



TAM DANG PLANNING PTY LTD

BCC DS
RECEIVED
10/06/2026
APPLICATION REF
A007044015

PLANNING REPORT

**Development Permit for Material
Change of Use**

**Multiple Dwelling (49 Units) and Centre
Activities (Shop, Office and Food &
Drink outlet)**

**383-391 Samford Road,
Gaythorne QLD 4051
Lots 1-4 RP18783**

**Applicant: GIOSAND Pty Ltd
c/- Tam Dang Planning Pty Ltd
June 2026**

© Tam Dang Planning Pty Ltd
ABN 25 121 153 106

All Rights Reserved. No material may
be reproduced without prior permission

Contents

A. Site and Application Details	2
1. Introduction	3
2. Site Characteristics	4
2.1 Location	4
2.2 City Plan Area Classification	4
2.2.1 Overlays	5
2.3 Land Use and Built Form	6
2.4 Frontage and Site Access	7
2.4.1 Public Transport	7
2.5 Flooding and Stormwater	7
2.6 Topography and Vegetation	7
2.7 Site Services	8
2.7.1 Local Government Infrastructure Plan	8
3. Proposal	9
3.1 Proposed Development	9
4. Planning Framework	11
4.1 Planning Act 2016	11
4.1.1 Referrals	11
4.1.2 State Development Assessment Provisions (SDAP)	12
4.1.3 State Code 1: Development in a state-controlled road environment	13
4.1.4 Public Notification	17
4.2 State Planning Policies	17
4.3 South-East Queensland Regional Plan 2017	17
5. Local Government Planning Framework	20
5.1 Brisbane City Plan 2014	20
5.1.1 Strategic Framework	20
5.2 Level of Assessment	21
5.2.1 Schedule 1: Definitions	21
5.2.2 Part 5: Material Change of Use	22
5.3 Assessment Benchmarks	23
5.3.1 Mitchelton Centre Neighbourhood Plan	23
5.3.2 Neighbourhood Centre Zone	24
6. Codes and Relevant Provisions	26
6.1 Mitchelton Centre Neighbourhood Plan Code	28
6.2 Centre or Mixed Use Code	32
6.3 Multiple Dwelling Code	82
7. Conclusion	122

APPENDICES

Appendix A – Secondary Codes

Appendix B – Proposal Plans

A. Site and Application Details

Address	383 – 391 Samford Road Gaythorne QLD 4051
Lot Description	Lots 1-4 RP18783
Site Area	1,620m ²
Zone	Neighbourhood Centre
Neighbourhood Plan	Mitchelton Centre Neighbourhood Plan - No Specific Precinct
Overlays	- Airport Environs - Bicycle Network - Road Hierarchy - Streetscape Hierarchy - Transport Air quality Corridor - Transport Noise Corridor
Application Type	Development Permit for Material Change of Use (Multiple Dwelling & Centre Activities)
Level of Assessment	Impact Assessable
Proposal	The proposal involves the development of a Multiple Dwelling (49 Units) and Centre Activities (Shop, Office and Food & Drink outlet)
Referral	N/A
Defined Use/s	<i>Multiple Dwelling & Centre Activities (Shop, Office, Food and Drink Outlet) as per Brisbane City Plan 2014</i>
Applicant Details	GIOSAND PTY LTD

1. Introduction

This planning assessment accompanies a development application for the redevelopment of a site located at 383-391 Samford Road, Chermside. The site consists of four lots with a total area of 1,620m² contained within the Neighbourhood Centre Zone. The most notable overlays affecting development onsite include the airport environs, bicycle network, road hierarchy, streetscape hierarchy, and transport noise corridor.

The proposed development involves a **Development Permit** for a **Material Change of Use**. This will allow the construction of a six storey building, containing forty-nine (49) multiple dwelling units and a ground level commercial tenancy. This is to be assessed under the *Brisbane City Plan 2014*, in which we note that it will require an Impact Assessable.

This report is prepared as supporting material in combination with the attached specialist reports to demonstrate that the redevelopment is appropriate and does not contravene the intent of the City Plan or associated principles of the applicable overlays.

2. Site Characteristics

2.1 Location

The subject site is located on Samford Road within the suburb of Gaythorne. It is approximately 7 kilometres northwest of the Brisbane CBD. The subject site is located within close proximity to retail centres, industrial estate, hi-frequency public transport (bus & rail), and a number of shops and other commercial uses along Samford Road.

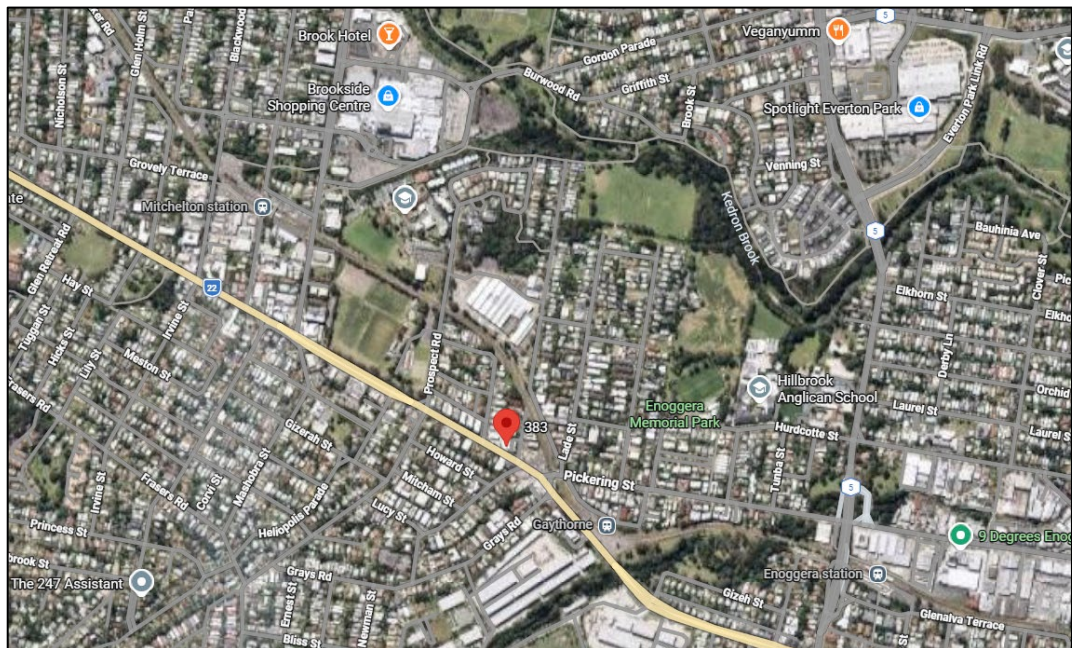


Figure 1 - Location Map

2.2 City Plan Area Classification

The subject site is currently designated within the Neighbourhood Centre Zone, as shown in **Figure 2** below. This contributes to a grouping of centre uses along Samford Road to the east and west, within proximity to LMR Low medium Density Residential zone, MR Medium Density Residential zone Local and District Sport & Recreation zone (SR1 & SR2), in the surrounding area.

Overlay	Sub-Category
Streetscape Hierarchy	<ul style="list-style-type: none"> • Samford Rd: Subtropical boulevard - in centre verge width 3.75m/4.25m • Bere Street: Neighbourhood Street Minor
Transport Air quality Corridor	
Transport Noise Corridor	Designated State Noise Corridor <ul style="list-style-type: none"> • State Controlled Road: Category 1 – 4 • Rail Network: Category 3-4

2.3 Land Use and Built Form

The subject site is currently occupied by a medical centre. It is located adjoining a service station to the west and three storey multiple dwelling to the northern side boundary, as shown in **Figures 3-5** below.



Figure 3 - Subject Site as viewed from Samford Road

(Source: Google Street View)



Figure 4 – Adjoining service station to the west on Samford Road

(Google Street View)



Figure 5 – Adjoining 3 storey MUD to the north on Bere Street (Google Street View)

2.4 Frontage and Site Access

The subject site is provided with approximately 43.5m frontage to Samford Road and to 47.5m to Berre Street. Access is currently gained via a crossover to Bere Street. It is positioned within a well-established area with fully constructed bitumen pavement, concrete kerb, channel and footpath.

2.4.1 Public Transport

The site is located within convenient walking distance to hi-frequency bus services along Samford Road. It is also less than 300 m walking distance to the Gaythorne Train Station to the east.

2.5 Flooding and Stormwater

As outlined by Council’s overlays in **Section 2.2.1** above, the site is not located within the Brisbane River, Creek / Waterway, or Overland Flow Path areas. Lawful point of discharge is available to kerb in Bere Street and Samford Road.

2.6 Topography and Vegetation

The subject site slopes from the back northwestern corner to the front southeastern corner, with Council’s contour mapping showing a range from 45.5m AHD to 40.5m AHD. Council’s mapping records demonstrate that the site is not located within the

Biodiversity Overlay, Significant Landscape Tree Overlay, or NALL. As such, it is not considered to be of significance.

2.7 Site Services

As previously outlined, the site is located in a well-established area and is not identified as containing any easements. All required infrastructure services are existing and currently available (where necessary) to service the site.

2.7.1 Local Government Infrastructure Plan

With reference to **Figure 6** below, although future trunk infrastructure is mapped within the LGIP for the surrounding area, it is not relevant to the subject site.

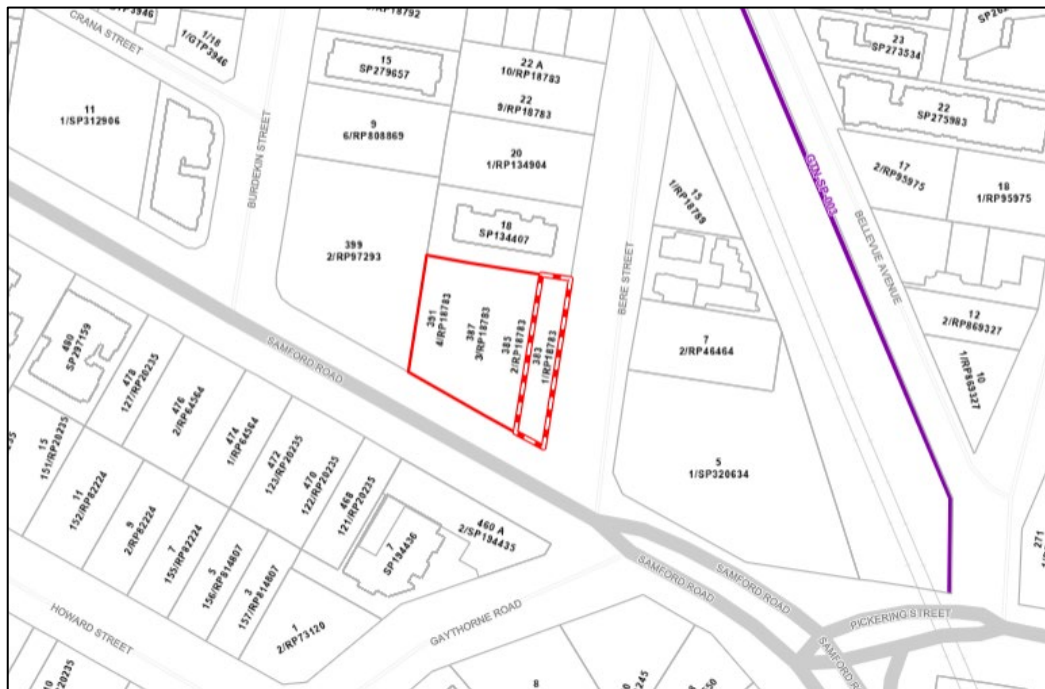


Figure 6 - Future LGIP Map

3. Proposal

3.1 Proposed Development

This proposal consists of the following component:

- **Development Permit for a Material Change of Use.** The proposal involves the development of a Multiple Dwelling (49 Units) and Centre Activities (Shop, Office & Food & Drink outlet).

The site supports urban consolidation within an established neighbourhood centre zone, strengthening a vibrant mixed-use precinct along this part of Samford Road. Designed to respond to the site's topography and location context, the proposal features active, ground-floor commercial frontage along Samford Road with upper-level residential dwellings that transition appropriately toward the rear residential boundary. Development details are as follows:

- The proposed mixed-use development features 49 residential apartments, with building heights scaling from five storeys along the northern boundary to six storeys along the Samford Road frontage. The ground level includes a 65 sqm commercial space facing Samford Road, designed to accommodate future retail, office, or food and beverage tenancies.
- As detailed in Appendix B, at-grade and planter box planting covers all street frontages and adjoining residential boundaries. Specifically, at-grade planting occupies approximately 10.5% of the total site area, exclusive of podium landscaping. Combined with a compliant building footprint, this demonstrates a balanced ratio of built form to open space. The proposed landscaping ensures the site is appropriately vegetated, enhancing amenity for residents, neighbours, and the streetscape.
- Driveway access is provided via a new 6.5m wide crossover to the Bere Street frontage. Car parking is provided on the ground floor and basement below, with visitor parking located on entry. The development includes 76 residential spaces, including 13 visitor spaces. As the site is located within 400m of Gaythorne Station, no car parking is required nor provided for the commercial tenancy. Bike parking is provided over both levels of the car park.

- The bin storage area is designed as part of the building, setback from the street frontage and adjacent to the internal driveway. Onsite refuse collection is proposed, with the plans attached in Appendix B demonstrating that the refuse truck can be contained entirely within the boundaries of the site.

4. Planning Framework

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

4.1 Planning Act 2016

The *Planning Act 2016* provides the overall statutory planning framework for the State of Queensland. The *Brisbane City Plan 2014* should accordingly be read in conjunction with this Act in assessing and deciding applications.

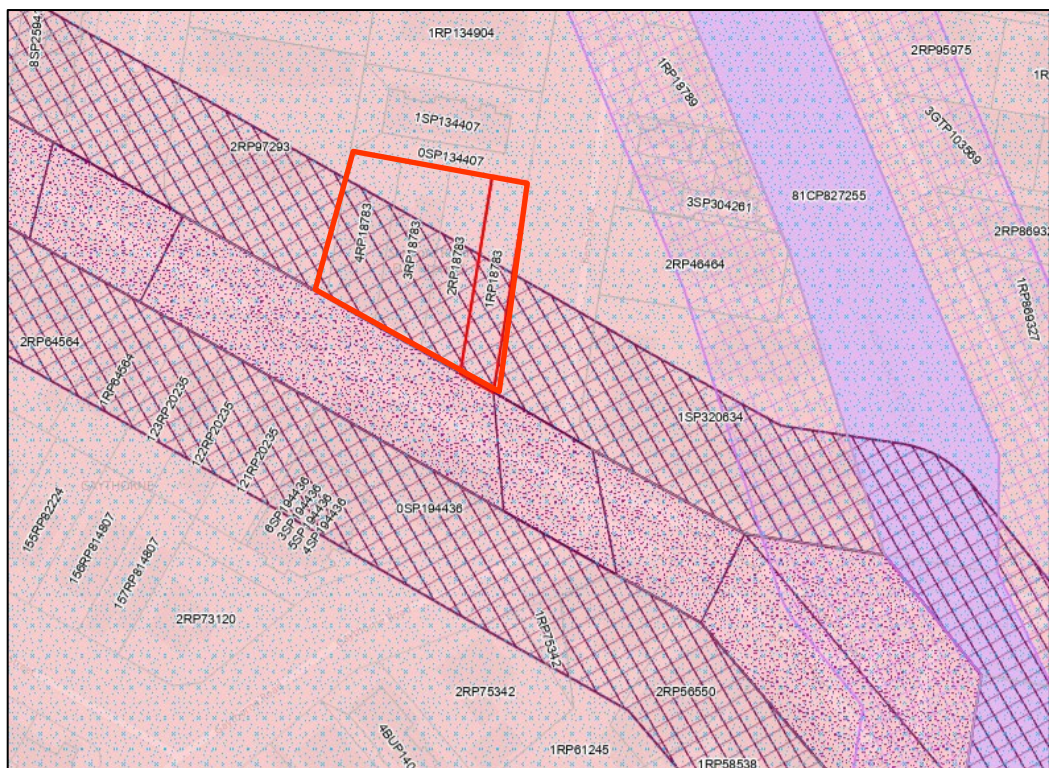


Figure 7 - Qld Gov DAMS Map

4.1.1 Referrals

Of those listed above and with reference to the regulation:

- The subject site is identified in the Urban Footprint of the *South-East Queensland Regional Plan*, and does not trigger referral;
- The *Planning Regulation 2017* does not include reference to the Water Resource Planning Area Boundaries and therefore does not trigger referral; and

- As noted in Figure 7, the lot adjoins a state controlled road. It triggers referral in respect to *Schedule 10, Part 9, Division 4, Table 4 - Material change of use of premises near a State transport corridor or that is a future State transport corridor.*

4.1.2 State Development Assessment Provisions (SDAP)

The State Development Assessment Provisions (SDAP) provide assessment benchmarks for the assessment of development applications where the chief executive is the assessment manager or a referral agency. The chief executive administering the Planning Act 2016 through the State Assessment and Referral Agency (SARA) uses the SDAP to deliver a coordinated, whole-of-government approach to the state's assessment of development applications.

Through SARA, the chief executive of the Act (the Director-General of the Department of State Development, Infrastructure and Planning) is the assessment manager or referral agency for development applications where there is a matter of interest to the state. The Planning Regulation 2017 states when the chief executive is an assessment manager or a referral agency for particular development applications. DSDIP is the single point of lodgement for all development applications which are assessed through SARA.

In this regard, assessment against the relevant State Code 1 (Development in a state-controlled road environment) is provided below.

4.1.3 State Code 1: Development in a state-controlled road environment

TABLE 1.1: DEVELOPMENT IN GENERAL

Performance outcomes	Acceptable outcomes	Response
Buildings, structures, infrastructure, services and utilities		
PO1 The location of the development does not create a safety hazard for users of the state-controlled road .	AO1.1 Development is not located in a state-controlled road . AND AO1.2 Development can be maintained without requiring access to a state-controlled road .	RO1.1 Complies – The proposed development is located entirely within the boundaries of the site. RO1.2 Complies – Site vehicular access is to be located on Bere Street.
PO2 The design and construction of the development does not adversely impact the structural integrity or physical condition of the state-controlled road or road transport infrastructure .	No acceptable outcome is prescribed.	RO2 & RO3 Complies – The proposed development is located entirely within the boundaries of the site. Refer to the proposal plans attached in Appendix A .
PO3 The location of the development does not obstruct road transport infrastructure or adversely impact the operating performance of the state-controlled road .	No acceptable outcome is prescribed.	
PO4 The location, placement, design and operation of advertising devices, visible from the state-controlled road , do not create a safety hazard for users of the state-controlled road .	No acceptable outcome is prescribed.	RO4 Not Applicable – This application does not include new advertising devices.
PO5 The design and construction of buildings and structures does not create a safety hazard by distracting users of the state-controlled road .	AO5.1 Facades of buildings and structures fronting the state-controlled road are made of non-reflective materials. AND	RO5 Complies – Refer to the proposal plans attached in Appendix A .

