(a) is clearly defined, safe and easily accessible;</p> <p>(b) is designed to contain potential adverse impacts within the site;</p> <p>(c) does not detract from the aesthetics or amenity of an area;</p> <p>(d) discourages on-street parking if parking has an adverse traffic management safety or amenity impact;</p> <p>(e) is consistent with safe and convenient pedestrian and cyclist movement.</p>	<p>AO15 Development provides parking bays, queue areas and manoeuvring areas which are designed for the design service vehicle to the standards in the Transport, access, parking and servicing planning scheme policy.</p>	<p>AO15 Please refer to the attached traffic impact assessment report.</p>	<p><input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance</p>
<p>PO16 Development creates a safe environment by incorporating the key</p>	<p>AO16 Development incorporates the key elements of crime prevention through</p>	<p>AO16</p>	<p><input checked="" type="checkbox"/> Compliant</p>

Performance Outcomes	Acceptable Outcomes	Proposal	Compliance
<p>elements of crime prevention through environmental design.</p>	<p>environmental design in its layout, building and structure design and landscaping by:</p> <ul style="list-style-type: none"> (a) facilitating casual surveillance opportunities and including good sightlines to publicly accessible areas such as car parks, pathways, public toilets and communal areas; (b) defining different uses and ownerships through design and restricting access from non-residential uses into private residential dwellings; (c) promoting safety and minimising opportunities for graffiti and vandalism through exterior building design and orientation of buildings and use of active frontages; (d) ensuring publicly accessible areas such as car parks, pathways, public toilets and communal areas are well lit; (e) including way-finding cues; (f) minimising predictable routes and entrapment locations near public 	<p>This aspect has been addressed and confirms that the proposal complies with CPTED provisions.</p>	<p><input type="checkbox"/> N/A <input type="checkbox"/> Performance</p>

Performance Outcomes	Acceptable Outcomes	Proposal	Compliance
	spaces such as car parks, public toilets, ATMs and communal areas.		
PO17 Development minimises the potential for graffiti and vandalism through access control, canvas reduction and easy maintenance selection.	AO17 Development incorporates graffiti and vandalism prevention techniques in its layout, building and structure design and landscaping, by: (a) denying access to potential canvases through access control techniques; (b) reducing potential canvases through canvas reduction techniques; (c) ensuring graffiti can be readily and quickly removed through easy maintenance selection techniques.	AO17 The proposal does not provide access to blank canvasses.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance
PO18 Development is serviced by an adequate number and size of service vehicles.	AO18 Development ensures that the number and size of design service vehicles selected for the site is in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.	AO18 Please refer to the attached traffic report.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance
PO19 Development layout provides for services which:	AO19.1 Development ensures that a service bay provided on site:	AO19.1 Please refer to the attached traffic report.	<input checked="" type="checkbox"/> Compliant

Performance Outcomes	Acceptable Outcomes	Proposal	Compliance
(a) are wholly within the site, other than service vehicle manoeuvring areas which may overhang the verge on a minor road where use of the footpath is not adversely affected;	(a) is provided and designed to comply with the design vehicle table and service area design standards in the Transport, access, parking and servicing planning scheme policy;		<input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance
(b) are clearly defined, safe and easily accessible;	(b) is located away from street frontages and screened from adjoining premises.		
(c) are designed to contain potential adverse impacts of servicing within the site;	AO19.2 Development provides on-site servicing facilities and associated on-site vehicle manoeuvring areas which are designed in compliance with the service area design standards in the Transport, access, parking and servicing planning scheme policy.	AO19.2 Please refer to the attached traffic report.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance
(d) do not detract from the aesthetics or amenity of the surrounding area.	AO19.3 Development provides service areas for refuse collection in compliance with the standards in the Refuse planning scheme policy, Transport, access, parking and servicing planning scheme policy and the Infrastructure design planning scheme policy.	AO19.3 Please refer to the attached traffic report.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance
PO20	AO20	AO20 Please refer to the attached traffic report.	<input checked="" type="checkbox"/> Compliant