Performance outcomes	Acceptable outcomes	Response
	<p>AO5.2 Facades of buildings and structures do not direct or reflect point light sources into the face of oncoming traffic on the state-controlled road.</p> <p>AND</p> <p>AO5.3 External lighting of buildings and structures is not directed into the face of oncoming traffic on the state-controlled road.</p> <p>AND</p> <p>AO5.4 External lighting of buildings and structures does not involve flashing or laser lights.</p>	
<p>PO6 Road, pedestrian and bikeway bridges over a state-controlled road are designed and constructed to prevent projectiles from being thrown onto the state-controlled road.</p>	<p>AO6.1 Road, pedestrian and bikeway bridges over the state-controlled road include throw protection screens in accordance with section 4.11 of the Design Criteria for Bridges and Other Structures Manual, Department of Transport and Main Roads, 2020.</p>	<p>RO6.1 Not Applicable – The proposal does not include development over a state-controlled road.</p>
Landscaping		
<p>PO7 The location of landscaping does not create a safety hazard for users of the state-controlled road.</p>	<p>AO7.1 Landscaping is not located in a state-controlled road.</p> <p>AND</p> <p>AO7.2 Landscaping can be maintained without requiring access to a state-controlled road.</p> <p>AND</p> <p>AO7.3 Landscaping does not block or obscure the sight lines for vehicular access to a state-controlled road.</p>	<p>RO7 Complies – As shown on the proposal plans attached in Appendix A, all landscaping is located within the boundaries of the site and are able to be maintained from internal to the boundaries.</p>
Stormwater and overland flow		

Performance outcomes	Acceptable outcomes	Response
PO8 Stormwater run-off or overland flow from the development site does not create or exacerbate a safety hazard for users of the state-controlled road .	No acceptable outcome is prescribed.	RO8-RO11 – As the pre-development site possesses an impervious fraction exceeding 60%, the existing stormwater infrastructure demonstrates sufficient capacity. Consequently, unmitigated site discharge can be accommodated without causing any material worsening of state-controlled road assets. All lawful stormwater discharge will be directed to Bere Street, and the development will not introduce any additional discharge points to Samford Road.
PO9 Stormwater run-off or overland flow from the development site does not result in a material worsening of the operating performance of the state-controlled road or road transport infrastructure .	No acceptable outcome is prescribed.	
PO10 Stormwater run-off or overland flow from the development site does not adversely impact the structural integrity or physical condition of the state-controlled road or road transport infrastructure .	No acceptable outcome is prescribed.	
PO11 Development ensures that stormwater is lawfully discharged.	AO11.1 Development does not create any new points of discharge to a state-controlled road . AND AO11.2 Development does not concentrate flows to a state-controlled road . AND AO11.3 Stormwater run-off is discharged to a lawful point of discharge . AND AO11.4 Development does not worsen the condition of an existing lawful point of discharge to the state-controlled road .	
Flooding		
PO12 Development does not result in a material worsening of flooding impacts within a state-controlled road .	AO12.1 For all flood events up to 1% annual exceedance probability , development results in negligible impacts	RO12 Complies – The site and surrounds are not subject to flooding. The proposed development will not result in a material

Performance outcomes	Acceptable outcomes	Response
	<p>(within +/- 10mm) to existing flood levels within a state- controlled road.</p> <p>AND</p> <p>AO12.2 For all flood events up to 1% annual exceedance probability, development results in negligible impacts (up to a 10% increase) to existing peak velocities within a state-controlled road.</p> <p>AND</p> <p>AO12.3 For all flood events up to 1% annual exceedance probability, development results in negligible impacts (up to a 10% increase) to existing time of submergence of a state-controlled road.</p>	worsening of flooding impacts within Samford Road.
Drainage Infrastructure		
<p>PO13 Drainage infrastructure does not create a safety hazard for users in the state-controlled road.</p>	<p>AO13.1 Drainage infrastructure is wholly contained within the development site, except at the lawful point of discharge.</p> <p>AND</p> <p>AO13.2 Drainage infrastructure can be maintained without requiring access to a state-controlled road.</p>	<p>RO13-RO14 - Complies - All drainage infrastructure will be wholly contained within the development site. Maintenance access will be via Bere Street.</p>
<p>PO14 Drainage infrastructure associated with, or within, a state-controlled road is constructed, and designed to ensure the structural integrity and physical condition of existing drainage infrastructure and the surrounding drainage network.</p>	<p>No acceptable outcome is prescribed.</p>	

4.1.4 Public Notification

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

4.2 State Planning Policies

The subject site is mapped for several state interests in the *State Planning Policies* (SPP), as shown in **Figure 8** below. With reference to Part 2.4 of the *Brisbane City Plan 2014*, it is noted that all interests excluding the bushfire prone area of the ‘Natural Hazards, Risk and Resilience’ and the building restricted area of the ‘Strategic Airports and Aviation Facilities’ interest are integrated in the current planning scheme. With reference to the below, it is noted that the site is not within these interests and as such, separate assessment against the overlays is not warranted given the identified state interests have been appropriately integrated.



Figure 8- Qld Gov SPPIMS Map

4.3 South-East Queensland Regional Plan 2017

The South-East Queensland Regional Plan 2017, also known as *ShapingSEQ*, provides regional framework for growth management and sets policy direction for sustainable growth, global economic competitiveness, and high-quality living. The focus of regional planning in South-East Queensland has been on changing the balance between outward expansion and urban consolidation to support more

efficient use of existing infrastructure, better access to employment, services and a wider range of lifestyles, and reducing impacts on natural systems and assets.

The SEQRP advances a range of state interests defined in the State Planning Policy (SPP) by providing a spatial context, defining key outcomes, and establishing planning strategies and directions to achieve these outcomes in response to SEQ's unique values, drivers, expectations, projections and constraints. Underpinning the 50-year vision are five themes and their associated

goals:

- **Grow:** Consolidate urban structure for well-planned and more complete communities. Provide housing choice and sufficient land to accommodate the projected population and employment growth in an affordable and sustainable way to meet the community's changing lifestyle needs.
- **Prosper:** Contribute to providing a globally competitive economy focused on high-value economic activities supported by population-serving jobs. Regional economic clusters assist in leveraging traditional strengths and competitive advantages to advance the economy, strengthen the global and national relationships, and embrace emerging technology and new opportunities.
- **Connect:** Provide more complete and interconnected communities supported by a multimodal and integrated regional transport system. This system should be frequent and reliable, prioritising public and active transport of people and freight networks for goods. Infrastructure networks and services will enable efficient and sustainable development, economic growth and social benefits throughout the region.
- **Sustain:** Protect and nurture SEQ's biodiversity, natural assets and regional landscapes to sustain the region's strong and diverse communities. These communities will be safe, fair, sustainable, resilient, and prepared for climate change. Combined the environment and communities will ensure future generations enjoy a high-quality of life and affordable living options.
- **Live:** Responds to the outstanding climate by providing good design that creates an urban form delivering year-round outdoor and energy-efficient living in a leafy, subtropical landscape.

RESPONSE: The subject site is located within the Urban Footprint of the *South-East Queensland Regional Plan*. With reference to Section 2.2 of the *City Plan 2014*, it is noted that the planning scheme, specifically the strategic framework, was identified to appropriately advance the SEQRP as it applies in the planning scheme area. Further discussion on this is provided in **Section 5** below. In any case, the proposed multiple dwelling use and centre activities remain within the expectations of the underlying site zoning and are therefore not considered to contravene the vision or themes of the SEQRP.

5. Local Government Planning Framework

5.1 Brisbane City Plan 2014

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

5.1.1 Strategic Framework

The Strategic Framework as set out in Part 3 of the *Brisbane City Plan 2014* outlines the policy direction and forms the basis for ensuring appropriate development occurs in the relevant planning scheme area. Council’s vision for Brisbane and their strategic intent is outlined in five themes which set the policy direction in this framework, namely its:

- **Globally Competitive Economy;**
- **Outstanding Lifestyle;**
- **Clean and Green Leading Environmental Performance;**
- **Highly Effective Transport and Infrastructure,**
- **CityShape.**

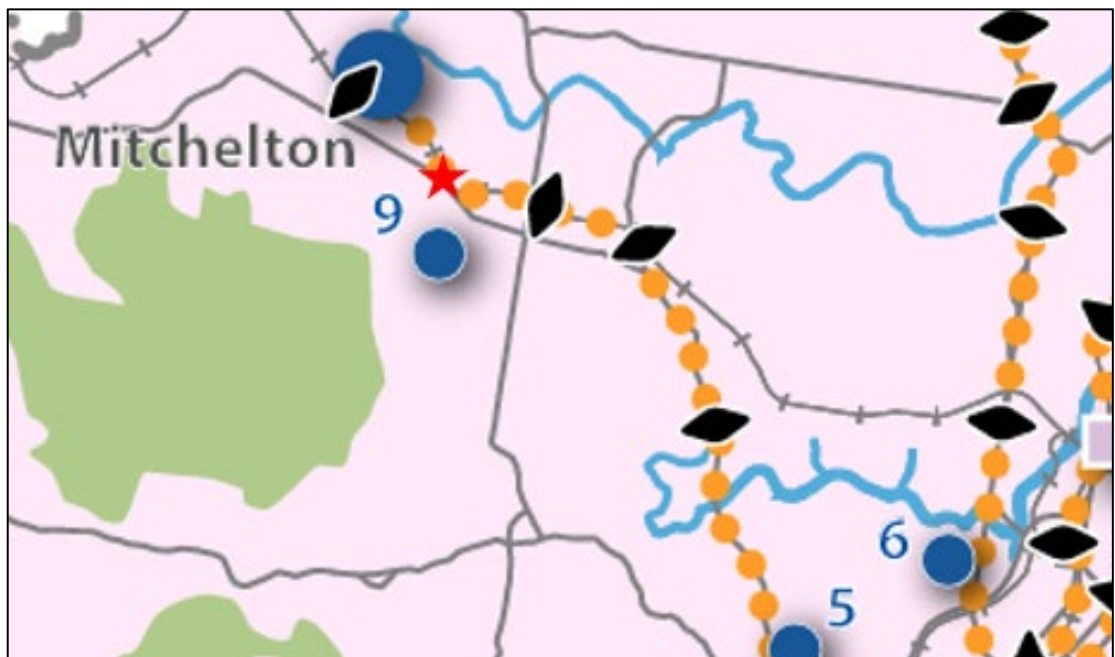


Figure 9 - CityShape 2031 Land Use Strategic Framework Map w/ overlay of subject site location

Further to this and as shown in **Figure 9** above, the site has been identified on the Brisbane CityShape 2031 Land Use map as being located on a *Selected Transport Corridor* and within the Suburban Living Area.

The CityShape theme maps out the overall land use pattern for the city. When applying these specific strategic framework themes, the following points are noted:

- The development provides increased density residential housing within walking distance of employment hubs, retail precincts, public transport and essential community services;
- The proposed development aligns with infill and urban consolidation objectives and supports diversity of housing choice.
- The site zoning and its development location on a *Selected Transport Corridor* inherently acknowledge and accommodate for increased intensity.
- The development provides new residential housing in a well serviced location, promoting active and public transport, and supports local businesses and services.
- The development promotes subtropical design through climate-responsive architecture. Positioned for optimal north south orientation and its corner location, the design features extensive balconies, integrated sun shading and subtropical landscaping. These elements create a high-amenity urban living outcome that actively contributes to the region's subtropical character and promotes sustainable, long-term liveability.

5.2 Level of Assessment

5.2.1 Schedule 1: Definitions

In accordance with Schedule 1 of the *Brisbane City Plan 2014*, the uses are defined as follows:

Multiple dwelling means a residential use of premises involving 3 or more dwellings, whether attached or detached, for separate households. Examples include: Apartments, flats, units, townhouses, row housing, triplex

Centre Activities (Shop, Office, Food & Drink Outlet)

Food and drink outlet means the use of premises for—

- a. *preparing and selling food and drink for consumption on or off the premises; or*
- b. *providing liquor for consumption on or off the premises, if the use is ancillary to the use in paragraph (a)*

Office –

- a. *means the use of premises for-*
 - i. *providing an administrative, financial, management or secretarial service or function; or*
 - ii. *the practice of a profession; or* iii. *providing business or professional advice or services; but*
 - iii. *does not include the use of premises for making, selling or hiring goods.*

Shop means the use of premises for –

- a. *displaying, selling or hiring goods; or*
- b. *providing personal services or betting to the public.*

5.2.2 Part 5: Material Change of Use

As outlined previously, this development application includes the construction of a mixed use development comprising multiple dwelling and centre activities. The subject site is located within a zone, neighbourhood plan and several overlays, all of which have the potential to influence the level of assessment. As per Section 5.3.2 of the *Brisbane City Plan 2014*:

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

It is noted that the subject site and associated proposed development are not triggered under Part 10 or Section 5.4. Accordingly, the below table identifies the level

of assessment for the applicable zone, neighbourhood plan and overlay. The material change of use is assessable development under the zoning and overlays, requiring an **Impact Assessable** application.

City Plan 2014		Category of Assessment
Zone	Neighbourhood Centre	Assessable Development – Impact Assessment
Neighbourhood Plan	Mitchelton Centre Neighbourhood Plan	No Change
Overlays	Airport Environs	Assessable Development – Code Assessment
	Bicycle Network	Assessable Development – Code Assessment
	Community Purposes Network	Assessable Development – Code Assessment
	Critical Infrastructure & Movement Network	Not Applicable
	Road Hierarchy	Assessable Development – Code Assessment
	Streetscape Hierarchy	Assessable Development – Code Assessment
	Transport Air Quality Corridor	Not Applicable
	Transport Noise Corridor	Not Applicable
OVERALL CATEGORY OF ASSESSMENT		IMPACT ASSESSMENT

5.3 Assessment Benchmarks

5.3.1 Mitchelton Centre Neighbourhood Plan

As outlined in **Section 2**, the subject site is located within the Mitchelton Centre Neighbourhood Plan but not within any specific Precinct and Mixed Use (NPP-001c) Sub-Precinct. The purpose of the code is to be achieved through overall outcomes, with the relevant outcomes listed as follows:

- b. *Development creates a diverse, integrated, mix of centre activities hosting shop and office uses, higher density residential dwellings and a range of community and recreational facilities that are concentrated around existing public transport nodes to support greater use of public transport services and attract further investment in new public transport facilities in and serving the Mitchelton centre.*
- c. *Development is of a height, scale and form which is consistent with the amenity and character, community expectations and infrastructure assumptions intended for the relevant precinct, sub-precinct or site and is only developed at a greater*

height, scale and form where there is both a community need and an economic need for the development.

- d. Higher density development requires larger sites that will be achieved through lot amalgamation.*
- g. A range of community facilities and services is supported in the neighbourhood plan area that caters to residents, employees and visitors. New development assists in providing community spaces to meet the needs of the growing local community. Community facilities are supported to co-locate with public and private open space.*

RESPONSE: Further to the discussion in **Section 2** above, the subject site is within proximity to public transport, shops and services. These are located along the Samford Road corridor and nearby centres to the north and south. The development includes the consolidation of four lots. The resulting building's height and scale are commensurate with the expanded site area and its locational attributes as previously detailed.

5.3.2 Neighbourhood Centre Zone

As outlined in **Section 2**, the subject site is located within the Neighbourhood Centre Zone.

The purpose of this code is to be achieved through overall outcomes for location, uses, form and centre frame zone precinct. As such, the relevant outcomes are as follows:

DEVELOPMENT LOCATION AND USES

- a. Development provides a range of centre activities, comprising commercial, retail, service and community functions, with a level of economic and social activity that serves the convenience needs of the local neighbourhood catchment.*
- b. Development provides local neighbourhood services interspersed within residential neighbourhoods with access to public transport and within a walkable catchment of residents.*
- c. Development is:*
 - i. tailored to its specific location and to the role of the individual centre;*
 - ii. consistent with the location-specific provisions in the relevant neighbourhood plan.*

- d. *Development provides activation and surveillance at ground level where adjoining streets and other public spaces.*
- i. *Development for a residential use:*
 - i. *does not compromise the provision of a fully active street frontage and the mix of uses required to sustain an economically and socially sustainable centre serving local needs;*
 - ii. *supports the creation of a walkable centre with the potential for residents to live within walking distance of, and be well connected to, public transport and goods and services existing within the centre and reduces vehicle-based trips to shops or centres;*
 - iii. *provides a wide choice in housing sizes and housing adaptability that meets the needs of a diverse population and responds to residents' changing life-cycle needs;*
 - iv. *may include a home-based business where it is of a scale and nature that protects the amenity of adjoining residents.*
- k. *Development is designed, sited and constructed to minimise noise, odour and air-quality impacts on residents consistent with its location in the Neighbourhood centre zone, although residents cannot expect to enjoy the same level of noise, odour and air-quality amenity as compared with low density suburban areas (due to the high levels of activity envisaged during the day and evening).*
- l. *provides the level of activation and interface with the street expected of other non-residential uses in the Neighbourhood centre zone;*
- m. *does not dominate the centre or compromise the capacity to accommodate a diversity of uses within the centre.*

RESPONSE: The proposed development integrates commercial and residential uses. Strategically located within a highly walkable, transit-oriented catchment, the project aligns with the intended function of the Neighbourhood Centre Zone. Ground-floor commercial frontage along Samford Road enhances street-level activation, while diverse residential housing options support a walkable lifestyle. Furthermore, the development is sited and design to mitigate amenity impacts (ie noise, odour, and air-quality, etc) ensuring a high standard of liveability consistent with the higher levels of intensity expected within a Neighbourhood Centre Zone.

6. Codes and Relevant Provisions

There are a number of codes from the *Brisbane City Plan 2014* that can be applicable to the assessment of a development. These relevant code/s will be addressed in **Section 6** of this report with any secondary codes addressed in the appendices. The applicable codes are comprised of:

ASSESSMENT BENCHMARK	RESPONSE
PRIMARY CODES	
Mitchelton Centre Neighbourhood	Refer to the assessment in Section 6.2 below.
Centre or Mixed Use	Refer to the assessment in Section 6.1 below.
OVERLAY CODES	
Airport Environs Overlay	Refer to the assessment in Appendix A
Bicycle Overlay	The proposal will not inhibit the future upgrade of existing secondary bicycle route. We envisage that Council will impose appropriate conditions if needed and further assessment against the secondary codes should not be required.
Community Purposes Network Overlay Code	The site is not located within proximity to relevant newly mapped LGIP infrastructure within this overlay. As such, it is not considered that assessment against this code should be required.
Critical Infrastructure and Movement Network Overlay	The development does not involve any of the uses outlined in Table 5.10.8 and therefore assessment against this code is not applicable.
Road Hierarchy Overlay	Refer to the assessment in Appendix A
Streetscape Hierarchy Overlay	Refer to the assessment in Appendix A
Transport Air Quality Overlay	Refer to the assessment in Appendix A
Transport Noise Corridor	Refer to the assessment in Appendix A
SECONDARY CODES	
Stormwater Code	<p>Lawful point of discharge will be directed to the kerb in Bere Street.</p> <p>Quantity - As the pre-development site possesses an impervious fraction exceeding 60%, the existing stormwater infrastructure demonstrates sufficient capacity. Consequently, unmitigated site discharge can be accommodated without causing any material worsening offsite.</p> <p>Quality- The proposed development is for a site area less than 2,500m². As such, the State Planning Policy Water Quality Objectives are not applicable, and therefore the development is considered low risk for stormwater quality. It is proposed to implement stormwater quality best</p>

	management practices as part of the proposed development in accordance with local authority requirements. We request that Council impose the appropriate conditions for compliance.
Infrastructure Design Code	All relevant services are existing and available to connect to the extension. We envisage that Council will impose appropriate conditions and further assessment against the secondary codes should not be required in this instance.
Transport, Access, Parking and Servicing Code	Refer to the assessment in Appendix A
Filling and Excavation Code	Refer to the assessment in Appendix A
Landscaping Code	It is requested that appropriate condition be imposed for detailed landscaping plan.
Outdoor Lighting Code	To ensure compliance with the relevant outcomes of this code, we envisage that Council will impose appropriate conditions.

6.1 Mitchelton Centre Neighbourhood Plan Code

Performance outcomes	Acceptable outcomes	Response
General		
<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"> a. consistent with the anticipated density and assumed infrastructure demand; b. aligned to community expectations about the number of storeys to be built; c. proportionate to and commensurate with the utility of the site area and frontage width; d. designed to avoid a significant and undue adverse amenity impact to adjoining development 	<p>AO1 Development complies with the number of storeys and building height in Table 7.2.13.4.3.B.</p>	<p>RO1 Not Applicable – Site is not located within a precinct.</p>
<p>PO2 Development creates a consistent and cohesive streetscape.</p>	<p>AO2 Development complies with the boundary and building setbacks in Table 7.2.13.4.3.C.</p>	<p>RO2 Not Applicable – Site is not located within a precinct.</p>
<p>PO3 Development results in a mix of centre activities and residential uses that:</p> <ul style="list-style-type: none"> a. support Mitchelton centre's function as a Major Centre located on a public transport corridor; b. supports the development of Mitchelton centre's growth precinct. 	<p>AO3 Development complies with the land use mix specified in Table 7.2.13.4.3.D..</p>	<p>RO3 Not Applicable – Site is not located within a precinct.</p>

<p>PO4 Development provides new public open space to meet the recreational needs of residents and workers.</p>	<p>AO4.1 Development dedicates to Council a new park in the form of an urban common with a minimum area of 2,000m2 in the location identified in Figure a.</p> <p>AO4.2 Development provides a new public open space in the form of a public plaza with a minimum area of 1,600m2 in the location identified in Figure a, which is not required to be dedicated to the Council.</p>	<p>RO4 Not Applicable – The subject site is not identified in Figure A.</p>
<p>PO5 Development provides land to support the creation of a road network that:</p> <ul style="list-style-type: none"> a. efficiently provides for the movement of traffic, including road widening and new roads; b. provides comfortable pedestrian environments; c. meets the needs of a range of users, including those with mobility impairments; d. positively contributes to landscaped, shared, subtropical streetscapes in the neighbourhood plan area. 	<p>AO5 Development provides for road widening and new roads in accordance with Figure b through the dedication of land to Council. o</p>	<p>RO5 Not Applicable – The subject site is not identified in Figure B.</p>
<p>PO6 Development achieves building design, site layout and land use that contributes to the street as a focus of commercial and community life.</p>	<p>AO6 Development along active streets as indicated in Figure a achieves continuous tenancy frontage with minimal breaks for building services and a high degree of visibility between the public realm and tenancies..</p>	<p>RO6 Not Applicable – The subject site is not identified in Figure A.</p>
<p>PO7</p>	<p>AO7</p>	<p>RO7 Not Applicable – The development does not include a podium and tower design.</p>

<p>Development that includes a podium achieves building design that:</p> <ul style="list-style-type: none"> a. avoids the creation of a canyon of buildings along street frontages; b. promotes a fine grain of human scale activity at street level; c. responds to changes in topography and gradients. 	<p>Development ensures:</p> <ul style="list-style-type: none"> a. podium heights are a maximum of 2 storeys; b. a podium that is built to the side boundary ensures a minimum length of 10m from the front boundary is achieved, except where: <ul style="list-style-type: none"> i. there is a requirement for the provision of an overland flow path; ii. the development adjoins property not included within the District centre zone. c. podiums where adjoining property not included in the District centre zone are set back a minimum of 2m from the boundary with the adjoining property; d. development includes a tower that is no more than 75% of the width of the site or a maximum of 30m in any direction, whichever is the lesser. 	
<p>PO8 Development ensures:</p> <ul style="list-style-type: none"> a. vehicle entrances, servicing and parking are designed and located to minimise disruption to building frontages, pedestrian environment and to reduce the visual impact of vehicle entrances on the street environment; b. pedestrian movement, comfort and safety is maximised in areas of high pedestrian usage by reducing pedestrian and vehicular conflict; 	<p>AO8.1 Development of rear service lanes are provided to adjoining properties from the nearest public road to enable vehicular access and servicing as indicated in Figure b.</p> <p>AO8.2 Development creates easements over rear service lanes benefiting all parties to the easement, including adjoining landowners and the Council, in perpetuity if Council determines that these easements are to</p>	<p>RO8 Not Applicable – The subject site is not identified in Figure b to provide rear service lane.</p>

c. driveway crossovers maintain the integrity, quality and primacy of the footpath.	service more than 1 individual development or property.	
PO9 Development contributes to the safety and utility of publicly accessible areas.	AO9 Development adjoining McConaghy Street Park or Kedron Brook provides for access to the public open space via a communal pathway.	RO9 Not Applicable – The subject site does not adjoin McConaghy Street Park or Kedron Brook.
PO10 Development creates an integrated pedestrian and cyclist network that provides direct access to public transport routes, activity centres and public open space. The scale, width, design and tenure of arcades reflect their function and location.	AO10 Development provides arcades and bicycle paths in accordance with Council standards, as shown in Figure b.	RO10 Not Applicable – The subject site is not identified in Figure b.
If in the Brookside B sub-precinct (Mitchelton centre neighbourhood plan/NPP-001b)		Not Applicable
If in the Brookside E sub-precinct (Mitchelton centre neighbourhood plan/NPP-001e)		Not Applicable
If in the Fringe residential precinct (Mitchelton centre neighbourhood plan/NPP-002)		Not Applicable
If in the Blackwood Street precinct (Mitchelton centre neighbourhood plan/NPP-005)		Not Applicable
If in the Blackwood Street west sub-precinct (Mitchelton centre neighbourhood plan/NPP005a)		Not Applicable
If in the Osborne Road south precinct (Mitchelton centre neighbourhood plan/NPP-006)		Not Applicable
If in the Osborne Road south C sub-precinct (Mitchelton centre neighbourhood plan/NPP-006c)		Not Applicable

6.2 Centre or Mixed Use Code

Performance outcomes	Acceptable outcomes	Response
Section A—If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development		
<p>PO1 Development:</p> <p>(a) has hours of operation which are controlled so that the use does not detrimentally impact on the amenity of adjoining residents;</p> <p>(b) does not result in noise emissions that exceed the noise (planning) criteria in Table 9.3.3.3.F, low frequency noise criteria in Table 9.3.3.3.G and night-time noise criteria in Table 9.3.3.3.H in a sensitive zone or a nearby sensitive use, except music noise where located in a Special entertainment precinct identified in a neighbourhood plan.</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>AO1.1 Development:</p> <p>(a) for accommodation activities, dwelling unit or emergency services has unlimited hours of operation;</p> <p>(b) for a club, if licensed, bar, function facility, hotel or nightclub entertainment facility does not generate noise which is clearly audible and detectable, or impacts on the amenity of a resident, in a dwelling or other sensitive use;</p> <p>Note—Development for a club, if licensed, bar, function facility, hotel or nightclub entertainment facility is not expected to achieve this outcome.</p> <p>(c) for any other use:</p> <p>(i) where in the Principal centre zone or Major centre zone has unlimited hours of operation;</p> <p>(ii) where in the District centre zone, Neighbourhood centre zone or Mixed use zone:</p> <p>(A) has hours of operation, including for deliveries, which are limited to 6am to 10pm; or</p> <p>(B) does not generate noise which is clearly audible and disturbing in a dwelling or other sensitive use;</p>	<p>RO1.1 Complies –</p> <p>(a) The proposed multiple dwelling use will have unlimited hours of operation.</p> <p>(b) Not applicable.</p> <p>(c) The commercial tenancy will have hours of operation from 6am to 10pm.</p>

	<p>(iii) where in any other zone:</p> <p>(A) has hours of operation, including for deliveries, which are limited to 6am to 8pm; or</p> <p>(B) does not generate noise which is clearly audible and disturbing in a dwelling or other sensitive use.</p>	
<p>PO2 Development protects the visual amenity of the centre, public realm and any adjacent residential use.</p>	<p>AO1.2 Development ensures mechanical plant or equipment is acoustically screened from an adjoining sensitive use. Note—Mechanical plant includes generators, motors, compressors and pumps e.g. air-conditioning, refrigeration or cold room motors</p>	<p>RO1.2 Will Comply.</p>
<p>PO3 Development: (a) avoids or minimises air emissions; (a) complies with the air quality (planning) criteria in Table 9.3.3.3.I and odour criteria in Table 9.3.3.3.J in a sensitive zone or sensitive use. Note—An air quality impact report prepared in accordance with the Air quality planning scheme policy can assist in demonstrating achievement of this performance outcome.</p>	<p>AO2 Development including mechanical plant, refuse and recycling area, vent and exhaust is not visible from: (a) a street or public space; (b) an adjacent residential use.</p>	<p>RO2 Complies – Refer to the proposal plans attached in Appendix B.</p>
	<p>AO3.1 Development ensures that air pollutants, including odour, are not released external to the development except where complying with AO3.2 and AO3.3.</p> <p>AO3.2 Development ensures that if food and cooking odour is released, exhaust vent outlets are discharged vertically and directed away from any sensitive use with the following constraints:</p>	<p>RO3 Will Comply – If required. It is not considered that the proposed uses will require substantial exhaust vents or release of air pollutants.</p>

	<p>(a) separated by a minimum of 6m from a sensitive use, including any outdoor air intake of a sensitive use;</p> <p>(b) does not cause an odour or air emission which is detectable and disturbing at a sensitive use.</p>	
<p>PO4 Development for a sensitive use is located to achieve the air quality planning criteria in Table 9.3.3.3.I and odour criteria in Table 9.3.3.3.J.</p>	<p>AO3.3 Development ensures that exhaust vents from any car park or bus station are separated from any sensitive use by a minimum of 15m.</p> <p>AO4 Development for a sensitive use is located at least 150m from a spray painting workshop. Note—This distance is to be measured between the building containing the spray painting workshop and the property boundary of the sensitive use.</p>	<p>RO4 Complies – A desktop review of the surrounding area indicates that the subject site is not located within 150m of a spray painting workshop.</p>
<p>PO5 Development for outdoor lighting: (a) does not have an adverse impact on any person, activity or fauna because of light emissions, either directly or by reflection; (b) ensures that the external appearance of the premises is similar to adjoining non-residential premises with lighting that does not impact adversely on centre amenity and the public realm.</p>	<p>AO5.1 Development provides for outdoor lighting: (a) with technical parameters, design, installation, operation and maintenance which comply with the requirements of AS 4282-1997 Control of the obtrusive effects of outdoor lighting; (b) which maintains a minimum of 20lux at the footpath level where in a zone in the centre zones category or the Mixed use zone.</p> <p>AO5.2 Development ensures that floodlighting is restricted to types that do not produce an upward component of light where mounted horizontally such as a full cut off luminaire.</p>	<p>RO5 Not Applicable – Outdoor lighting is not proposed as part of this development application.</p>

	AO5.3 Development facade has no flashing lights.	
PO6 Development for urban purposes is serviced adequately with: (a) water supply which meets the stated standard of service for intended use and fire-fighting purposes; (b) waste disposal.	AO6 Development provides for all lots to be provided with reticulated water supply and sewerage.	RO6 Complies – The subject site is provided with access to water supply and sewerage.
Additional criteria for development if for a food and drink outlet		
PO7 Development mitigates impacts on residential amenity in or adjoining the building through: a. providing an outdoor dining area that is appropriately located; b. ensuring external dining and entertainment areas are visually and acoustically screened from an adjoining dwelling.	AO7 Development provides for external dining or entertainment areas to be: a. located in or directly adjacent to the public realm; b. visually and acoustically screened from an adjoining dwelling.	RO7 - Not Applicable- No outdoor dining is proposed.
Additional criteria for development if for a garden centre or hardware and trade supplies		Not Applicable
Additional criteria if for development if a shop or shop component of a shopping centre		Not Applicable
PO9 Development contributes to the creation of a vibrant and attractive public realm and centre amenity.	AO9 Development provides for a gross floor area of no greater than 1,500m ² for any individual tenancy in the Centre frame zone precinct of the Mixed use zone or Corridor zone precinct of the Mixed use zone.	Complies – The commercial tenancy is well below 1500sqm.
Additional criteria for development if for a showroom		Not Applicable
Additional criteria for development if for an adult store		Not Applicable
Section B—If for assessable development involving demolition		
PO12	AO12	RO12 Will Comply – If required.

<p>Development provides that a vacant development site presents an attractive temporary parkland and does not impact adversely on the visual amenity of the centre or mixed use area or the public realm.</p>	<p>Development for the demolition of a building, where redevelopment is delayed for more than 3 months, ensures the site is:</p> <ul style="list-style-type: none"> (a) cleared of all rubble, debris and demolition materials; (b) turfed so it can be mowed; (c) landscaped with perimeter planting consisting of advanced specimens of fast-growing species in compliance with the Planting species planning scheme policy; (d) provided with drainage to prevent ponding; (e) maintained so that there is no sediment run-off onto adjacent premises, roads or footpaths; (f) provided with public access where public safety can be maintained; (g) provided with at least 50% transparent street-front fencing if fenced; (h) maintained to ensure no nuisance or amenity impacts to adjacent premises, residents, roads or footpaths. 	
<p>Section C—If for assessable development</p>		
<p>PO13 Development ensures that the site is of sufficient area and frontage width to:</p> <ul style="list-style-type: none"> (a) achieve convenient and safe vehicle, pedestrian and cyclist access; (b) minimise traffic hazard and inconvenience; (c) achieve sufficient car parking and manoeuvring on site for short-term and long-term use by customers, building 	<p>AO13 Development ensures that:</p> <ul style="list-style-type: none"> (a) the site area and frontage width is in compliance with the requirements identified in a neighbourhood plan; or (b) if no neighbourhood plan applies, or the neighbourhood plan does not address the site area and frontage width, the site area is a minimum of 800m² and has a minimum frontage width of 20m. 	<p>RO13 Complies – The subject site has area of 1620m² with both frontages being in excess of 20m.</p>

<p>occupants, residents, visitors and service providers;</p> <p>(d) accommodate adequate services areas to minimise adverse impacts on neighbours;</p> <p>(e) allow service providers convenient access to service areas;</p> <p>(f) minimise the proportion of frontage dedicated to driveways;</p> <p>(g) manage building bulk, scale and form;</p> <p>(h) accommodate sufficient areas of deep planting and landscaping for amenity and recreation and to contribute to an attractive subtropical public realm;</p> <p>(i) allow room for useable open space to promote casual surveillance and good public realm interface.</p>	<p>Note—The site frontage is measured at the boundary line on the primary road.</p>	
<p>PO14 Development does not isolate or negatively impact on the development potential or future amenity of an adjoining site.</p>	<p>AO14 Development ensures that:</p> <p>(a) the site area and frontage width of an adjoining site within a zone in the centre zones category or the Mixed use zone:</p> <p>(i) complies with the minimum requirements set out in a neighbourhood plan; or</p> <p>(ii) does not isolate lots less than 800m² in area or with a frontage width less than 20m or prohibit access to an existing access easement arrangement or laneway; or</p> <p>(b) a concept plan for the development demonstrates that development can be physically achieved on an adjoining site at</p>	<p>RO14 Complies – The subject site adjoins a Service Station development to the west and an established 3 storey apartment to the north.</p>

	<p>a later stage, commensurate with the intent of the zone and zone precinct or neighbourhood plan requirements.</p>	
<p>PO15 Development enhances the role and function of the centre or mixed use area as a place of economic and community activity considering its strategic location, form and character intent and the catchment which it services, through its overall structure and integration in its location with use and site planning including building, open space, landscape and parking which:</p> <ul style="list-style-type: none"> (a) retain or respect valued site features; (b) reflect local valued streetscape forms, features and character; (c) contribute to the desired character and form of the local area; (d) align buildings and towers to the street pattern and respects the continuity of street facades; (e) are transit supportive; (f) connect with the neighbourhood or local structure; (g) provide direct and convenient site access for pedestrians and cyclists to local transport networks, key destinations and public transport facilities; (h) provides for safe vehicle access; (i) provides opportunities for integrated access and parking with adjoining developments; 	<p>AO15 Development is in accordance with:</p> <ul style="list-style-type: none"> (a) the structure outlined in a neighbourhood plan, an existing development approval or a preliminary approval; or (b) if no neighbourhood plan applies, or the neighbourhood plan does not address overall structure requirements, no acceptable outcome is prescribed. 	<p>RO15 Complies - The subject site is located within the Mitchelton Centre Neighbourhood Plan area, but not within any specific precinct. As noted in RO14, both adjoining sites are developed. Refers to the proposal plans attached in Appendix B.</p>

<p>(j) locates uses to minimise impacts on adjoining residents;</p> <p>(k) assists with mitigation of air and noise quality impacts on the health and amenity of building occupants and residents.</p> <p>Refer to Figure a. Note—A structure plan prepared in accordance with the Structure planning scheme policy can assist in demonstrating achievement of this performance outcome.</p>		
<p>PO16 Development adjoining or in the vicinity of a railway or busway station is transit supportive to:</p> <p>(a) facilitate safe, logical and direct pedestrian access to the railway and busway station entry points;</p> <p>(b) activate public space and the edges of the railway or busway station environment;</p> <p>(c) create vibrant and attractive street environments;</p> <p>(d) enable casual surveillance of streets, public spaces and the immediate station environment entries and platform;</p> <p>(e) provide a high level of personal and community safety, and physical and visual integration with the station.</p> <p>Refer to Figure b.</p>	<p>AO16 Development frontage is treated as an active frontage—primary where within 200m walking distance of a dedicated public pedestrian access point of a railway or busway station.</p>	<p>RO16 Not Applicable – The subject site is not located within 200m walking distance of a railway station access point. In any case, an active frontage is provided to Samford Road.</p>
<p>PO17 Development protects, provides or supports as appropriate public spaces and structuring elements within the centre or mixed use area and site to:</p>	<p>AO17.1 Development provides public spaces and links, including public roads and verges, parks or urban common and cross block links, in the locations identified in:</p>	<p>RO17 Not Applicable – The proposed development does not provide, nor is identified to provide, public spaces or links within the Streetscape Hierarchy Overlay, Park Planning</p>

<p>(a) provide pedestrian and cycle connections to key public transport facilities, community facilities or services and the surrounding neighbourhood;</p> <p>(b) create a permeable and interconnected activity centre or corridor;</p> <p>(c) provide sufficient open space for pedestrian activity and use by building occupants, residents, customers and visitors.</p>	<p>(a) an overlay; or</p> <p>(b) a neighbourhood plan; or</p> <p>(c) an existing development approval; or</p> <p>(d) a preliminary approval; or</p> <p>(e) as otherwise identified as part of a structure planning process as part of development.</p> <p>Note—</p> <ul style="list-style-type: none"> • Refer to the Streetscape hierarchy overlay and code for further information. • Refer to the Park planning and design code for the design of parks. • Refer to the Infrastructure design code for further guidance on the design of public infrastructure. 	<p>and Design Code, or Infrastructure Design Code.</p>
	<p>AO17.2</p> <p>Development provides publicly accessible spaces and links (privately owned), including plazas, arcades, pedestrian pathways, shelters and queuing areas for public transport, in the locations identified in:</p> <p>(a) an overlay; or</p> <p>(b) a neighbourhood plan; or</p> <p>(c) an existing development approval; or</p> <p>(d) a preliminary approval; or</p> <p>(e) as otherwise identified as part of a structure planning process as part of development.</p>	
	<p>AO17.3</p> <p>Development for a park, public open space or plaza, is co-located with community services and civic facilities.</p>	