Performance Outcomes	Acceptable Outcomes	Proposal	Compliance
<p>Development provides service vehicle access routes to and from the site which minimise the impact on:</p> <p>(a) amenity and safety in residential areas;</p> <p>(b) streets not constructed to a standard that accommodate increased heavy vehicle movements.</p>	<p>Development ensures that service vehicles use the shortest and most direct route to the major road network in compliance with the heavy vehicle standards in the Transport, access, parking and servicing planning scheme policy.</p>		<input type="checkbox"/> N/A <input type="checkbox"/> Performance

5 Overlay Codes

5.2 Community Purposes Network Overlay Code

5.2.1 Purpose

Purpose & Overall Outcomes	Proposal	Compliance
<p>(1) This code applies to assessing development in the Community purposes network overlay, if:</p> <p>(a) assessable development where this code is an applicable code identified in the assessment benchmarks column of a table of assessment for an overlay (section 5.10); or</p> <p>(b) impact assessable development.</p>		
<p>(2) Land within the Community purposes network overlay is identified on the Community purposes network overlay map and is included in the following sub-categories:</p> <p>(a) Existing trunk park sub-category;</p> <p>(b) Existing non-trunk park sub-category;</p> <p>(c) Existing community facilities and land for community facilities sub-category;</p> <p>(d) LGIP planned land for community facilities specific location sub-category;</p> <p>(e) LGIP planned park acquisition specific location sub-category;</p>		

Purpose & Overall Outcomes	Proposal	Compliance
(f) LGIP planned park upgrade specific location sub-category; (g) LGIP planned park embellishment specific location sub-category; (h) LGIP planned corridor park specific location sub-category; (i) Long term land for community facilities specific location sub-category; (j) Long term park specific location sub-category; (k) Long term corridor park specific location sub-category.		
(3) When using this code, reference should be made to section 1.5 and section 5.3.3.		
(a) Implement the policy direction in the Strategic framework in particular:	The subject site is not identified as requiring any community infrastructure items; and The proposed development does not negatively impact or compromise the provision of community infrastructure.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance
(b) Provide for the assessment of the suitability of development in the Community purposes network overlay.	The subject site is not identified as requiring any community infrastructure items; and The proposed development does not negatively impact or compromise the provision of community infrastructure.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance
(c) Development which is assumed future urban development contributes to the completion of the Community purposes network through the provision of the existing and planned infrastructure for the parks network and land for the community facilities network in the Local government infrastructure plan.	The subject site is not identified as requiring any community infrastructure items; and The proposed development does not negatively impact or compromise the provision of community infrastructure.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance
(d) Development which is not assumed future urban development contributes to the completion of the Community purposes network through the provision of additional trunk infrastructure costs for long term infrastructure for the parks network and land for the	The subject site is not identified as requiring any community infrastructure items; and The proposed development does not negatively impact or compromise the provision of community infrastructure.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance

Purpose & Overall Outcomes	Proposal	Compliance
community facilities network in the Long term infrastructure plans.		
(e) Development which provides existing and planned infrastructure for the Community purposes network in the Local government infrastructure plan ensures the provision, location, layout and configuration of the park and land for community facilities meets community needs and contributes quality assets.	The subject site is not identified as requiring any community infrastructure items; and The proposed development does not negatively impact or compromise the provision of community infrastructure.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance
(f) Development does not compromise the completion of the Community purposes network.	The subject site is not identified as requiring any community infrastructure items; and The proposed development does not negatively impact or compromise the provision of community infrastructure.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance

5.2.2 Performance Outcomes & Acceptable Outcomes

Performance Outcomes	Acceptable Outcomes	Proposal	Compliance
If on a site in the Existing trunk park sub-category, Existing non-trunk park sub category, LGIP planned park acquisition specific location sub-category, LGIP planned park upgrade specific location sub-category, LGIP planned park embellishment specific location sub-category, LGIP planned corridor park specific location sub-category, Long term park specific location sub-category or Long-term corridor park specific location sub-category			
PO1 Development which is assumed future urban development provides the existing and planned infrastructure for the parks network in the Local government infrastructure plan on the site:	AO1 Development which is assumed future urban development provides land and embellishments for existing and planned infrastructure for the parks network in the Local government infrastructure plan on the site in compliance with the standards	AO1 The subject site is not identified as requiring any parks in the Local government infrastructure plan or overlay mapping.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance

Performance Outcomes	Acceptable Outcomes	Proposal	Compliance
<p>(a) to serve the recreational needs of Brisbane’s residents, workers and visitors on a local, district and metropolitan scale;</p> <p>(b) to maximise recreational, visual, cultural and biodiversity values;</p> <p>(c) of a sufficient size, suitable topography and regular shape for the intended use and anticipated intensity and level of use;</p> <p>(d) to meet the requirements of intended users;</p> <p>(a) to provide, in appropriate locations, that provide for a diversity of recreational opportunities and avoid duplicating facilities in nearby parks.</p>	<p>for the parks network in the Park planning and design code and the Infrastructure design planning scheme policy</p>		
<p>PO2 Development provides for the payment of additional trunk infrastructure costs for the following:</p> <p>(a) for development completely or partly outside the priority infrastructure area in the Local government infrastructure plan;</p> <p>(b) for development completely inside the priority infrastructure area in the Local government infrastructure plan:</p>	<p>AO2 No acceptable outcome is prescribed.</p>	<p>AO2 The subject site is not identified as requiring infrasturcutre in the Local government infrastructure plan or overlay mapping.</p>	<p><input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance</p>

Performance Outcomes	Acceptable Outcomes	Proposal	Compliance
<p>(i) trunk infrastructure to be provided earlier than planned in the Local government infrastructure plan;</p> <p>(ii) long term infrastructure for the parks network which is made necessary by development that is not assumed future urban development;</p> <p>(iii) other infrastructure for the parks network associated with development that is not assumed future urban development which is made necessary by the development.</p>			
<p>PO3 Development protects a park shown on the Community purposes network overlay map to ensure the following are not compromised:</p> <p>(a) the long term infrastructure for the parks network in the Long term infrastructure plans and an applicable neighbourhood plan;</p> <p>(b) the existing and planned infrastructure for the parks network in the Local government infrastructure plan;</p>	<p>AO3 Development protects a park shown on the Community purposes network overlay map in compliance with the following:</p> <p>(a) for long term infrastructure for the parks network, the Long term infrastructure plans;</p> <p>(b) for existing and planned infrastructure for the parks network, the Local government infrastructure plan;</p> <p>(c) the standards for the parks network in the Park planning and design code</p>	<p>AO3 The subject site is not identified as requiring any parks in the Local government infrastructure plan or overlay mapping.</p>	<p><input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance</p>

Performance Outcomes	Acceptable Outcomes	Proposal	Compliance
<p>(c) the provision of long term, existing and planned infrastructure for the parks network which:</p> <p>(i) is required to service the development or existing and future urban development in the planning scheme area; o</p> <p>(ii) is in the interests of rational development or the efficient and orderly planning of the general area in which the site is situated.</p>	<p>and the Infrastructure design planning scheme policy.</p>		
<p>If on a site in the Existing community facilities and land for community facilities sub-category, LGIP planned land for community facilities specific location sub-category or Long term land for community facilities specific location sub-category</p>			
<p>PO4 Development which is assumed future urban development provides the existing and planned infrastructure for the land for community facilities network in the Local government infrastructure plan on the site:</p> <p>(a) to serve the physical, social and cultural needs of Brisbane's residents, workers and visitors on a local, district and metropolitan scale;</p> <p>(b) to maximise recreational, social and cultural values;</p>	<p>AO4 Development which is assumed future urban development provides land for existing and planned infrastructure for the land for community facilities network in the Local government infrastructure plan on the site in compliance with the standards for the land for the community facilities network in the Community facilities code and the Infrastructure design planning scheme policy.</p>	<p>AO4 The subject site is not identified as requiring community infrastructure items as described by the LGIP.</p>	<p><input checked="" type="checkbox"/>Compliant <input type="checkbox"/>N/A <input type="checkbox"/>Performance</p>