<p>PO18 Development provides a land use mix which:</p> <ul style="list-style-type: none"> (a) supports the intended function of the centre or mixed use area; (b) does not prevent commercial or employment growth; (c) includes: <ul style="list-style-type: none"> (i) complementary uses such as retail, employment, residential and community facilities; (ii) uses that provide for the everyday needs of the local community; (iii) a fine grain of uses particularly on active frontages and adjoining public footpaths and spaces; (iv) residential uses in centres including live-work configurations. 	<p>AO18 Development provides a land use mix or maximum gross floor area or plot ratio for particular uses that:</p> <ul style="list-style-type: none"> (a) is in compliance with any limit set in a neighbourhood plan; or (b) if no neighbourhood plan applies, or no requirements are specified in a neighbourhood plan: <ul style="list-style-type: none"> (i) is no more than 50% residential in a Principal centre zone or Major centre zone; (ii) or otherwise no acceptable outcome is prescribed. 	<p>RO19 - Not Applicable – No applicable land use mix is identified for the site.</p>
<p>PO19 Development for a residential use does not compromise the economic function or activity of a centre and street level activation.</p>	<p>AO19 Development for a residential use is not located on the ground floor where in a zone in the centre zones category or the Mixed use zone, except if:</p> <ul style="list-style-type: none"> (a) located behind an active frontage with a non-residential use; or (b) located in the Frame zone precinct of a zone in the centre zones category or Corridor zone precinct of a zone in the centre zones category and providing a transition to adjoining lower intensity or residential neighbourhoods; or (c) in a Mixed use zone the ground floor of which includes adaptable building design; or 	<p>RO19 Complies – The development includes a commercial tenancy on the ground level and residential units on the upper levels.</p>

	(d) short-term accommodation that has a foyer or a non-residential use providing a minimum of 50% active frontage to the street or public space.	
<p>PO20 Development minimises the adverse impact of a use on building occupants and residents in or adjoining the site through appropriate land use mix. Note—Low impact commercial activities are shops, banks, offices and similar.</p>	<p>AO20 Development provides:</p> <ul style="list-style-type: none"> (a) co-location of low impact commercial activities where air or noise impacts are not detectable and disturbing in a dwelling or other sensitive use; (b) co-location of uses with potential air or noise impacts away from sensitive uses; (c) mitigation of impacts resulting from co-location of food and drink outlet uses such as a restaurant with residential uses in the same building; (d) that nightclub entertainment facilities are not co-located with residential or other sensitive development within the same building; (e) that the location of exhaust or ventilation outlets from food outlets, drycleaners, salons, car parks and bus stations as far from a sensitive use as practicable; (f) adequate separation distances between service stations and any sensitive use; (g) dwelling balconies and windows do not overlook ventilation stacks and bulk waste bin storage areas. 	<p>RO20 Complies – Refers to the proposal plans attached in Appendix B.</p>
<p>PO21 Development ensures that the building bulk and scale is consistent with the intended form</p>	<p>AO21 Development is contained within the building envelope for the site by applying:</p>	<p>RO21</p>

<p>and character of the centre, mixed use or local area considering:</p> <ul style="list-style-type: none"> (a) existing buildings to be retained; (b) existing significant vegetation; (c) significant infrastructure constraints; (d) adjoining existing and proposed building height; (e) adjoining existing and proposed building setbacks and separation of buildings necessary to ensure impacts on amenity and privacy are minimised; (f) building height transitions where required. 	<ul style="list-style-type: none"> (a) the maximum building height; (b) building height transitions requirements, where required; (c) front, rear and side setback requirements; (d) building separation requirements; (e) car parking setback requirements; (f) active frontage requirements for stand-alone shopping centres or shops or for development in traditional strip centres or corridors. <p>Refer to Figure c and Figure d examples. Note—The building envelope must include all requirements from any applicable overlay codes or a neighbourhood plan. Note—This can be demonstrated by a building envelope plan, elevations and sections.</p>	<ul style="list-style-type: none"> (a) Refer to RO22 below. (b) Refer to RO23 below. (c) Refer to RO24, RO25 and RO26 below. (d) Refer to RO27 below. (e) Refer to RO41.1 below. (f) Complies – The development incorporates a commercial tenancy fronting Samford Road.
<p>PO22 Development ensures that the building height is consistent with the centre or mixed use area intent and local and street context considering:</p> <ul style="list-style-type: none"> (a) the size of the lot; (b) the scale of development reinforcing the preferred city-wide form; (c) proximity to high-frequency public transport services; (d) the height of existing adjoining buildings and proposed heights; (e) street conditions such as street width; (f) the topography of an area and site slope; (g) view points and corridors; (h) solar access to key public spaces. 	<p>AO22 Development ensures that the maximum building height is in compliance 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 in Table 9.3.3.3.B. 	<p>RO22</p> <ul style="list-style-type: none"> (a) Not Applicable (b) Performance solution – The development ranges from 5 to 6 storeys. The additional building height is a consequence of the site’s topography (due to part of the basement exceeding 1m above NGL), consolidated lot size and locational context. The site provides an opportunity for increased residential density and height, given its proximity to high quality public transport, employment node and urban services. This aligns Council's Strategic Framework and goals for targeted transport and growth corridors. The site does not

		<p>adjoin low density development. The proposed development scale is commensurate with the site's larger size.</p>
<p>PO23 Development where identified in a neighbourhood plan as a building height transitions, or where sharing a common boundary with, or located fronting a minor road that is opposite, premises in the Low–medium density residential zone, Low density residential zone or Character residential zone provides buildings that are reduced in bulk and form to provide a transitional built form of a compatible scale which protects the amenity of lower density residential areas bordering centre or mixed use areas by:</p> <ul style="list-style-type: none"> (a) stepping down in height and scale; (b) minimising impacts including those from overlooking and visual dominance; (c) maintaining adequate levels of natural ventilation and light penetration to a habitable room, balcony and private open space. 	<p>AO23.1 Development where identified in a neighbourhood plan as a building height transitions or where sharing a common boundary with premises in the Low–medium density residential zone, Low density residential zone or Character residential zone provides a building height transition which complies with:</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 following: <ul style="list-style-type: none"> (i) the building height within 10m of the common boundary is no more than 1 storey greater than the maximum acceptable outcome for building height on the adjoining site; (ii) the building height within 20m of the common boundary is no more than 2 storeys greater than the maximum acceptable outcome for building height on the adjoining site; (iii) all structures, except adjoining boundary fences, are set back a minimum of 4m from the common boundary; (iv) an acoustic and visual screen fence of 2m height is provided on the common boundary. 	<p>RO23.1 Performance Solution – The subject site shares its northern boundary with an existing three-storey multi-dwelling development. Because this neighbouring building is oriented to the north and faces away from the site, the proposed development will not cause any adverse overshadowing or overlooking impacts.</p>

	<p>AO23.2 Development where located fronting a minor road that is opposite premises in the Low–medium density residential zone, Low density residential zone or Character residential zone provides a building height transition which complies with:</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 following: <ul style="list-style-type: none"> (i) the building height within 10m of the front boundary is no more than 2 storeys greater than the maximum acceptable outcome for building height on a site located on the opposite side of the minor road; (ii) all structures, except boundary fences, are set back a minimum of 4m from the front boundary; (iii) buildings are provided with modulation and articulation with variations in the wall and roof plane every 10m. <p>Note—Minor road is defined in the Transport, access, parking and servicing planning scheme policy. Where mixed residential and non-residential development, site access may be provided from a minor road for the residential component of the development.</p>	<p>RO23.2 Not Applicable – The subject site is located on a major road, being Samford Road.</p>
<p>PO24 Development ensures that the front boundary setbacks:</p> <ul style="list-style-type: none"> (a) positively define the street edge; 	<p>AO24 Development ensures that the front boundary setback for non-residential and residential development in a zone in the centre zones</p>	<p>RO24 – Performance Solution - <u>Front setback - Ground Floor</u></p>

<ul style="list-style-type: none"> (b) relate to the existing streetscape and setback pattern and reinforce the preferred character and form intent; (c) provide for connections between footpaths, public spaces and private entries where level differences are proposed; (d) provide for the queuing of patrons at entertainment venues; (e) consider waiting areas at bus stops, taxi ranks and display windows; (f) where a residential use and outside the core of a centre, takes on a more residential interface with the street; (g) where facing lower intensity development or a residential neighbourhood provide for an appropriate interface and transition; (h) provide for deep-planting areas and landscaping where a built to the front boundary edge is not required. 	<p>category or the Mixed use zone are in compliance 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 in Table 9.3.3.3.C. 	<p>Samford Road – The design proposes no front setback, which remains consistent with the immediate streetscape as developments directly across Samford Road are also built to the front boundary.</p> <p>Bere Street – 3 m setback is proposed.</p> <p><u>Upper levels</u></p> <p>Setbacks for these levels are provided a minimum of 3 m for balconies and range between 3 m and 6 m for the main building wall. The performance solution applies only to minor portions of the wall, allowing creative variations in building form and balcony depth.</p>
<p>PO25 Development ensures that the rear boundary and secondary street setbacks:</p> <ul style="list-style-type: none"> (a) provide for deep-planting areas; (b) support building separation to provide visual and acoustic privacy without screening where residential uses are adjoining or proposed; (c) maximise the opportunity to retain and protect existing mature vegetation; (d) enable a suitable frontage treatment to be presented where there is a transition to a residential neighbourhood. 	<p>AO25 Development ensures that the rear and secondary street boundary setbacks for non-residential and residential development in a centre or mixed use or for a centre activity or mix of uses are in compliance with:</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 in Table 9.3.3.3.C. 	<p>RO25</p> <p><u>Rear Boundary</u> - Not applicable – The site has no rear boundary.</p> <p><u>Secondary Street Boundary</u> - The development incorporates a 3-metre-wide landscaped buffer along Bere Street, providing an attractive interface and a natural transition to the adjacent residential lot.</p>

<p>PO26 Development ensures that the side boundary setbacks:</p> <ul style="list-style-type: none"> (a) minimise the impact of development on the amenity and privacy of adjoining existing residents; (b) contribute to the rhythm and pattern of the streetscape in keeping with the intended neighbourhood character; (c) provide for breezes and sunlight where a residential use is included on upper levels above podium levels; (d) consider future development. 	<p>AO26 Development ensures that side boundary setbacks for non-residential and residential development in a centre or mixed use or for a centre activity or mix of uses are in accordance with:</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 in Table 9.3.3.3.C. 	<p>RO26 Performance Solution –</p> <p><u>Western boundary</u> – No setback is provided along this boundary. The site adjoins a service station and fast food outlet which is also located within the Neighbourhood Centre Zone. Built to boundary where a blank wall is envisaged in this zone.</p> <p><u>Northern Side Boundary</u> - The proposed development incorporates a 3 m setback and deep planting zone along the northern boundary. The subject site directly adjoins a three-storey apartment building; however, the neighbouring building is oriented toward its own northern boundary rather than the shared property line. The southern elevation of the adjoining development consists primarily of entryways and access stairs and features dense, established vegetation. Given this spatial orientation and the proposed continuous landscape buffer, the development will not result in any adverse amenity impacts—including overshadowing or overlooking—for the neighbouring residents.</p>
<p>PO27 Development ensures that the separation of buildings within a site and to an adjoining existing or future building which includes a residential dwelling:</p>	<p>AO27.1 Development ensures that the building separation within a site and to adjoining buildings is in compliance with Table 9.3.3.3.E.</p>	<p>RO27 Performance Solution – The development provides an approximate 6m separation to the adjoining multi-dwelling property to the north. As this neighbouring</p>

<p>(a) is consistent with the form and character intent for the local area;</p> <p>(b) is located to provide residential amenity including access to natural light, sunlight and breeze;</p> <p>(c) provides a degree of visual privacy via site planning and design without a reliance on fixed screening;</p> <p>(d) reasonably addresses and considers the amenity of adjoining residents and future development potential.</p>	<p>Note—This is demonstrated by a site context plan that includes adjoining and adjacent buildings and strategies to address separation issues.</p> <p>AO27.2 Development ensures that the building separation to an adjoining residential building:</p> <p>(a) complies with Table 9.3.3.3.E; or</p> <p>(b) positions the primary balcony or private open space to street or rear;</p> <p>(c) offsets balconies or habitable rooms so they are positioned outside the cone of vision of existing or approved habitable rooms or outdoor spaces; or</p> <p>(d) uses moveable or adjustable screening to regulate privacy between lots or dwellings which do not exceed balcony screening acceptable outcomes.</p> <p>Note—Separation distances are intended to protect amenity and provide for private open spaces on upper levels that do not require full screening for privacy. Note—Considered site planning and design and strategies such as offsetting balconies, the location of private space, selective screening and other design elements can reduce the boundary separation requirements.</p>	<p>building is generally oriented northward and away from the shared boundary, the proposed built form maintains residential amenity across both allotments. Consequently, the setback does not result in any detrimental impacts regarding daylight access, solar penetration, or prevailing breezes for the adjoining site.</p>
<p>PO28 Development is of an intensity that supports both the strategic and local role and function of the centre or mixed use area and the</p>	<p>AO28 Development has a gross floor area or plot ratio which:</p> <p>(a) complies with a neighbourhood plan; or</p>	<p>RO28 - Refer to proposal plans attached in Appendix B.</p>

<p>development of a vibrant public realm considering the capacity of infrastructure.</p>	<p>(b) if no neighbourhood plan applies or a neighbourhood plan does not specify a gross floor area or plot ratio, is provided for in a building contained within the building envelope that does not exceed the maximum building footprint for the site.</p>	
<p>PO29 Development has a building footprint or site cover which:</p> <ul style="list-style-type: none"> (a) is of an appropriate form and intensity for the activity centre or mixed use location; (b) balances built form with open space, parking and landscaping at ground level; (c) limits areas of external surface car parking; (d) provides for landscaping and deep planting areas. 	<p>AO29 Development provides a maximum building footprint or site cover which:</p> <ul style="list-style-type: none"> (a) complies with the requirements in a neighbourhood plan; (b) if no neighbourhood plan applies or no requirements are specified in a neighbourhood plan, the maximum building footprint or site cover is 90%. <p>Note—The building footprint or site cover includes at-grade car parking areas that are covered with shelter. Enclosed car parking areas are included if they protrude more than 1m above ground level.</p>	<p>RO29</p> <p>(b) Complies – The site cover is less 90%. Refer to the proposal plans attached in Appendix B.</p>
<p>PO30 Development ensures that the podium building forms:</p> <ul style="list-style-type: none"> (a) positively contribute to centre or mixed use character; (b) are consistent with the local or street form and character intent; (c) are proportional to the total height; (d) do not negatively impact on the streetscape; 	<p>AO30.1 Development with podium design including setback:</p> <ul style="list-style-type: none"> (a) complies with the requirements in a neighbourhood plan; (b) if no neighbourhood plan applies, or if no requirements are specified in the neighbourhood plan: <ul style="list-style-type: none"> (i) is set back in accordance with Table 9.3.3.3.C and Table 9.3.3.3.D if parking is included in a podium; 	<p>RO30 Not Applicable – The proposed development does not include a podium and tower design.</p>

<p>(e) do not negatively impact on the amenity of adjoining residents or building occupants; (f) are set back considering the height, length, degree of enclosure and treatment of walls.</p>	<p>(ii) is not built to the boundary on a boundary where a building height transition is required; (iii) provides a continuous frontage built to the alignment where continuity with adjoining buildings is important; (iv) is of a height that matches to the existing streetscape and to neighbouring buildings; (v) does not exceed 3 storeys, if no podium or parapet line is established in the immediate streetscape.</p> <p>AO30.2 Development ensures that podium walls: (a) are built to the side or rear boundary of an allotment; (b) are blank; (c) have no windows or openings.</p>	
<p>PO31 Development ensures that built to boundary walls do not negatively impact on the amenity of adjoining residents or building occupants.</p>	<p>AO31 Development ensures that its built to boundary walls are: (a) not located on a boundary adjoining land located within the Low density residential zone or Character residential zone; (b) not located on a boundary where a building height transition is required; (c) not located in front or rear setbacks; (d) constructed with pre-finished and low-maintenance materials.</p>	<p>RO31 Complies – The proposed built to boundary wall adjoins an existing service station, and food & drink outlet which is also located in the Neighbourhood Centre Zone. The wall will be constructed with pre-finished and low- maintenance materials.</p>
<p>PO32 Development for a building in a centre or mixed use area provides for adaptable use over time,</p>	<p>AO32 Development includes a minimum floor-to-ceiling height of 4.2m on the ground storey if:</p>	<p>RO32 Not applicable – The site is not identified as an active frontage site. However sufficient</p>

<p>in particular on the ground storey and lower levels with:</p> <ul style="list-style-type: none"> (a) a mix of adaptable floor plates at ground storey and podium levels; (b) higher floor-to-ceiling heights, capable of accommodating commercial, retail or other non-residential uses at different stages of the building’s life cycle. 	<ul style="list-style-type: none"> (a) identified as an active frontage in a neighbourhood plan; or (b) in the Principal centre zone, Major centre zone, District centre zone or Mixed use zone; or (c) within 200m walking distance of a dedicated public pedestrian access point of a railway or bus station. 	<p>ground storey height is provided with a floor-to-ceiling dimension of 4.15m.</p>
<p>PO33 Development ensures that building bulk and scale:</p> <ul style="list-style-type: none"> (a) is consistent with the form and character intent for the local area and street; (b) is reduced by design elements to provide: <ul style="list-style-type: none"> (i) visual interest and contribution to the character of the centre or mixed use area; (ii) reflection of valued local form elements such as podium or parapet heights in traditional strip shopping centres; (iii) adequate amenity for building occupants and residents in terms of access to natural light and ventilation; (iv) a comfortable and attractive pedestrian environment; (v) a building base which exhibits a human-scale and fine-grain building rhythm; (vi) variations in horizontal and vertical profile. 	<p>AO33.1 Development ensures that the length of a uniform treatment of an elevation above ground level without variation, substantial articulation or openings is no more than 30m. Note—Substantial articulation is a full break of 6m or a change in building line of 2m plus or minus for a length not less than 5m.</p>	<p>RO33.1 Complies – Each façade is articulated through building materials, openings and recesses in the building wall to accommodate the balconies. This contributes to a reduction in bulk and scale, as further discussed is provided in RO33.2 below.</p>
	<p>AO33.2 Development reduces building bulk by a combination of:</p> <ul style="list-style-type: none"> (a) balconies orientated towards the street; (b) variation in materials, colours, or textures including between levels; (c) recessions and projections in the roof and wall plane; (d) variations in the building form. 	<p>RO33.2 Complies – Balconies for street facing units are orientated towards both street frontages, with the balconies located to provide recess in the form. Building bulk is reduced through variation in materials and textures, with the final colour palette determined at the BA stage of the project. Refer to the proposal plans attached in Appendix B.</p>
	<p>AO33.3 Development maximises recessed forms and openings around the building perimeter to allow external space to merge with the interior of the building, except where they would compromise safety and security.</p>	<p>RO33.3 Complies – Recessed forms and openings around the building perimeter are maximised, as shown on the proposal plans attached in Appendix B.</p>

	<p>AO33.4 Development of the lower 3 storeys of the building includes: (a) awnings and sun-protection devices; (b) operable elements within the facade; (c) elements of a finer scale than the main structural framing; (d) display windows, showcases or public art where identified as an active frontage. Refer to Figure j.</p>	<p>RO33.4 Complies – Refers to proposal plans attached in Appendix B.</p>
<p>PO34 Development of buildings is finished with high-quality materials, selected for their durability and the contribution they make to the character of the centre or mixed use area.</p>	<p>AO34.1 Development: (a) respects and reflects the architectural theme in the area; (b) respects the traditional frontages, facades, architectural qualities and traditional materials of buildings within the area; (c) does not necessarily imitate historical architectural styles. Refer to Figure j.</p> <p>AO34.2 Development provides materials and finishes which are all easily maintained and do not readily stain, discolour or deteriorate.</p>	<p>RO34 Complies – The development provides a modern architectural design. It remains appropriate for this location to contribute to the streetscape. A variety of durable materials and textures have been included, with colours to be determined at a later stage in the project. Refer to the proposal plans attached in Appendix B.</p>
<p>PO35 Development for a building exhibits subtropical design elements to support a building’s occupant, resident and user comfort and outdoor activities and living.</p>	<p>AO35.1 Development includes ventilation in and around a building through strong sectional and facade articulation, breezeways, open courtyards and landscaped areas.</p> <p>AO35.2</p>	<p>RO35.1 Complies – Openings and variation in form ensures ventilation in and around the building is provided.</p> <p>RO35.2 Complies – Weather protection and sun shading is provided predominantly through</p>

	<p>Development includes weather protection and sun shading to:</p> <ul style="list-style-type: none"> (a) all pedestrian entries; (b) shopfronts; (c) publicly accessible pedestrian connections; (d) external doors and windows to habitable rooms; (e) outdoor spaces intended for cafe or restaurant use. 	<p>recessed balconies on each level and window hoods. Refer to the proposal plans attached in Appendix B.</p>
	<p>AO35.3 Development:</p> <ul style="list-style-type: none"> (a) incorporates deep recesses, eaves and sun-shading devices on the north-facing building facades; (b) is shaded and incorporates elements such as adjustable screens, awnings or pergolas, innovative landscaping including green walls and green roofs, or planting on the west-facing building facades. 	<p>RO35.3 Complies – Articulation to both street facing façade is provided through extensive recesses and extensive balconies. Windows are provided with hoods where appropriate.</p>
<p>PO36 Development for rooftops and building caps:</p> <ul style="list-style-type: none"> (a) is interesting, subtropical and contextually and climatically appropriate in form; (b) is responsive to orientation and solar access; (c) is attractive and not marred by a cluttered display of plant and equipment. <p>Note—The building height is determined by the number of storeys and excludes roofs, except where varied by a neighbourhood plan, to</p>	<p>AO36.1 Development provides rooftops and building caps which:</p> <ul style="list-style-type: none"> (a) contribute to the architectural distinction of the building and roofs; (b) include combinations and variations of forms created through pitches, gables, skillions or other features. <p>AO36.2 Development for rooftops and building caps are designed to:</p>	<p>RO36 Complies – As shown on the proposal plans attached in Appendix B, the building is provided with a skillion form.</p>

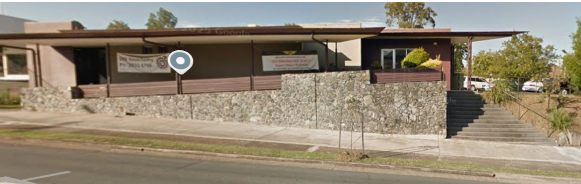
<p>encourage interesting, subtropical and contextually appropriate roof forms.</p>	<p>(a) incorporate and screen service structures, lift motor rooms, mechanical plant and equipment as architectural features; (b) enable the future inclusion of service structures, lift motor rooms and mechanical plant and equipment, such as satellite dishes and telecommunications facilities, in an unobtrusive manner.</p> <p>AO36.3 Development where rooftops are used for open space, ensures plant and equipment is visually and acoustically screened from the communal open space.</p>	
<p>PO37 Development provides shelter for pedestrian movement: (a) on a street frontage; (b) through a site with a cross block link; (c) to key building entrances or publicly accessible parts of the site.</p>	<p>AO37.1 Development for a pedestrian shelter is provided by an awning which: (a) is consistent with the character of the centre; (b) abuts footpaths; (c) is provided and maintained by the building owner on their premises; (d) protects the normal flow of pedestrians; (e) is continuous across the frontage of a site; (f) aligns to provide continuity with shelter on an adjoining premises; (g) is a minimum of 3.2m and is generally not more than 4.2m above pavement height; (h) extends from the face of the building or the premises line; (i) does not extend past a vertical plane 1.5m inside the kerb line to enable street trees to be planted and grow;</p>	<p>RO37 Will comply – if required.</p>

	<p>(j) has a 0.5m clearance to any tree trunk and main branches;</p> <p>(k) aligns with existing awnings if the verge has been widened;</p> <p>(l) is cantilevered from the main building with any posts within the verge being non load bearing;</p> <p>(m) uses materials that provide appropriate shade.</p> <p>Refer to Figure k.</p> <p>AO37.2 Development for an awning over a footpath is lit with a lighting system which:</p> <p>(a) is in compliance with AS/NZS 1158.3.1:2005 Lighting for roads and public spaces, Category P3 and AS 4282-1997 Control of the obtrusive effects of outdoor lighting</p> <p>(b) provides a minimum of 20lux at ground level.</p>	
<p>PO38 Development provides site entrances which:</p> <p>(a) define the threshold between public and private space;</p> <p>(b) provide safe, secure and convenient access to the site for building occupants and visitors;</p> <p>(c) provide a sufficiently scaled and sheltered entry and meeting space;</p> <p>(d) provide clear building signage and numbering for emergency access;</p> <p>(e) provide lighting;</p> <p>(f) provide conveniently located mailboxes.</p>	<p>AO38.1 Development entrances are clearly visible from the street, and are not obscured by fencing, walls, advertising or dense landscaping.</p> <p>AO38.2 Development provides for:</p> <p>(a) a clear path of travel from the public footpath to building entry;</p> <p>(b) activity generators adjacent to the entrance;</p> <p>(c) seating or other facilities such as short-term bicycle parking near the entry.</p>	<p>RO38.1 Complies – Pedestrian entry to the foyer is clearly visible at the Bere Street frontage.</p> <p>RO38.2 Complies – Refer to the proposal plans attached in Appendix B.</p>

	<p>AO38.3 Development provides:</p> <ul style="list-style-type: none"> (a) signage and cues to distinguish between public areas, publicly accessible private areas and private areas; (b) street numbers and building names which are clearly identifiable from the street for pedestrians and emergency access. <p>Note—Cues to differentiate territory may include fences, vegetation, lighting, footpath detailing and changes in level.</p>	<p>RO38.3 Will Comply.</p>
<p>PO39 Development of buildings defines the street edge and reinforces the desired character of the centre or corridor through:</p> <ul style="list-style-type: none"> (a) orientation to the street; (b) minimal front boundary setback; (c) providing overlooking and casual surveillance from upper level balconies and windows; (d) clearly defined building entrances; (e) high-quality finishes at the ground-storey pedestrian level. 	<p>AO39.1 Development provides a front building elevation that is parallel or nearly parallel to the street frontage.</p>	<p>RO39.1 Complies – The building is designed generally parallel to both street frontages.</p>
	<p>AO39.2 Development is orientated to overlook streets and other public spaces with windows and balconies located on upper levels, designed to provide casual surveillance opportunities. Refer to Figure j.</p>	<p>RO39.2 Complies – Windows and balconies are located to provide casual surveillance opportunities to both street frontages.</p>
	<p>AO39.3 Development for a building which is not located on the front boundary, ensures the setback:</p> <ul style="list-style-type: none"> (a) is open and accessible for pedestrians along its entire length and width; (b) is clear of columns and other obstructions; (c) has a pavement matching the gradient of the adjoining pavement and connecting pedestrian areas on neighbouring sites; 	<p>RO39.3 The building is built to the Samford street frontage and setback 3 m to Bere Street. Refer to the proposal plans attached in Appendix B.</p>

	<p>(d) connects without any lip or step to adjoining pavements or abutting pedestrian areas on neighbouring sites. Refer to Figure k.</p>	
<p>PO40 Development for a building 8 storeys and over ensures that the design mitigates the impacts of ground-level wind acceleration on pedestrians and building occupants, considering the site context and neighbouring structures.</p>	<p>AO39.4 Development for steps, escalators, ramps or lifts is set back 1.2m from the main building line to maximise pedestrian flow and safety and allow for adequate waiting space.</p> <p>AO40 Development provides wind mitigation for a building which is 8 storeys to 15 storeys that:</p> <ul style="list-style-type: none"> (a) is in accordance with a neighbourhood plan; or (b) if a neighbourhood plan does not specify any criteria, uses at least 2 of the following strategies: <ul style="list-style-type: none"> (i) building orientation, plan shape, massing and facade articulation to avoid tall and wide facades that face prevailing winds; (ii) a podium and tower building form with a tower set back at least 10m from all streets above the podium level to deflect wind downdrafts from penetrating to street level (but a podium is not suitable for communal or private open space); (iii) canopies and awnings to protect pedestrians; (iv) trellis structures and a dense network of trees at ground or podium level. 	<p>RO39.4 Performance solution – Bere Street is a dead end residential street servicing a limited number of allotments. It is not a pedestrian thoroughfare.</p> <p>RO40 Not Applicable – The building is a maximum of six storeys in height.</p>

	Note—This is demonstrated by submission of a wind impacts report from a suitably qualified professional.	
<p>PO41 Development provides car parking which:</p> <p>(a) minimises the impact on the quality of adjoining streetscapes or public spaces or the amenity of adjoining residents in terms of location, bulk, form and amenity impacts including noise, light or odours;</p> <p>(b) takes account of the following:</p> <p>(i) the location of active frontages and public spaces;</p> <p>(ii) setback distances to mitigate impacts;</p> <p>(iii) the proximity of dwelling houses or existing multiple dwellings on adjoining sites;</p> <p>(iv) the scale and detail of any parking structure walls when viewed from the street and adjoining properties;</p> <p>(v) the visual impact of open car parking and vehicle movement areas on the street and adjoining properties;</p> <p>(vi) convenient, safe and legible vehicle access and car parking for users.</p>	<p>AO41.1 Development provides car parking which is:</p> <p>(a) not visible from the street, other public spaces or adjoining properties; or</p> <p>(b) located below ground or behind dwellings or active uses for the full street frontage;</p> <p>(c) set back from front, rear and side boundaries in compliance with a neighbourhood plan or if no neighbourhood plan applies or no requirements are specified in a neighbourhood plan, the requirements in Table 9.3.3.3.D.</p> <p>Note—Car parking which extends 1m above ground level will be counted in the maximum height and will be subject to the relevant boundary setback requirements.</p>	<p>RO41.1 Performance Solution - Car parking is not visible from the street. It is located predominantly below ground or within the building curtilage. It does not impact on the streetscape or adjoining properties.</p>
	<p>AO41.2 Development does not provide a basement parking structure which:</p> <p>(a) extends above ground level forward of the main building line;</p> <p>(b) impacts on connections between the public footpath or space and the development.</p>	<p>RO41.2 Performance solution – The basement car parking walls are appropriately treated to minimise its visual impact on the streetscape.</p>
	<p>AO41.3 Development only provides car parking located above ground if:</p> <p>(a) it is fully integrated within the building design and is sleeved by development to required active frontages; or</p>	<p>RO41.3 Performance solution – The car parking is fully integrated into the building and appropriately design to minimise visual impact. This is partly due to its topography which is reflected in the existing retaining wall along Samford Road.</p>

	<p>(b) it offers short-term car parking for customer, visitors or service providers, that is a portion of the total required car parking, and does not impact on active frontage requirements; or</p> <p>(c) it is located to the side or rear of the site away from the primary street or active frontage.</p> <p>Refer to Figure e.</p>	
	<p>AO41.4 Development for a multistorey or podium car park:</p> <p>(a) is not located on the street frontage and is behind smaller uses to create an active frontage and avoid long blank walls particularly adjacent to a primary entrance from a key pedestrian connection; or</p> <p>(b) includes building facade details that extend to disguise the car parking floors; or</p> <p>(c) is screened to become a visually interesting structure.</p> <p>Refer to Figure f.</p>	<p>RO41.4 Not Applicable – The development does not include multi-storey car parking above ground.</p>
	<p>AO41.5 Development ensures that visitor or customer car parking is:</p> <p>(a) clearly signposted;</p> <p>(b) lit at night;</p> <p>(c) not located behind a security barrier.</p> <p>Note—The detailed design is in accordance with the Transport, access, parking and servicing code and planning scheme policy.</p>	<p>RO41.5 Complies – Refer to the proposal plans attached in Appendix B.</p>
<p>PO42</p>	<p>AO42.1</p>	

<p>Development for a publicly accessible plaza, arcade and pathway provided as part of development is easily accessed, attractive and supports personal safety. Refer to Figure i.</p>	<p>Development provides for pedestrian and cyclist movement adjoining and through a site at street level or at-grade. Note—Grade-separated pedestrian movement systems, such as an overhead bridge or underpass, are avoided because they are less attractive and safe for users.</p> <p>AO42.2 Development for a plaza, arcade, pathway and other external area in the site which is intended for public access at night complies with: (a) AS/NZS 1158.3.1:2005 Lighting for roads and public spaces Category P3; (b) AS 4282-1997 Control of the obtrusive effects of outdoor lighting.</p>	<p>RO42 Not Applicable – The subject site is not identified to provide a publicly accessible plaza, arcade or pathway.</p>
<p>PO43 Development for a plaza: (a) promotes pedestrian and cyclist movement; (b) links with transport interchanges; (c) provides opportunities for the flexible use of the space by the community; (d) provides an edge which contributes to the plaza’s character and activation.</p>	<p>AO43.1 Development for a plaza identified in a neighbourhood plan, approved centre concept plan, structure plan or where proposed as a part of development: (a) is provided in the location identified; (b) is of a regular shape and has a minimum frontage to a road of 10m; (c) has a minimum size of 400m²; (d) is integrated with surrounding development; (e) has a minimum dimension of 20m; (f) is located at the level of the ground storey of adjoining buildings; (g) is suitable for pedestrian and cyclist access; (h) includes a minimum of 50% hard-paved area;</p>	<p>RO43 Not Applicable – The subject site is not identified to provide a plaza.</p>

	<p>(i) includes a minimum of 20% deep- planting area to accommodate subtropical shade trees;</p> <p>(j) is a minimum 75% open to the sky.</p> <p>AO43.2 Development ensures that a minimum of 50% of the adjacent building frontages to a plaza contain active frontages and building entries.</p> <p>AO43.3 Development does not provide for a vehicle entry, driveway, car parking, bin storage or servicing in a plaza.</p> <p>AO43.4 Development does not provide for a mechanical ventilation outlet or vent on a frontage adjoining a plaza.</p> <p>AO43.5 Development for a plaza: (a) is publicly accessible during the hours of operation of the use; (b) provides equitable access to and movement in the plaza in accordance with AS 1428.1-2009 Design for access and mobility; (c) has a dominant ground level that is less than 1m above or below the dominant adjacent street level; (d) is designed such that the majority of the plaza space, that is an area which is more than 50%, is visible from the dominant adjacent public street.</p>	
<p>PO44 Development for an arcade:</p>	<p>AO44</p>	<p>RO44 Not Applicable – The subject site is not required to provide an arcade.</p>

<p>(a) provides public access and connection to facilitate direct, convenient, comfortable and safe access with centre or mixed use areas or developments to key destinations;</p> <p>(b) has a strong street presence and clear entry;</p> <p>(c) has an active frontage and use;</p> <p>(d) has high-quality finishes and materials;</p> <p>(e) addresses public safety.</p> <p>Note—An arcade is a publicly accessible privately owned connection.</p>	<p>Development for an arcade identified in a neighbourhood plan, approved centre concept plan, structure plan or where proposed as a part of development:</p> <p>(a) provides pedestrian access during hours of operation of the use;</p> <p>(b) integrates with adjoining buildings;</p> <p>(c) links established pedestrian networks, parking and public transport facilities;</p> <p>(d) has a minimum corridor width of 6m, including a minimum unobstructed pavement width of 3m;</p> <p>(e) has an active use edge;</p> <p>(f) is finished with high-quality materials considering public safety;</p> <p>(g) is provided at-grade with an adjoining public area and connects safely without any lip or step;</p> <p>(h) incorporates crime prevention through environmental design principles to maximise safety;</p> <p>(i) has signage at each end identifying the connection provided;</p> <p>(j) is straight and allows for visual connection to the other end.</p> <p>Note—Crime prevention principles can be found in the Crime prevention through environmental design planning scheme policy.</p> <p>Note—Development for cross block links is addressed in the Streetscape hierarchy overlay code.</p>	
<p>PO45</p>	<p>AO45</p>	<p>RO45 Not Applicable – The subject site is not identified to provide a pedestrian link. In any</p>

<p>Development provides and maintains a continuous, accessible, attractive, direct, convenient and legible connection and pathway for pedestrians and cyclists.</p>	<p>Development for a pedestrian connection within the site which is publicly accessible (privately owned):</p> <ul style="list-style-type: none"> (a) is clearly delineated and separated from parking bays; (b) provides direct convenient connection to entries; (c) is suitable for all users; (d) is properly illuminated at all times; (e) is covered or shaded where open; (f) is finished in different materials or colour to parking bays; (g) has a width which complies with a neighbourhood plan, approved centre concept plan or structure plan or is otherwise a minimum of 3m wide; (h) includes a separate bikeway if appropriate; (i) is designed in compliance with the Infrastructure design planning scheme policy. 	<p>case, we note that pedestrian connections within the site and building are clearly delineated and highly legible.</p>
<p>PO46 Development for public toilets is located sensitively so that:</p> <ul style="list-style-type: none"> (a) the use is supported; (b) public surveillance is provided; (c) the development is not visually intrusive. 	<p>AO46 Development for a publicly accessible toilet:</p> <ul style="list-style-type: none"> (a) is located near spaces or pathways with high pedestrian activity and use; (b) has amenity that is visible from the spaces or pathways with high pedestrian activity and use; (c) is not visually intrusive; (d) is accessed via a direct legible pathway that is consistently lit in compliance with AS/NZS 1158.3.1:2005 Lighting for roads and public spaces Category P3; 	<p>RO46 Not Applicable – The proposed development does not include a publicly accessible toilet.</p>

	(e) has high mounted vandal-resistant luminaires for external lighting, and lighting in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting, Table 2.1, Illuminance in the vertical plane, Curfewed hours.	
PO47 Development for pedestrian access and movement is defined and controlled to ensure privacy and security.	AO47 Development for mixed use restricts access from the street or publicly accessible areas of the site to private residential dwellings or communal open space.	RO47 Will Comply.
PO48 Development supports pedestrian movement and pedestrian access which is barrier free to a building entry and a publicly accessible space.	AO48.1 Development for fencing is not located between the front boundary and main building line. Note—If residential development is located on the ground storey and includes fencing, it is provided in accordance with the Multiple dwelling code.	RO48.1 Not Applicable.
	AO48.2 Development for fencing on common side or rear boundaries to a public space is a maximum of: (a) 1.2m, where fence construction is solid or less than 50% transparent; (b) 1.5m, where fence construction is at least 50% transparent.	RO48.2 Not Applicable – The subject site is not located adjoining public space to the side boundaries.
	AO48.3 Development for a retaining wall is: (a) stepped to minimise impact on the streetscape and pedestrian environment; (b) a maximum of 0.6m in height if directly abutting the verge and footpath.	RO48.3 – Performance Solution – The proposed earthworks predominantly involve excavation rather than fill, with retaining walls contained mostly within the site. Along the Bere Street boundary, the retaining wall slightly

		exceeds 0.6 m but is effectively terraced, incorporating a 3m wide planter box
<p>PO49 Development for an ATM or vending machine is located to avoid obstructing the footway with loitering queues, through their siting away from drinking fountains, seating or public telephones.</p>	<p>AO49 Development for an ATM or vending machine: (a) is set back a minimum of 1.5m from street furniture, street trees and garden beds; (b) includes a visually permeable barrier located in the development site to prevent queues forming across a footpath or pedestrian way.</p>	<p>RO49 Not Applicable – The proposed development does not include an ATM or vending machine.</p>
<p>PO50 Development for a stand-alone shopping centre or a shop positively contributes to a neighbourhood structure with built form and active frontage to the street providing direct connection for pedestrians into the centre or shop without the need to navigate any surrounding car parking.</p>	<p>AO50.1 Development involving a new premises or an extension of a stand-alone shopping centre or shop: (a) is in compliance with a neighbourhood plan; or (b) if no neighbourhood plan applies, or a neighbourhood plan does not specify, provides an active frontage – primary for a minimum of 1 street frontage. Refer to Figure g.</p>	<p>RO50 Complies – The proposed development incorporates a shopfront along Samford Road.</p>
	<p>AO50.2 Development for a stand-alone shopping centre or shop with more than 1 street frontage ensures that: (a) a primary frontage is treated as active frontage – primary; (b) the extent of active frontage treatment on the other frontages is a minimum of 25%.</p>	
	<p>AO50.3</p>	