Performance Outcomes	Acceptable Outcomes	Proposal	Compliance
<p>(c) of a sufficient size, suitable topography and regular shape for the intended use and anticipated intensity and level of use;</p> <p>(d) to meet the requirements of the intended users;</p> <p>(e) to provide, in appropriate locations, for a diversity of community service, cultural and leisure opportunities, that are integrated or co-located with complementary uses and avoid duplicating facilities on nearby land in the community facilities network.</p>			
<p>PO5 Development provides for the payment of additional trunk infrastructure costs for the following:</p> <p>(a) for development completely or partly outside the priority infrastructure area in the Local government infrastructure plan;</p> <p>(b) for development completely inside the priority infrastructure area in the Local government infrastructure plan involving</p> <p>(i) trunk infrastructure that is to be provided earlier than planned in</p>	<p>AO5 No acceptable outcome is prescribed.</p>	<p>AO5 The subject site is not identified as requiring community infrastructure items as described by the LGIP.</p>	<p><input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance</p>

Performance Outcomes	Acceptable Outcomes	Proposal	Compliance
<p>the Local government infrastructure plan;</p> <p>(ii) long term infrastructure for the land for community facilities network which is made necessary by development that is not assumed future urban development;</p> <p>(iii) other infrastructure for the land for community facilities network associated with development that is not assumed future urban development which is made necessary by the development.</p>			
<p>PO6 Development protects land for community facilities shown on the Community purposes network overlay map to ensure the following are not compromised:</p> <p>(a) the long term infrastructure for the land for community facilities network in the Long term infrastructure plans and an applicable neighbourhood plan;</p> <p>(b) the existing and planned infrastructure for the land for community facilities network in the</p>	<p>AO6 Development protects land for community facilities network shown on the Community purposes network overlay map in compliance with the following:</p> <p>(a) for long term infrastructure for the land for community facilities network, the Long term infrastructure plans;</p> <p>(b) for existing and planned infrastructure for the land for community facilities network, the Local government infrastructure plan;</p> <p>(c) the standards for the land for community facilities network in the</p>	<p>AO6 The subject site is not identified as requiring community infrastructure items and the proposed development does not impact any community facilities network.</p>	<p><input checked="" type="checkbox"/>Compliant <input type="checkbox"/>N/A <input type="checkbox"/>Performance</p>

Performance Outcomes	Acceptable Outcomes	Proposal	Compliance
<p>Local government infrastructure plan;</p> <p>(c) the provision of long term, existing and planned infrastructure for the land for community facilities network which:</p> <p>(i) is required to service the development or existing and future urban development in the planning scheme areas; or</p> <p>(ii) is in the interests of rational development or the efficient and orderly planning of the general area in which the site is situated.</p>	<p>Community facilities code and the Infrastructure design planning scheme policy.</p>		

5.3 Road Hierarchy Overlay Code

5.3.1 Purpose

Purpose & Overall Outcomes	Proposal	Compliance
<p>(1) The purpose of the Road hierarchy overlay code is to:</p> <p>(a) Implement the policy direction in the Strategic framework, in particular:</p> <p>(i) Theme 4: Brisbane’s highly effective transport and infrastructure networks and Element 4.1 – Brisbane’s transport infrastructure networks;</p> <p>(ii) Theme 2: Brisbane’s outstanding lifestyle and Element 2.1 – Brisbane’s identity.</p> <p>(b) Provide for the assessment of the suitability of development in the Road hierarchy overlay.</p>		
<p>(2) The purpose of the code will be achieved through the following overall outcomes:</p>		