	<p>Development for a stand-alone shopping centre or shop located on an arterial road, provides for:</p> <ul style="list-style-type: none"> (a) a minimum of 25% active frontage connection to this street front; (b) a strong internal pedestrian oriented ‘street’ with an active frontage. 	
<p>PO51 Development within an existing traditional strip centre or corridor:</p> <ul style="list-style-type: none"> (a) contributes to the existing character and structure; (b) provides a continuous pedestrian environment at street level. 	<p>AO51 Development within an existing traditional strip centre or corridor provides a streetscape which:</p> <ul style="list-style-type: none"> (a) is in compliance with a neighbourhood plan; or (b) if no neighbourhood plan applies or a neighbourhood plan does not specify requirements for a streetscape, ensures that the development: <ul style="list-style-type: none"> (i) has a minimum of 1 active frontage – primary; (ii) is set back in keeping with existing adjoining uses; (iii) locates large-format retail or employment uses at ground floor behind smaller uses and tenancies to the street; (iv) is consistent in height with existing development; (v) maintains a consistent street edge with parapet height and awnings at the base of the building with upper levels set back from the front alignment. <p>Refer to Figure h.</p>	<p>RO51 Refer to the proposal plans in Appendix B.</p>
PO52	AO52.1	

<p>Development contributes to the role of the street or public space as the focus for vibrant commercial activity and community life and provides active frontages through:</p> <ul style="list-style-type: none"> (a) intensive activation of the ground storey with highly active non-residential uses which encourage the greatest degree of pedestrian activity and interaction; (b) strong physical and visual integration between the ground storey and the adjoining verge or public space to seamlessly integrate indoor and outdoor spaces; (c) building design which provides a visually interesting, interactive and continuous built form and rhythm to the street; (d) richly detailed, human-scaled and fine-grained building frontages; (e) a safe, enjoyable and continuous pedestrian environment without obstruction or interruption from vehicular crossovers and manoeuvring; (f) a subtropical urban design and built form which encourages outdoor lifestyles and engagement with the public realm. <p>Note—Highly active non-residential uses create the greatest degree of pedestrian activity and interaction and are mostly accommodated in small individual tenancies with narrow building frontages, such as shops, restaurants and cafes.</p>	<p>Development which requires an active frontage – primary, identified in a neighbourhood plan, approved centre concept plan, structure plan, or as a part of the development provides:</p> <ul style="list-style-type: none"> (a) a continuous built form to the street at the nominated setback; (b) a ground storey fully occupied by highly active non-residential uses; (c) a 1st and 2nd storey featuring windows or balconies promoting interaction with and surveillance of the street; (d) awnings for the full building frontage; (e) lighting of publicly accessible areas including the underside of awnings; (f) at least 1 pedestrian entry and exit for every 10m of building frontage; (g) a minimum of 50% transparent external wall materials up to a height of 2.5m above pavement level; (h) a minimum ground-storey height of 4.2m. <p>Note—Non-residential uses must be continuous along the active frontage – primary. Note—If a neighbourhood plan identifies an active frontage, but not whether it is primary or secondary, active frontage – primary criteria apply.</p> <p>AO52.2</p> <p>Development which requires an active frontage – secondary, identified in a neighbourhood plan, approved centre concept plan, structure plan, or as part of the development provides:</p> <ul style="list-style-type: none"> (a) a continuous built form to the street at the nominated setback; 	<p>RO52 Not Applicable – The subject site is not identified to provide an active frontage in the Mitchelton Centre Neighbourhood Plan, as discussed. It is not located within an approved centre concept plan or structure plan. In any case an active commercial tenancy frontage is provided to Samford Road.</p>
--	--	--

	<p>(b) a ground storey substantially occupied by active non-residential uses;</p> <p>(c) a 1st and 2nd storey featuring windows and balconies promoting interaction with and surveillance of the street;</p> <p>(d) provides at least 1 pedestrian entry/exit for every 20m of building frontage;</p> <p>(e) a minimum 30% transparent external wall materials up to a height of 2.5m above pavement level;</p> <p>(f) a minimum ground-storey height of 4.2m. Note—Non-residential uses need not be continuous along an active frontage – secondary but should be located to activate critical locations such as intersections and pedestrian entries to buildings. Note—If a neighbourhood plan identifies an active frontage, but not whether it is primary or secondary, active frontage – primary criteria apply.</p>	
<p>PO53 Development of vehicle access and parking does not impact on an active frontage in a centres and mixed use area.</p>	<p>AO53.1 Development which requires an active frontage – primary, identified in a neighbourhood plan, approved centre concept plan, structure plan, or as part of the development, ensures that vehicle and service access is:</p> <p>(a) not located on this active frontage – primary;</p> <p>(b) from a secondary frontage or from an adjoining premises if a shared driveway and access arrangement is established.</p> <p>AO53.2</p>	<p>RO53 Not Applicable – Refer to RO52 above.</p>

	Development which requires an active frontage – primary or active frontage – secondary identified in a neighbourhood plan, approved centre concept plan, structure plan or as part of the development, ensures that parking is not located adjacent to the frontage or is not visible from the street.	
PO54 Development provides building entries that support active frontage outcomes.	AO54 Development of foyer space on an active frontage: (a) occupies a minimal proportion and subordinate part of the building frontage; (b) is publicly accessible during normal business hours and visible from adjoining verges or public space; (c) contains activities and spaces such as reception desks, seating areas, cafes, shopfront galleries and display spaces that attract people.	RO54 Not Applicable – As outlined with reference to the Mitchelton Centre Neighbourhood Plan Code, the subject site is not identified on an active frontage.
PO55 Development provides landscaping on site to: (a) contribute positively to the subtropical character, amenity and microclimate of the site and the centre or mixed use area; (b) support the retention of existing significant vegetation and large subtropical shade trees; (c) support the establishment of subtropical streets and planting; (d) contribute to site amenity for building occupants, users, residents and adjoining residents;	AO55 Development provides landscaping that: (a) integrates with site layout and building design at ground, podium, balcony and rooftop levels; (b) is sited to retain and protect existing significant vegetation; (c) buffers adjoining residential uses or areas, with advanced trees and a minimum of 2 tiers to achieve screening and visual softening; (d) supports building height transitions, where required;	RO55 Complies – Further to the discussion in Section 3.2.3 above and the proposal plans attached in Appendix B , the development provides landscaping both on ground floor and within the communal open space. This assists in integrating and buffering to the surrounding area, balancing bulk and scale, and emphasising the pedestrian entry. The location of these areas does not impact on casual surveillance and remains accessible for long-term water and maintenance.

<ul style="list-style-type: none"> (e) balance the bulk and scale of the building and minimise impact to adjoining residents, uses and streetscape; (f) reduce the area of impervious surfaces and support stormwater quality; (g) reduce glare and manage heat; (h) contribute to the mitigation of noise, air and visual impacts of major transport infrastructure; (i) contribute to a safe and useable pedestrian environment. 	<ul style="list-style-type: none"> (e) is accessible for watering and maintenance; (f) screens or buffers driveways, service and loading areas, plant rooms or other utilities; (g) allows for the overlooking of the street and pedestrian entry areas from the building; (h) emphasises clear pedestrian entry points. <p>Note—No overall percentage of open space and landscaping is prescribed for non-residential development. Note—This is demonstrated in a landscape concept plan.</p> <p>Note—Landscape design incorporates planting in accordance with the Planting species planning scheme policy. Note—The location, design and provision of communal and private open space for residential uses must be in compliance with the Multiple dwelling code.</p>	
<p>PO56 Development incorporates deep planting which:</p> <ul style="list-style-type: none"> (a) supports the retention and protection of existing significant vegetation and large subtropical shade trees; (b) provides for the establishment of vegetation to contribute to the landscape character of the centre or mixed use area; (c) is grouped with deep-planting areas on adjacent sites to maximise contiguous areas of deep planting; 	<p>AO56.1 Development locates deep-planting areas:</p> <ul style="list-style-type: none"> (a) to retain and protect existing significant vegetation and large subtropical shade trees; (b) to buffer adjacent residential areas; (c) to support building height transitions, where required; (d) to provide an entry statement; (e) to shade publicly accessible areas, private outdoor and communal open space. <p>AO56.2 Development:</p>	<p>RO56.1 Complies – Further to the discussion in Section 2.6 above, the subject site is not located within an overlay or NALL that would require the retention of vegetation onsite. As shown on the proposal plans attached in Appendix B, the development provides deep planting areas to the northern side boundary setback adjoining the existing residential development.</p> <p>RO56.2 (a) Complies – As shown on the proposal plans attached in Appendix B, the areas identified for</p>

<p>(d) is open to the sky with access to light and rainfall and into the natural ground with no underground development;</p> <p>(e) is planted with large subtropical tree species that at maturity are complementary in scale and height to the building form;</p> <p>(f) is capable and supported to grow and at maturity provide effective shade or screening to buildings, outdoor spaces or adjoining uses;</p> <p>(g) balances hard-stand areas and provides shade and informal recreation spaces that are directly accessible from residences, building tenancies or the street frontage.</p>	<p>(a) provides for a minimum 10% of the site area for deep planting;</p> <p>(b) ensures that each deep-planting area has a minimum area of 25m² and a minimum dimension of 4m in any direction.</p>	<p>deep planting (separate to landscaping) represents approximately 10.5% of the total site area.</p> <p>(b) Performance Solution – A minor performance solution is proposed for the dimensions of deep planting to 3m width in part. It will not inhibit the establishment of significant vegetation, to be furthered through a landscape concept plan provided at a later stage of the project. To this end, it remains in compliance with performance outcome PO56.</p>
	<p>AO56.3 Development provides deep-planting areas that are:</p> <p>(a) exclusively for landscaping;</p> <p>(b) not containing vehicle manoeuvring areas, pedestrian paths, surface structures or infrastructure, sub-surface structures or infrastructure;</p> <p>(c) able to accommodate trees planted in natural ground with no development underneath;</p> <p>(d) 100% open to the sky;</p> <p>(e) able to be accessed for maintenance purposes.</p>	<p>RO56.3 Complies – Refers to the proposal plans attached in Appendix B.</p>
	<p>AO56.4 Development provides trees in deep-planting areas which:</p> <p>(a) are capable of growing to a minimum canopy diameter of 5m and/or a minimum height of 5m within 5 years of planting;</p>	<p>RO56.4 Will Comply – As required.</p>

	<p>(b) are subtropical tree species consistent with the Planting species planning scheme policy.</p> <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>Note—Tree height and canopy spread will be dependent on species.</p>	
	<p>AO56.5 Development provides a minimum of 25% of all trees as advanced stock.</p>	<p>RO56.5 Will Comply – As required.</p>
<p>PO57 Development for an open air car park is landscaped to:</p> <ul style="list-style-type: none"> (a) contribute positively to the landscape character of the centre or mixed use area; (b) reinforce and support pedestrian movement; (c) provide a comfortable environment for pedestrians; (d) reduce glare and heat; (e) reduce impervious areas; (f) establish shade cover within a period of 5 years. 	<p>AO57.1 Development for an open air car park at or above ground level provides that setbacks are densely planted with a minimum of 1.5m wide landscaping.</p> <p>Note—Front setback is to be treated to address streetscape interface issues and requirements.</p> <p>AO57.2 Development for a ground-level open-air car park is designed with trees planted:</p> <ul style="list-style-type: none"> (a) in a minimum 5.2m x 2.4m landscaped area between every 6 car parking spaces with a permeable surface treatment either side of the landscape area; or (b) at 6m intervals in a minimum 2.5m-wide landscaped bed, swale or other water sensitive urban design device adjacent to parallel car parking spaces; 	<p>RO57 Not Applicable – The proposed development does not include open air car parking.</p>

	<p>(c) at a minimum rate of 1 shade tree for every 6 car parking spaces.</p> <p>AO57.3 Development ensures that trees planted in an open air car park area achieve a minimum 50% shade cover along internal pedestrian paths within 5 years of certification. Note—Further requirements are contained in the Landscape works code and the Planting species planning scheme policy.</p> <p>AO57.4 Development uses landscaping to delineate safe pedestrian movement through open-air car parks.</p>	
<p>PO58 Development which is not located on an active frontage provides landscaping on the street frontage to:</p> <ul style="list-style-type: none"> (a) contribute to the centre or mixed use area or development's landscape character and the development of Brisbane's subtropical streetscapes and public spaces; (b) provide shade and pedestrian comfort and visual amenity; (c) contribute to the subtropical character of the streetscape and public realm; (d) not impede the establishment of active frontages where required; (e) maintain views from the street to the building and frontage and consider personal safety. 	<p>AO58 Development setback from the road, where not including an active frontage treatment or the part of the frontage not treated as an active frontage, is provided with:</p> <ul style="list-style-type: none"> (a) a minimum of 2m wide landscaping with advanced trees and low-level planting along the full street or public space frontage or balance part, excluding any driveway crossover and pedestrian access; or (b) a minimum of 3m wide landscaping with advanced trees and low-level planting, to establish a positive landscaped street edge where a service station or outdoor sales use. 	<p>RO58</p> <p>(a) Complies – With reference to the proposal plans attached in Appendix B, it is noted that the development provides minimum 3m landscaping along the Bere Street frontage excluding the components designated for pedestrian access, vehicular access or padmount transformer.</p> <p>(b) Not Applicable – The proposed development does not include a service station or outdoor sales use.</p>

	Note—It is envisaged that landscaping will be primarily located on frontages to arterial roads that are not suitable for active frontages.	
<p>PO59 Development for a building must not incorporate any type of glass or other surface likely to reflect specular rays that could create undue nuisance, discomfort or hazard to the surrounding locality.</p>	<p>AO59 Development ensures that any reflective glass material has: (a) a level of light reflectivity not greater than 20%; (b) a level of heat transmission not less than 20%.</p>	RO59 Will Comply.
<p>PO60 Development minimises direct overlooking between buildings and to adjoining residential uses not located within the centre or mixed use area through site planning, building design, screening and landscaping.</p>	<p>AO60 No acceptable outcome is prescribed. Note—Screening and fencing for a residential use is designed in accordance with the Multiple dwelling code.</p>	RO60 Will Comply.
<p>PO61 Development for residential uses in a zone in the centre zones category or the Mixed use zone maximises privacy and amenity for residents, taking into consideration the mix of uses within the area. Note—Residential development in a zone in the centre zones category or the Mixed use zone is not afforded the same level of visual privacy or amenity as within a residential area.</p>	<p>AO61 No acceptable outcome is prescribed. Note—Screening and fencing for a residential use is designed in accordance with the Multiple dwelling code.</p>	RO61 Complies – Privacy and amenity for residents is maximised through the design of the building, as shown on the plans attached in Appendix B . This includes the orientation of units predominantly facing the street frontages. Further discussion is provided in Section 6.3 below.
<p>PO62 Development of garages, driveways and parking structures minimise impacts on the amenity of neighbouring dwellings.</p>	<p>AO62.1 Development for a car park: (a) provides a 2m-high acoustic fence and a landscaped area 1.5m wide where located adjacent to a</p>	RO62 Complies – The proposed development provides car parking within the building. This provides acoustic and visual screening through the walls, as shown on the proposal plans

	<p>neighbouring dwelling; (b) is acoustically screened where the car park is used at night and where located adjacent to a neighbouring dwelling.</p>	<p>attached in Appendix B. The development does not adjoin any dwelling.</p>
<p>PO63 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 which allows low-frequency service collection; (e) minimise ongoing building management cost for occupants. 	<p>AO62.2 Development for a driveway or vehicle movement area is screened by a 2m-high acoustic fence along the side or rear boundary if located adjacent to a residential dwelling.</p> <p>AO63.1 Development is designed and constructed to ensure refuse and recycling collection and storage facilities comply with the Refuse planning scheme policy.</p> <p>AO63.2 Development is designed and constructed to ensure refuse and recycling collection and storage facilities do not have any odour, noise or visual impacts which are detectable and disturbing at the site or adjoining sites. Note—Refer to the Refuse planning scheme policy for further guidance.</p>	<p>RO63 Complies – Refer to the proposal plans attached in Appendix B.</p>
<p>PO64 Development creates a safe environment by incorporating the key elements of crime prevention through environmental design that are tailored to the land use and specific vulnerable elements and settings.</p>	<p>AO64 Development incorporates the key elements of crime prevention through environmental design in its layout, building or structure design and landscaping by:</p>	<p>RO64 Complies – The development has been designed to incorporate appropriate and relevant CPTED principles. This includes openings on all levels towards Samford Road and Bere street for casual surveillance. A clear pedestrian entry has been provided on the ground floor, in combination with</p>

	<p>(a) facilitating casual surveillance opportunities and including good sightlines to publicly accessible areas such as car parks, pathways, public toilets and communal areas;</p> <p>(b) defining different uses and ownerships through design and restricting access from non-residential uses into private residential dwellings;</p> <p>(c) promoting safety and minimising opportunities for graffiti and vandalism through exterior building design and orientation of buildings and use of active frontages;</p> <p>(d) ensuring publicly accessible areas such as car parks, pathways, public toilets, communal areas are well lit;</p> <p>(e) including way-finding cues;</p> <p>(f) minimising predictable routes and entrapment locations near public spaces such as car parks, public toilets, ATMs, communal areas.</p> <p>Note—For guidance in achieving the key elements of crime prevention through environmental design refer to the Crime prevention through environmental design planning scheme policy.</p>	<p>differentiation in materials, landscaping and structures as way-finding cues. Lighting will be incorporated into the design in accordance with the Australian Standards. Refer to the proposal plans attached in Appendix B.</p>
<p>PO65 Development minimises the potential for graffiti and vandalism through appropriate design and landscaping which controls</p>	<p>AO65 Development design and landscaping incorporates graffiti and vandalism prevention techniques which:</p>	<p>RO65 Complies – It is considered that the development incorporates appropriate graffiti prevention through the architectural design, security measures (i.e. fencing, lighting) and</p>

<p>access, reduces canvas and allows for easy maintenance selection.</p>	<p>(a) deny access to potential canvas using access control techniques; (b) reduce potential canvases using canvas-reduction techniques; (c) ensure graffiti can be readily and quickly removed through easy maintenance selection techniques. Note—For guidance on graffiti and vandalism prevention techniques refer to the Graffiti prevention planning scheme policy.</p>	<p>landscaping. Refer to the proposal plans attached in Appendix B.</p>
<p>PO66 Development does not adversely impact the structural integrity or ongoing operation and maintenance of sub-surface transport infrastructure which is an existing or endorsed proposed tunnel.</p>	<p>AO66 Development demonstrates that it will not result in any impact on existing or planned sub-surface transport infrastructure through the submission of an engineering and geological report and certification or consent provided by the relevant infrastructure owner.</p>	<p>RO66 Not Applicable – The subject site is not located within proximity to existing or planned sub-surface transport infrastructure.</p>
<p>If identified in a neighbourhood plan</p>		
<p>PO67 Development minimises visual impacts to view corridors of local significance and enhances opportunities for observation of key vistas and views from identified view points.</p>	<p>AO67.1 Development ensures building placement and design does not impact on a view corridor identified in a neighbourhood plan. Note—A neighbourhood plan may identify view corridors and may or may not identify any specific view points from which they are observed. AO67.2 Development creates opportunities for views and vistas from a view point identified in a neighbourhood plan.</p>	<p>RO67 Not Applicable – The subject site is not located within an identified view corridor.</p>
<p>PO68</p>	<p>AO68.1</p>	<p>RO68 Not Applicable – The subject site is not identified as a significant corner site.</p>

<p>Development on a significant corner site provides a prominent visual reference and contribution to the neighbourhood’s public realm by:</p> <ul style="list-style-type: none"> (a) accommodating high levels of pedestrian movement at the corner and enhancing the pedestrian experience; (b) emphasising the corner setting through building form, expression, silhouette, scale, materials and landscaping; (c) reinforcing a sense of arrival to the neighbourhood plan area, precinct or sub-precinct through marking a node, an intersection or connection point in the neighbourhood; (d) respecting the prominence of any adjoining or nearby heritage places, traditional character buildings or local landmarks; (e) if a corner land dedication is required: <ul style="list-style-type: none"> (i) accommodating a deep-planted feature tree within the dedication area; (ii) providing a building envelope which acknowledges and respects the presence of the large feature tree canopy. <p>Note—A neighbourhood plan will indicate whether or not a land dedication is required.</p>	<p>Development is designed to emphasise the corner setting of a significant corner site identified in a neighbourhood plan and provides:</p> <ul style="list-style-type: none"> (a) building entries on both street frontages; (b) a single main entry at the corner. <p>AO68.2</p> <p>Development provides a corner land dedication on a significant corner site identified in a neighbourhood plan, adjacent to the existing verge area which:</p> <ul style="list-style-type: none"> (a) complies with any dimensions identified in the neighbourhood plan; (b) accommodates a deep-planted large feature tree in compliance with the road corridor design section of the Infrastructure design planning scheme policy; (c) is embellished in compliance with the road corridor design section of the Infrastructure design planning scheme policy. <p>Note—A neighbourhood plan may indicate if a corner land dedication is to be truncated or inverted. If the configuration is not specified, a truncated land dedication is to be provided where the building or podium is 2 storeys or fewer. Where an inverted corner land dedication is provided, the building design accommodates the feature tree canopy at maturity.</p> <p>AO68.3</p>	
--	--	--

	<p>Development ensures that any part of the building including the basement but excluding awnings is outside the corner land dedication area.</p> <p>Note—A neighbourhood plan may indicate if a building is able to volumetrically extend into the corner land dedication area.</p>	
<p>PO69 Development on a landmark site provides a prominent visual reference and contribution to the city’s public realm by:</p> <ul style="list-style-type: none"> (a) exhibiting subtropical architectural excellence through design, treatment and articulation; (b) defining the site and its setting through building form, expression, silhouette, scale, materials and landscaping; (c) reinforcing a sense of arrival to the neighbourhood plan area, precinct or sub-precinct through marking a node, an intersection or major connection point in the city; (d) respecting the prominence of any adjoining or nearby heritage place or local landmark; (e) if a corner land dedication is required: <ul style="list-style-type: none"> (i) accommodating a deep-planted large feature tree within the dedication area; (ii) providing a building envelope that acknowledges and respects the presence of the large feature tree canopy; 	<p>AO69.1 Development:</p> <ul style="list-style-type: none"> (a) emphasises a landmark site identified in a neighbourhood plan and its setting; (b) addresses all elevations, with front, side and rear facades all displaying a high level of modulation and articulation; (c) both vertically and horizontally articulates building form and mass with proportions compatible with the height, scale and setting of the building; (d) provides an interesting and varied skyline and silhouette; (e) uses high-quality and durable materials and finishes; (f) integrates landscaping, building entries and the public realm at the ground plane. <p>Note—The Council’s Independent design advisory panel may be invited to provide advice on developments in accordance with the provisions of the Independent design advisory panel planning scheme policy.</p> <p>AO69.2</p>	<p>RO69 Not Applicable – The subject site is not identified as a landmark site.</p>

<p>(iii) accommodating high levels of pedestrian movement and enhancing the pedestrian experience. Note—A neighbourhood plan may indicate whether or not a land dedication is required.</p>	<p>Development provides a corner land dedication adjacent to the existing verge area which:</p> <ul style="list-style-type: none"> (a) complies with any dimensions identified in a neighbourhood plan; (b) accommodates a deep-planted feature tree in compliance with the Infrastructure design planning scheme policy; (c) is embellished in compliance with the Infrastructure design planning scheme policy. <p>Note—A neighbourhood plan may indicate if a corner land dedication is to be truncated or inverted. If the configuration is not specified, a truncated land dedication is to be provided where the building or podium is 2 storeys or fewer. Where an inverted corner land dedication is provided, the building design accommodates the feature tree canopy at maturity.</p>	
<p>PO70 Development of a landscape buffer is provided in particular locations to facilitate:</p> <ul style="list-style-type: none"> (a) visual privacy to and between sites; (b) visual amenity; (c) shading and occupant amenity; (d) local habitat. 	<p>AO70 Development provides a landscape buffer along the boundaries of the site identified in a neighbourhood plan, which consists of:</p> <ul style="list-style-type: none"> (a) 3 tiers of planting; (b) a combination of rounded canopy and columnar trees; (c) a maximum spacing of 1 tree for every 6m; (d) trees capable of growing to a minimum height of 8m; (e) shrubs and ground covers. 	<p>RO70 Not Applicable – The subject site is not identified within the neighbourhood plan to provide a landscape buffer.</p>

	Note—A neighbourhood plan will indicate the boundaries where the landscape buffer is to be provided and the dimensions of the area.	
--	---	--

6.3 Multiple Dwelling Code

Performance outcomes	Acceptable outcomes	Response
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; (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>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>RO1 Complies – Refer to Section 6.2 above.</p>
<p>PO2 Development in the High density residential zone or Medium density residential zone does not isolate or negatively impact on the</p>	<p>AO2 Development in the High density residential zone or the Medium density residential zone ensures that the site area and frontage width</p>	<p>RO2 Not Applicable – The subject site is not located within the high or medium density residential zone.</p>

<p>potential for adjoining sites to develop to a scale and intensity envisaged for the zone or neighbourhood plan area. Note—An indicative concept plan that demonstrates compliant development can be achieved on the adjoining site may be required to demonstrate achievement of this outcome.</p>	<p>of an adjoining site in the High density residential zone or the Medium density residential zone meets the minimum requirements set out in: (a) a neighbourhood plan; or (b) if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements set out in Table 9.3.14.3.B.</p>	
<p>Building design and appearance</p>		
<p>PO3 Development height, bulk and scale, siting and layout ensures that: (a) building height is consistent with the intended form and character of the local area including the predominant height of existing or approved buildings in the street; (b) where building height is greater than the acceptable outcome for building height on sites adjoining or opposite the subject site, the development sensitively reduces height towards site boundaries to a compatible scale; (c) impacts on residential amenity and privacy from overlooking, visual dominance and overshadowing are minimised and adequate levels of natural light and breezes are maintained to habitable rooms, private and communal open space for both the development and residences on adjoining and nearby sites;</p>	<p>AO3 Development is contained within the building envelope for the site created by applying: (a) the maximum building height in Table 9.3.14.3.B; (b) front, rear and side boundary setback requirements in Table 9.3.14.3.C; (c) car parking boundary setback requirements in Table 9.3.14.3.E; (d) building separation requirements in Table 9.3.14.3.F; (e) building height transitions specified in Table 9.3.14.3.I where applicable; (f) the acceptable outcomes for deep planting and landscaping areas. Refer to Figure b and Figure c. Note—This acceptable outcome can be demonstrated by the preparation of a building envelope plan, elevations and sections.</p>	<p>RO3 (a) Refer to RO4.1 below. (b) Refer to RO6 and RO7.1 below. (c) Refer to RO34 below. (d) Refer to RO14.1 below. (e) Refer to RO4.2 below. (f) Refer to RO28 and RO29 below.</p>

<p>(d) sufficient visual and acoustic privacy is achieved between dwellings without reliance on screening;</p> <p>(e) the development is consistent with the setback pattern and contributes to the character of the streetscape;</p> <p>(f) adequate landscape buffering is achieved, including the retention and provision of large subtropical shade trees in deep planting areas.</p>		
<p>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> <p>(a) consistent with the anticipated density and assumed infrastructure demand;</p>	<p>AO4.1 Development has a maximum building height that complies with:</p> <p>(a) a neighbourhood plan; or</p> <p>(b) if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements set out in Table 9.3.14.3.B.</p>	<p>RO4.1 Refer to Section 6.2.</p>
<p>(b) aligned to community expectations about the number of storeys to be built, having regard to the intent for the zone precinct and the predominant height of approved buildings in the street;</p> <p>(c) proportionate to and commensurate with the site area and frontage width so as not to be overbearing on the street or adjoining development;</p> <p>(d) designed to avoid a significant and undue adverse amenity impact to adjoining development;</p> <p>(e) sited to enable existing and future buildings to be well separated from each</p>	<p>AO4.2 Development incorporates the building height transition requirements set out in Table 9.3.14.3.I.</p>	<p>RO4.2 Refer to Section 6.2.</p>

<p>other and to avoid affecting the potential development of adjoining sites;</p> <p>(f) considerate of street conditions, the topography of the area and site slope;</p> <p>(g) designed to maintain significant view points and corridors;</p> <p>(h) designed and orientated to retain solar access to key public spaces and adjoining buildings.</p>		
<p>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> <p>(a) are integrated into the development;</p> <p>(b) do not dominate the site frontage;</p> <p>(c) are compatible with the intended streetscape character;</p> <p>(d) ensure adverse amenity impacts to the streetscape and habitable spaces are ameliorated.</p>	<p>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> <p>(a) comprise no more than 5m or 10% of the street frontage, whichever is the lesser;</p> <p>(b) are orientated towards the internal driveways or footpaths onsite;</p> <p>(c) are located, screened or landscaped so as not to be visually obtrusive when viewed.</p>	<p>RO5 Performance Solution – As shown on the proposal plans attached in Appendix B, the development is required to include a padmount transformer & booster housing. They represent a minor component of the frontage with the dimensions determined by the relevant agency and requirements. They are not considered to have any impact on the intended streetscape character, particularly when other services (i.e. pump room) have been appropriately located elsewhere onsite and landscaping planting are provided at a sufficient width to the frontage. As such, it remains in compliance with performance outcome PO5.</p>
<p>PO6 Development provides a front boundary setback that:</p> <p>(a) defines the street edge;</p> <p>(b) creates a clear threshold and transition from public to private space;</p> <p>(c) assists in achieving visual privacy to ground-floor dwellings from the street;</p>	<p>AO6 Development provides setbacks to the primary and secondary frontages that complies with:</p> <p>(a) a neighbourhood plan; or</p> <p>(b) if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements set out in Table 9.3.14.3.C.</p> <p>Note—Roofing of terrace areas on car parking structures are to comply with boundary</p>	<p>RO6 Refer to Section 6.2.</p>

<ul style="list-style-type: none"> (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>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>PO7 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 building to provide visual and acoustic privacy without reliance on screening, and ensure access to natural light, sunlight and breezes; 	<p>AO7.1 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>	<p>RO7.1 Not Applicable – Refer to Section 6.2.</p>
<ul style="list-style-type: none"> (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>AO7.2 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 	<p>RO7.2 & RO7.3 - Refer to Section 6.2.</p>

	<p>residential zone or Character residential zone;</p> <p>(c) for non-habitable rooms or spaces only;</p> <p>(d) not located within 1.5m of a habitable room in an adjoining dwelling house where not located in the Medium density residential zone or High density residential zone;</p> <p>(e) not located within the front or rear setback;</p> <p>(f) where on the side boundaries of a corner lot, located towards the front of the development and separated;</p> <p>(g) a maximum height of 3m;</p> <p>(h) low maintenance or constructed of prefinished materials.</p> <p>Refer to Figure e.</p> <p>AO7.3 Development ensures built to boundary walls:</p> <p>(a) have a maximum cumulative length along each side boundary of 15m, where located in the Low-medium density residential zone, Medium density residential zone or High density residential zone; or</p> <p>(b) have a maximum cumulative length of 9m, where permitted in the Infill housing zone precinct of the Character residential zone; or</p> <p>(c) do not exceed the length of an abutting and lawfully constructed built to boundary wall on an adjoining lot.</p>	
PO8	AO8	RO8 Not Applicable – Refer to Section 6.2.

<p>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>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>PO9 Development balances the height and footprint of the building, providing modulation and variation in the facades 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; 	<p>AO9.1 Development where in the Medium density residential zone, Low-medium density residential zone or in the Infill housing zone precinct of the Character residential zone, the maximum length of a wall in any direction is 30m with substantial articulation provided every 15m. Note—Substantial articulation is a full building separation of 6m or a change in building line of plus or minus 2m for a length not less than 5m.</p> <p>AO9.2 Development where in the High density residential zone, the maximum length of a wall in any direction is 50m with</p>	<p>RO9.1 & RO9.2 Not Applicable – The subject site is located within the Neighbourhood Centre Zone. Discussion on the proposed building design and articulation is provided within the Centre or Mixed Use Code in Section 6.2 above.</p>

<p>(d) provides opportunities for dual aspect dwellings;</p> <p>(e) incorporates changes in material, finish or texture at regular intervals;</p> <p>(f) provides expressive shadow casting elements;</p> <p>(g) provides opportunities for useable and functional open space.</p> <p>Refer to Figure i.</p>	<p>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> <p>(a) balconies, verandas or terraces on each level;</p> <p>(b) variation in the treatment and patterning of windows to bring visual interest and activation to each facade;</p> <p>(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;</p> <p>(d) recessions and projections in the roof and wall plane, such as steps, slopes or splays which cast shadows.</p> <p>Refer to Figure l, Figure m and Figure n.</p>	<p>RO9.3 Complies – Refer to RO33 of Section 6.2 above.</p>
	<p>AO9.4 Development of the first 3 storeys of the building includes:</p> <p>(a) balconies and outdoor living areas orientated to the street or public realm;</p> <p>(b) expression and promotion of pedestrian entries;</p> <p>(c) elements of a finer scale than the buildings main structure framing such as party walls and slab edges;</p>	<p>RO9.4 Complies – Refer to RO33 of Section 6.2 above.</p>

	<p>(d) recesses in built form to allow natural light to access habitable rooms within the building. Refer to Figure j, Figure k and Figure l.</p>	
<p>PO10 Development for rooftops and building caps: (a) is contextually and climatically appropriate in form; (b) reduces the bulk and scale of development when viewed from the street; (c) is responsive to orientation and solar access; (d) is attractive and not marred by plant and equipment.</p>	<p>AO10.1 Development provides building caps and rooftops which: (a) contribute to the architectural distinction of the building and roofs; (b) include interesting forms created through pitches, gables, skillions or other features; (c) provides opportunity for landscaping, alternative water sources, solar energy and communal open space area. Refer to Figure m and Figure n.</p>	<p>RO10 Complies – Refer to the discussion in RO36 of Section 6.2 above.</p>
	<p>AO10.2 Development for rooftop service structures, lift motor rooms and mechanical plant and equipment is: (a) designed as an architectural feature of the building; (b) incorporated into the roof form; (c) designed to enable future inclusion of plant and equipment such as telecommunications facilities in an unobtrusive manner; (d) visually and acoustically screened from any communal open space on the rooftop.</p>	
<p>PO11 Development provides a building that must define the street edge and reinforce the desired character of the neighbourhood through:</p>	<p>AO11.1 Development provides a building front elevation that is parallel or nearly parallel to the street frontage.</p>	<p>RO11.1 Complies – Refer to the proposal plans attached in Appendix B.</p>
	<p>AO11.2</p>	<p>RO11.2 Complies – Refer to Section 6.2.</p>

<p>(a) orientation to the street; (b) front boundary setback; (c) balconies and windows to provide overlooking and casual surveillance; (d) building entrances; (e) the treatment of retaining walls or basement car parking edges. Refer to Figure r and Figure u.</p>	<p>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>RO11.3 Complies – Balconies and windows are provided both street frontages. Refer to the proposal plans attached in Appendix B.</p>
<p>PO12 Development provides an entrance that must define the threshold between public and private space and provide: (a) safe, secure and convenient access to the site for residents and visitors; (b) a sufficiently scaled and sheltered entry and meeting space; (c) clear building signage and numbering for emergency access; (d) lighting to ensure the safety of residents and visitors whilst not causing undue nuisance to adjoining premises; (e) conveniently located mailboxes; (f) individual entrances to ground storey dwellings provide for a varied streetscape.</p>	<p>AO12.1 Development of a small-scale multiple dwelling of 5 or fewer dwellings in attached form, such as townhouses, ensures access to the front door of each dwelling is at the ground storey and clearly identifiable and visible from the public street or internal driveway.</p>	<p>RO12.1 Not Applicable – The proposed development includes more than five dwelling units within the building.</p>
	<p>AO12.3 Development where not a small-scale multiple dwelling of 5 or less dwellings, provides at least one prominent pedestrian entry that connects a foyer or building entry directly with the public verge, is separated from the vehicle entry and includes: (a) entry and waiting space off the footpath; (b) shelter; (c) lighting in accordance with Category P3 of the AS/NZS 1158.3.1:2005 Lighting for roads and public spaces and complying with Table 2.1 - Illuminance in the vertical plane of AS 4282-1997 Control of the obtrusive effects of outdoor lighting; (d) mailboxes.</p>	<p>RO12.3 Complies – The building is designed with a pedestrian entry to the centre of the Bere Street frontage. This provides access to the entry and waiting space off the footpath and connection to the foyer. Lighting and mailboxes will be incorporated as required.</p>

	<p>Refer to Figure s.</p> <p>AO12.4 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>	<p>RO12.4 Not Applicable – The proposed development does not include any ground storey dwelling units.</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 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 	<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>AO13.2 Where no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, development in the high</p>	<p>RO13.1 Not Applicable – Refer Section 6.2.</p> <p>RO13.2 Not Applicable – The subject site is not located within the high density or medium density residential zone.</p>

<p>residential zone or Character residential zone. 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>density or medium density residential zones provides a building height transition that complies with the requirements specified in Table 9.3.14.3.I. Refer to Figure f.</p>	
<p>PO14 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; (b) protect residential amenity including access to natural light, sunlight and breeze; (c) provide visual privacy to reduce the need for fixed screening. 	<p>AO14.1 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; (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>Refer to Figure g and Figure h. Note—This is demonstrated by a site context plan that includes adjoining and adjacent buildings (including habitable rooms) and strategies to address separation issues. Note— Considered site planning and design and strategies such</p>	<p>RO14.1 Not Applicable – Building placement and design is discussed with regards to the Centre or Mixed Use Code. Refer to the discussion in Section 6.2 above.</p>