Purpose & Overall Outcomes	Proposal	Compliance
(a) Development contributes to the safe and efficient operation of the existing and planned road hierarchy and to the function of the road as part of Brisbane’s public domain.	The development contributes to the safe and efficient operation of the existing and planned road hierarchy and to the function of the road as part of Brisbane’s public domain.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance
(b) Development accessing roads is consistent with and does not compromise the road hierarchy in its use, function, flow, or capacity by buses, pedestrians and cyclists.	The development is consistent with and does not compromise the road hierarchy in its use, function, flow, or capacity by buses, pedestrians and cyclists	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance
(c) Development that changes the function of a road by generating traffic does so such that the new function of the road in the hierarchy is compatible with the surrounding road hierarchy and where necessary is reconstructed to meet its new design parameters.	The development is compatible with the surrounding road hierarchy.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance
(d) Development that provides a new road internal and connecting to the road hierarchy complements or completes the existing road hierarchy.	Not applicable. The proposal does not involve a new road	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance
(e) Development does not compromise the completion of the road hierarchy.	The development does not compromise the completion of the road hierarchy.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance
(f) Development ensures that land uses are located to support and implement a safe and efficient road hierarchy facilitating the efficient movement of people and goods.	The development supports a safe and efficient road hierarchy facilitating the efficient movement of people and goods.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance

5.3.2 Performance Outcomes & Acceptable Outcomes

Performance Outcomes	Acceptable Outcomes	Proposal	Compliance
Section A—If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development for a material change of use			
<p>PO1 Development ensures that:</p> <p>(a) vehicle access is provided to each premises, which has no significant impact on the safety, efficiency, function, convenience of use or capacity of:</p> <p>(i) the road hierarchy shown on the Road hierarchy overlay map;</p> <p>(ii) public transport operations;</p> <p>(iii) pedestrian and cyclist movement;</p> <p>(b) the safety and efficiency of primary freight routes are protected and enhanced, supporting major industry areas;</p> <p>(c) site access driveways in the road area accommodate all turns only when such arrangements are safe and can be demonstrated to not inhibit transport system operation.</p>	<p>AO1.1 Development ensures that an access driveway is provided from:</p> <p>(a) a minor road;</p> <p>(b) a district road or suburban road if the development has high traffic-generating potential.</p>	<p>AO1.1 Proposed access is via Raffles street which is a minor road.</p>	<p><input checked="" type="checkbox"/>Compliant <input type="checkbox"/>N/A <input type="checkbox"/>Performance</p>
	<p>AO1.2 Development ensures that an access driveway is not provided to or from a primary freight route identified on the Road hierarchy overlay map.</p>	<p>AO1.2 The development does not adjoin a primary freight route.</p>	<p><input type="checkbox"/>Compliant <input checked="" type="checkbox"/>N/A <input type="checkbox"/>Performance</p>
	<p>AO1.3 Development ensures that a use other than a use with high traffic-generating potential gains all vehicular access, other than for service vehicles, via the lowest order road in the road hierarchy to which the site has frontage.</p>	<p>AO1.3 The proposal seeks to provide access to Raffles Strete.</p>	<p><input type="checkbox"/>Compliant <input checked="" type="checkbox"/>N/A <input type="checkbox"/>Performance</p>
	<p>AO1.4 Development ensures that a turn to and from a major road is restricted to a left turn only.</p>	<p>AO1.4 The proposal seeks to provide access to Raffles street which is not a major road.</p>	<p><input type="checkbox"/>Compliant <input checked="" type="checkbox"/>N/A <input type="checkbox"/>Performance</p>

Performance Outcomes	Acceptable Outcomes	Proposal	Compliance
	AO1.5 Development ensures that vehicle access is provided to an abutting site that only has frontage to an arterial road, to facilitate access to the abutting site via an alternative street.	AO.51 The site does not front an arterial road.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance
Section B—If for assessable development for a material change of use			
PO2 Development does not compromise the safety, efficiency and function of the road hierarchy and addresses all the impacts to the road network.	AO2.1 Development ensures that the traffic generated by the development is consistent with the road hierarchy classification, function and expected traffic flows for the area.	AO2.1 Please refer to the TIA which addresses this aspect	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance
	AO2.2 Development mitigates an impact on the road hierarchy if the development: (a) is for a major development; or (b) involves an access driveway to a major road; or (c) involves an access driveway within 100m of a signalised intersection.	AO2.2 Please refer to the TIA which addresses this aspect	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance
Section C—If for assessable development for a material change of use or reconfiguring of a lot			
PO3 Development makes provision for the extension, expansion and	AO3 No acceptable outcome is prescribed.	AO3 Not applicable	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance

Performance Outcomes	Acceptable Outcomes	Proposal	Compliance
widening of the existing and future road network where required.			
<p>PO3A Development provides for the payment of extra trunk infrastructure costs for the following: for development completely or partly outside the priority infrastructure area in the Local government infrastructure plan; for development completely inside the priority infrastructure area in the Local government infrastructure plan involving:</p> <ul style="list-style-type: none"> (i) trunk infrastructure that is to be provided earlier than planned in the Local government infrastructure plan; (i) long term infrastructure for the road network which is made necessary by development that is not assumed future urban development; 	<p>AO3A No acceptable outcome is prescribed.</p>	<p>AO3A Standard infrastructure charges will apply.</p>	<p><input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance</p>

Performance Outcomes	Acceptable Outcomes	Proposal	Compliance
<p>(ii) other infrastructure for the road network associated with development that is not assumed future urban development which is made necessary by the development.</p>			
<p>If on a site in or adjacent to the District road sub-category which has a width less than 20 metres, or to the Suburban road sub-category or to the Arterial road sub-category</p>			
<p>PO4 Development protects a corridor for the road network shown on the Road hierarchy overlay map to ensure the following are not compromised: the long term infrastructure for the road network in the Long term infrastructure plans; the existing and planned infrastructure for the road network in the Local government infrastructure plan; the provision of long term, existing and planned infrastructure for the road network which: (i) is required to service the development or existing</p>	<p>AO4 Development protects a corridor for the road network shown on the Road hierarchy overlay map in compliance with the following: for the long term infrastructure for the road network, the Long term infrastructure plans; for existing and planned infrastructure for the road network, the Local government infrastructure plan; the standards for the road network in the Infrastructure design planning scheme policy.</p>	<p>AO4 The proposal protects the road corridor as required.</p>	<p><input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance</p>

Performance Outcomes	Acceptable Outcomes	Proposal	Compliance
<p>and future urban development in the planning scheme area; or (ii) is in the interests of rational development or the efficient and orderly planning of the general area in which the site is situated.</p>			
Section D—If reconfiguring a lot or involving an extension or change to the road hierarchy			
<p>PO5 Development ensures that a new road connection provides:</p> <p>a. safe, efficient and convenient connectivity of the new road to the major road network; b. a minimum number of intersections to the major road network.</p>	<p>AO5 Development provides access to the road network in a manner that preserves the function of the road hierarchy and addresses all impacts to the road network.</p>	<p>AO5 The proposal provides access to the road network in a manner that preserves the function of the road hierarchy and addresses all impacts to the road network. Please refer to the TIA which addresses this aspect</p>	<p><input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance</p>
<p>PO6 Development ensures that an extension of or change to the road network:</p>	<p>AO6.1 Development ensures that a new or upgraded road is designed and constructed in accordance with its road hierarchy classification as shown on the</p>	<p>AO6.1 The proposal does not include an extension or change to the road network.</p>	<p><input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance</p>

Performance Outcomes	Acceptable Outcomes	Proposal	Compliance
<ul style="list-style-type: none"> a. provides internal connectivity and connects to the external road network; b. provides pedestrian connectivity to facilitate ease of access by the shortest reasonable route to neighbourhood facilities, parks, schools, shops, bus routes, transport facilities or open space systems; c. provides cycle connectivity to facilitate ease of access by the shortest reasonable distance to the next higher order cycle route; d. includes the provision of bus routes that provide ease of access to bus customers; e. minimises vehicle volumes and speed in residential streets while providing connectivity to major roads in a reasonable travel time; 	<p>Road hierarchy overlay and the standards in the Infrastructure design planning scheme policy.</p>		

Performance Outcomes	Acceptable Outcomes	Proposal	Compliance
<p>f. provides a street layout that minimises travel time and traffic volumes on minor roads;</p> <p>g. provides high permeability for pedestrian and cycle networks;</p> <p>h. provides safe accessibility to lots by having more than one street providing access to the area;</p> <p>i. preserves the function of the road hierarchy and addresses all impacts to the road network.</p>			
<p>PO7 Development ensures that premises and vehicle access are located and controlled so as to have no significant impact on the safety, efficiency, function, convenience of use or capacity of the major road network and preserves the function of the road hierarchy.</p>	<p>AO7 Development ensures that residential lots are laid out to ensure a future use does not directly ingress from or egress to a major road.</p>	<p>AO7 The proposal does not provide access to a major road.</p>	<p><input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance</p>
<p>PO8 Development ensures that an intersection is designed and constructed in accordance with its</p>	<p>AO8 Development ensures that an intersection is designed to the standard of the highest order road at the point of intersection in accordance with the road design</p>	<p>AO7 The proposal does not include an intersection.</p>	<p><input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance</p>

Performance Outcomes	Acceptable Outcomes	Proposal	Compliance
hierarchical classification as shown on the Road hierarchy overlay map.	standard in the Infrastructure design planning scheme policy.		

5.4 Streetscape Hierarchy Overlay Code

5.4.1 Purpose

Purpose & Overall Outcomes	Proposal	Compliance
<p>(1) The purpose of the Streetscape hierarchy overlay code is to:</p> <p>(a) Implement the policy direction in the Strategic framework, in particular:</p> <p>(i) Theme 2: Brisbane’s outstanding lifestyle and Element 2.1– Brisbane’s identity;</p> <p>(ii) Theme 4: Brisbane’s highly effective transport and infrastructure networks and Element 4.1 – Brisbane’s transport infrastructure networks.</p> <p>(b) Provide for the assessment of the suitability of development in the Streetscape hierarchy overlay.</p>		
<p>(2) The purpose of the code will be achieved through the following overall outcomes:</p>		
<p>(a) Development ensures that verges are wide enough to support high levels of pedestrian movement and have sufficient space to accommodate large subtropical street tree plantings.</p>	<p>The existing verge widths are wide enough to support high levels of pedestrian movement and have sufficient space to accommodate large subtropical street tree plantings.</p>	<p><input checked="" type="checkbox"/>Compliant <input type="checkbox"/>N/A <input type="checkbox"/>Performance</p>
<p>(b) Development ensures that existing street trees are retained and new subtropical tree species in the verge make a significant contribution to shade tree cover and carbon sequestration.</p>	<p>The proposal does not involve the removal of street trees.</p>	<p><input checked="" type="checkbox"/>Compliant <input type="checkbox"/>N/A <input type="checkbox"/>Performance</p>
<p>(c) Development ensures that subtropical planting reinforces city gateways, thresholds and nodes.</p>	<p>The existing verge will be regraded to accommodate mobile garbage bins on collection day.</p>	<p><input checked="" type="checkbox"/>Compliant <input type="checkbox"/>N/A <input type="checkbox"/>Performance</p>
<p>(d) Development ensures that verges comprise consistent and high-quality treatments with improved footpaths and</p>	<p>The existing verge will be upgraded as required.</p>	<p><input checked="" type="checkbox"/>Compliant <input type="checkbox"/>N/A</p>

Purpose & Overall Outcomes	Proposal	Compliance
increased shade and shelter appropriate to their anticipated pedestrian use and where the use will change from the current zone.		<input type="checkbox"/> Performance
(e) Development protects and contributes to safe, direct and convenient access for pedestrians and cyclists of all ages and abilities throughout sites and throughout neighbourhoods.	The development protects safe, direct and convenient access for pedestrians and cyclists.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance
(f) Development maintains options for the safe movement of wildlife along a corridor.	The site does not contain a waterway corridor.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance

5.4.2 Performance Outcomes & Acceptable Outcomes

Performance Outcomes	Acceptable Outcomes	Proposal	Compliance
Section A—If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development			
PO1 Development must improve pedestrian movement and amenity by providing for verges to a width that is appropriate to accommodate large subtropical street tree planting and high levels of pedestrian movement.	AO1 Development ensures that a verge is provided via a linear land dedication to create a minimum verge width as specified in Table 8.2.20.3.B and the streetscape locality advice and road corridor design standards in the Infrastructure design planning scheme policy.	AO1 The existing verge along the site's frontage achieves a width of 3.75m in accordance with the requirements.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance
PO2 Development must construct verges including street tree planting, street	AO2.1 Development ensures that existing street trees are retained and protected.	AO2.1	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A

Performance Outcomes	Acceptable Outcomes	Proposal	Compliance
furniture, paving, lighting and verge and kerb treatments that establish a high-quality subtropical streetscape with a strong pedestrian amenity focus.		The proposal will ensure that street trees are protected and retained where possible.	<input type="checkbox"/> Performance
	AO2.2 Development ensures that street tree planting, street furniture, paving, lighting and verge and kerb treatment are designed and constructed in compliance with the specifications of the streetscape locality advice and road corridor design standards in the Infrastructure design planning scheme policy.	AO2.2 Any streetscape works will be carried out in accordance with the requirements outlined in the acceptable outcome. This requirement can be conditioned by Council.	<input checked="" type="checkbox"/> Compliant <input type="checkbox"/> N/A <input type="checkbox"/> Performance
Section B—If for assessable development			
PO3 Development ensures that the design of a corner land dedication identified on the Streetscape hierarchy overlay map: (a) facilitates a high level of pedestrian movement and activity; (b) enforces the sense of arrival to individual precincts and major connections; (c) provides a landmark definition through its materials and	AO3.1 Development ensures that a corner land dedication is provided: (a) where identified in the Streetscape hierarchy overlay map; (b) in compliance with a neighbourhood plan and the road corridor design and streetscape locality advice standards in the Infrastructure design planning scheme policy.	AO3.1 The proposal is not located on a corner lot and therefore this outcome is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance
	AO3.2 Development ensures that landscaping including a large feature tree and seating	AO3.2	

Performance Outcomes	Acceptable Outcomes	Proposal	Compliance
landscaping including deep-planting feature trees, seating and public art that integrates with the public realm.	is provided in a corner land dedication area in compliance with the specifications and standards in the road corridor design and streetscape locality advice standards in the Infrastructure design planning scheme policy.	The proposal is not located on a corner lot and therefore this outcome is not applicable.	<input type="checkbox"/> Performance
	AO3.3 Development ensures that public art is provided in a corner land dedication area where identified in a neighbourhood plan and in compliance with the specifications and standards in the streetscape locality advice and public art standards in the Infrastructure design planning scheme policy.	AO3.3 The proposal is not located on a corner lot and therefore this outcome is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance
If in or on a site adjoining the Wildlife movement solution sub-category			
PO4 Development incorporates effective wildlife movement infrastructure that enables safe wildlife movement across and past transport infrastructure.	AO4 Development ensures that infrastructure solutions are: at the locations identified on the streetscape hierarchy overlay map; to: (i) account for daily and seasonal movement needs of native wildlife, such as foraging,	AO4 The subject site does not require a cross block link as identified on the Streetscape hierarchy overlay map. Therefore, this outcome is not applicable.	<input type="checkbox"/> Compliant <input checked="" type="checkbox"/> N/A <input type="checkbox"/> Performance

Performance Outcomes	Acceptable Outcomes	Proposal	Compliance
	<p>breeding, predator and natural disaster avoidance;</p> <p>(ii) achieve physical separation of native wildlife and the road;</p> <p>(iii) adopt designs and treatments known to be used by native species, including significant fauna species listed in the Biodiversity area overlay code.</p>		