	<p>as offsetting balconies, the location of private space, selective screening or other design elements can reduce building separation requirements.</p>	
	<p>AO14.2 Development with a secondary private open space or balcony used for drying or services is located to the side boundary with fixed screens.</p>	<p>RO14.2 Not Applicable – The proposed development does not include secondary private open space.</p>
<p>PO15 Development of a building 8 storeys and over ensures that the design mitigates the impacts of ground-level wind acceleration to ensure safe and amenable environment for pedestrians and building occupants. Note—Where building height exceeds 15 storeys, a wind impacts report prepared by a suitably qualified professional is required to be submitted to demonstrate achievement of the above outcome.</p>	<p>AO15 Development with a building between 8 storeys and 15 storeys provides wind mitigation that uses at least 2 of the following strategies:</p> <ul style="list-style-type: none"> (a) building orientation, plan shape, massing and facade articulation to avoid tall and wide facades that face prevailing winds; (b) a podium and tower building form with tower set back at least 10m from all streets above the podium level to deflect wind downdrafts from penetrating to street level; (c) canopies, roof structures and awnings to protect pedestrians and building occupants at ground and podium levels; (d) trellis structures and a dense network of trees onsite at ground or podium level. <p>Note—No acceptable outcome is prescribed for a development if more than 15 storeys in height. Note—Where a podium provides for unroofed private or communal open space areas, a wind impact report prepared by a</p>	<p>RO15 Not Applicable – The proposed building is less than eight storeys in height.</p>

	suitably qualified professional may be required to justify appropriate wind mitigation measures to ensure the safety of residents and visitors of the building.	
<p>PO16 Development provides screening and partial enclosure of balconies to:</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>AO16.1 Development where providing balconies with solid balustrades on the street frontage or visible from public space, limits solid balustrading to a maximum of:</p> <p>(a) 50% of the balconies on the first 3 storeys;</p> <p>(b) 25% on the 4th storey and above.</p> <p>Refer to Figure w.</p>	<p>RO16 Complies – The proposed development provides transparent (i.e. glass) balustrading to both frontages.</p>
	<p>AO16.2 Development where providing solid walls or fixed screening to balconies limits the walls and screening to:</p> <p>(a) the side directly adjoining another balcony or private open space within the same building;</p> <p>(b) a maximum of 20% or 1.0m of 1 external face, whichever is lesser, to screen utilities or private clothes lines;</p> <p>(c) the full extent of a secondary balcony on a side elevation where for utilities or services.</p> <p>Note—This excludes solid balustrades or screening where provided to reduce amenity or privacy impacts to nearby dwellings.</p>	<p>RO16.2 Complies – The proposed development does not include any solid walls and fixed screening to balconies is less than 20%.</p>
	<p>AO16.3 Development where providing operable, moveable or adjustable screening of</p>	<p>RO16.3 Not Applicable – Adjustable screening is not proposed for balconies.</p>

	<p>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 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</p>	<p>RO17.1-RO17.2 Not Applicable – The subject site is not located adjoining or adjacent to an existing dwelling house.</p>

	dwelling house, is screened from floor level to a height above 1.5m above floor level.	
	<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>	RO17.3 Will Comply – If required.
<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>	RO18 Will Comply – Outdoor lighting to be installed will comply with relevant Australian standards. Council to condition accordingly.
<p>PO19 Development for a building must not incorporate any type of glass or other surface likely to reflect specular rays that could create undue nuisance, discomfort or hazard to the surrounding locality.</p>	<p>AO19 Where development incorporates reflective glass material, it is to have: (a) a level of light reflectivity of not greater than 20%; (b) a level of heat transmission of not less than 20%.</p>	RO19 Will Comply.
<p>PO20 Development is located, designed and constructed to achieve the: (a) air quality (planning) criteria in Table 9.3.14.3.G;</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>	RO20.1 - Refer to the discussion in Section 6.2.

<p>(b) odour criteria in Table 9.3.14.3.H. Note—An air quality impact report prepared in accordance with the Air quality planning scheme policy can assist in demonstrating achievement of this performance outcome.</p>	<p>(a) exhaust vent outlets of premises where food or cooking odour is released, by a minimum of 6m; (b) exhaust vent outlets from car parks or bus stations, by a minimum of 15m.</p>	
<p>PO21 Development in a zone in the centre zones category or the Mixed use zone must: (a) be located, designed and constructed to protect bedrooms and other habitable rooms from exposure to noise arising from non-residential activities outside the building; (b) be designed and constructed to achieve a minimum reduction in sound pressure level between the exterior of the building and the bedrooms or indoor primary living areas of 30dBA. Note—A noise impact assessment report prepared in accordance with the Noise impact assessment planning scheme policy can assist in demonstrating achievement of this performance outcome. Note—Site-specific criteria will be identified in a neighbourhood plan for sites within a Special Entertainment</p>	<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>AO21 Development in a zone in the centre zones category or the Mixed use zone has a minimum acoustic performance of: (a) Rw 35 for glazing (windows and doors) where total area of glazing is greater than 1.8m²; (b) Rw 32 for glazing (windows and doors) where total area of glazing is less than or equal to 1.8m².</p>	<p>RO20.2 Complies – Refer to the discussion in Section 6.2.</p> <p>RO21 Will Comply – All windows and doors will be appropriately glazed as required. We ask Council to condition this requirement.</p>

<p>Precinct Area or within the Transport noise corridor overlay.</p>		
<p>PO22 Development that includes mechanical plant (including air-conditioning plant, heat pumps and swimming pool pumps) ensures it is located, designed and attenuated to achieve the following criteria:</p> <ul style="list-style-type: none"> • $L_{Aeq,adj,T}$ emitted from mechanical plant is not greater than the rating background level plus 3 at a sensitive use not associated with the development. <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</p>	<p>AO22 Development ensures mechanical plant is acoustically screened from nearby sensitive uses.</p>	<p>RO22 Will Comply – Any mechanical plant and equipment will be acoustically screened. We ask Council to condition this requirement.</p>

<p>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 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 environmental design, refer to the Crime</p>	<p>AO23 No acceptable outcome prescribed.</p>	<p>RO23 Complies – Refer to the discussion in Section 6.2.</p>

prevention through environmental design planning scheme policy.		
<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>RO24 Complies – Refer to the discussion in Section 6.2.</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 otherwise identified in a neighbourhood plan. 	<p>RO25</p> <p>(a) Complies – The proposed multiple dwelling use is defined within the ‘accommodation activities’ defined activity group.</p>
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>	<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>RO26.1 Complies – Adequate floor-to-ceiling height and windows / openings are provided to all residential units.</p>

<p>(a) reduces the need for mechanical heating, cooling and lighting;</p> <p>(b) ensures access to sunlight and natural heating, cooling and ventilation for residents;</p> <p>(c) provides protection and relief from the subtropical climate;</p> <p>(d) mitigates the impact of urban heat island.</p>	<p>Refer to Figure o and Figure p.</p> <p>AO26.2 Development includes:</p> <p>(a) weather protection and sun shading to all external doors and windows to habitable rooms;</p> <p>(b) deep recesses, eaves and sun-shading devices on the north-facing building facades;</p> <p>(c) extensively shaded west-facing building facades using building and landscape elements such as adjustable screens, awnings or pergolas, green walls and planting.</p>	<p>RO26.2 Complies – Refer to Section 6.2.</p>
<p>PO27 Development ensures significant vegetation and large subtropical shade trees are retained, or where retention is not possible, compensatory planting is established to balance the bulk, scale and form of the building and provide a subtropical landscape setting including natural shade to mitigate heat island effects. Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy.</p>	<p>AO27.1 Development ensures that the location of new buildings, car parking, driveways, crossovers, retaining walls, filling and excavation, utilities or services will not adversely impact the long-term viability of significant vegetation, including large subtropical shade trees to be retained. 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>AO27.2 Development provides or retains one tree within the site per 20m of frontage that is</p>	<p>RO27.1 Complies – The proposed development does not include the retention of vegetation onsite. Compensatory planting is established to the boundaries of the site, as shown on the proposal plans attached in Appendix B.</p> <p>RO27.2-RO27.3 Will Comply – Appropriate tree species will be provided, detailed further</p>

	<p>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 Development provides tree species that are selected and planted to provide a minimum 50% shade cover to a site’s open space within 10 years. Note—Shade cover is to be measured at 12pm on 21 December.</p>	<p>on a landscape concept plan at the BA stage of the project.</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 built 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. Note—The above requirements do not apply where a front</p>	<p>RO28.1 The subject site is located within the Neighbourhood Centre Zone. Refer to the discussion on landscaping and deep planting t in Section 6.2 above.</p>

<p>(g) provide natural shade to mitigate heat island impacts. Note—This is demonstrated by an overall site landscape concept plan. Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy.</p>	<p>boundary setback of zero metres is required, such as in a zone in the centre zones category or Mixed use zone.</p> <p>AO28.2 Development provides landscaping along side boundaries as follows: (a) a minimum of 1.5m wide landscaping for a side boundary excluding the area for built to boundary walls; (b) a minimum of 1.5m wide landscaping for a side boundary where a driveway, or at ground level open parking area, is located adjacent to the boundary.</p>	<p>RO28.2 Complies – As shown on the proposal plans attached in Appendix B, the development provides landscaping in excess of 3 m to the northern side boundary.</p>
<p>PO29 Development provides deep planting areas that: (a) are of sufficient size and dimension to contain large subtropical shade tree species; (b) are maintained exclusively for landscaping, with no underground development or infrastructure; (c) are open to the sky with access to light and rainfall into the natural ground; (d) are planted with subtropical tree species that at maturity are complementary in scale and height to the building form and respond to the site location and design needs;</p>	<p>AO29.1 Development locates deep-planting areas: (a) to protect existing significant vegetation including large subtropical shade trees; (b) to provide an opportunity for the co-location of deep soil plants and large subtropical shade trees within the street or on adjoining premises; (c) within the front or rear set back to soften the built form for the street and adjoining premises. Note—In regards to (c) above, deep planting is not required within the front setback where a front boundary setback of zero metres is required, such as in a zone in the centre zones category or Mixed use zone.</p> <p>AO29.2</p>	<p>RO29 – Refer to the discussion on deep planting within the Centre or Mixed Use Code in Section 6.2 above.</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>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 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. 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; 	
---	---	--

	<p>(b) surface structures and infrastructure such as water conservation services, refuse storage areas, fire hydrants or boosters, electrical transformers or other utilities;</p> <p>(c) sub-surface structures or infrastructure such as piping, bioretention pits, basement car parking structures.</p>	
Private and communal open space		
<p>PO30 Development provides communal space that must be designed to provide:</p> <p>(a) residents with passive and active recreation opportunities;</p> <p>(b) a pleasant outlook for residents and maximise opportunities for shared views or access to viewing points;</p> <p>(c) opportunity for a range of uses and flexible use.</p>	<p>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> <p>(a) is a minimum of 5% or 40m² of the site area, whichever is greater;</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>RO30.1 (a) Complies – In excess of 5% of the site area has been provided for communal open space. (b) Performance solution – At approximately 460m² in size, a single consolidated rooftop space provides better opportunity the range and flexibility of use.</p> <p>(c) Complies – As shown on the proposal plans attached in Appendix B. (d) Will Comply. (e) Will Comply. (f) Not applicable. (g)(h) Can Comply – The communal open space is of sufficient size to accommodate recreation facilities and paved area with a minimum dimension of 5m. Further detail will be provided in any subsequent landscape concept plan.</p>

	<p>Note—Deep planting areas can be located within communal open space. However, the minimum site percentage requirements for communal open space and deep planting must be calculated separately. Note—In regards to (b) above, one space may be provided on ground as a swimming pool and barbeque area with substantial landscaping, and another on the roof to take advantage of views. Note—Internal spaces may include a gymnasium, movie room or entertainment room. Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy.</p>	
	<p>AO30.2 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>RO30.2 Complies – The communal open space has been calculated to exclude these areas. Refer to the proposal plans attached in Appendix B.</p>

<p>PO31 Development must provide attractive and functional private open space for residents that:</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>AO31.1 Development provides private open space which comprises:</p> <p>(a) for ground storey dwellings, a minimum area of 35m² with a minimum dimension of 3m;</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>RO31.1 (a) Not Applicable – The building does not include ground storey dwelling units. (b) Complies – Each unit above ground is provided with balconies in compliance with the minimum requirements. Refer to the proposal plans attached in Appendix B.</p>
	<p>AO31.2 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>RO31.2 (a) Complies – Private open space is accessible from primary living areas (i.e. living room/dining room/bedroom) of units. (b) Complies – Refer to RO31.1 above. (c) Not Applicable – Adjustable privacy screening is not incorporated.</p>
	<p>AO31.3 Development provides balconies that are located to the front or rear of a building except where adequate building separation and</p>	<p>RO31.3 Complies – Balconies have been predominantly located to the frontages of the site and adequately screen planting can be provided along the northern side boundary.</p>

	<p>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; or (b) 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>RO31.4 Complies – Private open space has been calculated excluding these areas. Refer to the proposal plans attached in Appendix B.</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 permitted where this will significantly improve passive solar design, provided privacy for occupants and adjacent dwellings is maintained.</p>	<p>RO31.5 Performance solution – The site is a south- and west-facing corner site. The proposed design features balconies oriented to address the primary street frontages.</p>
<p>Refuse storage and collection</p>		

<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>RO32 Complies – Refer to the proposal plans attached in Appendix B.</p>
Car parking, manoeuvring and hardstand areas		
<p>PO33 Development provides car parking areas, vehicle site access, services and utilities that do not adversely impact on a positive streetscape character and interface being established.</p>	<p>AO33.1 Development ensures that vehicle access comprises no more than 30% of the street frontage width at the front boundary and is located away from the main pedestrian entry. Note—This excludes driveway splays to the kerb.</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>RO33.1 & RO33.2 Complies – As shown on the proposal plans attached in Appendix B, the development provides an approximately 6.5m wide vehicular crossover within the 47.5m frontage. This represents less than 14% of the street frontage width and is adequately separated from the main pedestrian entry.</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>	<p>RO33.3 Complies – The building design extends to the vehicular entrance at Bere Street. Services, pipes and ducts will be appropriately designed.</p>
<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; 	<p>AO34.1 Development where not in a zone in the centre zones category or the Mixed use zone, provides car parking that is:</p> <ul style="list-style-type: none"> (a) located: <ul style="list-style-type: none"> (i) below ground; or (ii) at ground level or above ground level only if contained within the development footprint and located behind the main building line, except where for visitor parking; (iii) set back from front, rear and side boundaries in accordance with a neighbourhood plan or if no neighbourhood plan applies or no requirements are specified in a neighbourhood plan, Table 9.3.14.3.E; (iv) landscaped and screened from view of the street, other public areas and adjoining properties; 	<p>RO34 Not Applicable – The subject site is located within a centre zone.</p>

<p>(ii) the scale and detail of any parking structure walls when viewed from the street and adjoining properties;</p> <p>(iii) setback distances to mitigate impacts;</p> <p>(iv) the location of active frontages and public spaces.</p> <p>Note—Where in a zone in the centre zones category or the Mixed use zone, the car parking provisions of the Centre or mixed use code apply.</p>	<p>(v) not in conflict with required vehicle queuing distances.</p> <p>Note—Car parking within the building which extend 1m above ground level will be counted as a storey in the maximum height and will be subject to the relevant boundary setback requirements.</p>	
	<p>AO34.2</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</p> <p>Development, where not in a zone in the centre zones category or the Mixed use zone, for a basement car parking structure that is 1m or less above ground and located on the side or rear boundary ensures that where retaining walls and fencing are proposed:</p> <p>(a) the maximum combined height of basement structure, retaining walls and fencing is 2m;</p> <p>(b) structures and fences are finished with low-maintenance and pre-finished materials.</p> <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>PO35 Development where not in a zone in the centre zones category or the Mixed use zone, ensures that car parking, hardstand or manoeuvring areas are:</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: 	<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>AO35.1 Development where not in a zone in the centre zones category or the Mixed use zone, ensures that a hardstand or manoeuvring area situated at or above ground level is:</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; 	<p>RO35 Not Applicable – The subject site is located within a centre zone.</p>

<p>(i) minimise the reflection of headlights into dwelling windows; (ii) attenuate noise impacts; (c) landscaped to: (i) soften the visual appearance of at grade hardstand areas; (ii) enhance pedestrian safety; (iii) improve visual amenity for the streetscape and urban area; (iv) provide shade for pedestrians and reduce the impact of glare and radiant heat from car parking areas.</p> <p>Note—where in a zone in the centre zones category or the Mixed use zone, the car parking provisions of the Centre or mixed use code apply.</p>	<p>(b) screened to prevent the reflection of car headlights onto dwelling windows adjoining or opposite the site.</p>	
	<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: (a) acoustically screened from adjoining dwellings to a minimum height of 1.8m; (b) provided with a vegetated buffer next to any movement or parking areas: (i) a minimum of 1m wide along the side boundary; (ii) a minimum of 2m wide along the rear boundary; (iii) planted at a pot size and density sufficient to screen up to 1.5m above ground level at establishment.</p>	
	<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: (a) a minimum of 1 shade tree for every 6 car spaces; (b) trees which are planted to achieve a minimum 50% shade cover along internal pedestrian paths and driveways within 5 years of certification in accordance with the Landscape work code and the Planting species planning scheme policy.</p>	

	<p>Note—Trees which are planted to achieve a minimum 50% shade cover along internal pedestrian paths and driveways within 5 years of certification in accordance with the Landscape work code and the Planting species planning scheme policy.</p>	
	<p>AO35.4 Development where not in a zone in the centre zones category or the Mixed use zone, provides: (a) landscaping that is used to delineate safe pedestrian movement through car parks; (b) exterior vehicle movement areas that are broken up by alternative materials, patterns or threshold treatments.</p>	
	<p>AO35.5 Development of ground level or other above ground car parking, where not in a zone in the centre zones category or the Mixed use zone, provides densely planted setbacks. Note—Front boundary setbacks must be treated to address streetscape interface issues and be in accordance with the streetscape interface performance outcomes and acceptable outcomes.</p>	
Transit oriented development		
<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</p>	<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>	<p>RO36 Not Applicable – The subject site is not located within 200m walking distance of an access point to a railway or busway station.</p>

<p>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; (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"> (a) includes ground storey tenancies, with commercial ceiling heights, increased glazing to front facades, and individual pedestrian entries, that can be adapted for conversion to and between non-residential and residential uses; (b) provides safe, logical and direct pedestrian access to and from the development to the street front or adjoining public areas; (c) provides or maintains safe, logical and direct pedestrian access to the railway or busway station entry points in accordance with the Infrastructure design planning scheme policy; (d) ensures that any screening and landscaping provided within the development creates vibrant and attractive street environments whilst not preventing casual surveillance of streets, public spaces and the immediate station environment, entries and platform. 	
<p>Fencing and retaining walls</p>		
<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>RO37.1</p> <p>(a) Not Applicable – No front boundary fencing is proposed.</p>

<p>(e) protect the privacy and amenity for residents and dwellings adjoining the site.</p>	<p>(iii) 1.8m in height and solid only where setback behind landscaping and the site is on an arterial road;</p> <p>(b) along any side or rear boundary, it is a minimum of 1.8m in height, except where forward of the main building line;</p> <p>(c) along any side boundary, where forward of the main building line to the front boundary, it is:</p> <p>(i) a maximum of 1.2m in height, where fence construction is solid or less than 50% transparent; or</p> <p>(ii) a maximum of 1.5m in height, where fence construction is at least 50% transparent.</p>	<p>(b) Will Comply - Where not built to boundary.</p> <p>(c) Will Comply – If required. However, we note the location of the padmount transformer. Refer to the proposal plans attached in Appendix B.</p>
	<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>RO37.2 Not Applicable – No front boundary fencing is proposed.</p>
	<p>AO37.3 Development for a retaining wall is:</p> <p>(a) stepped to minimise impact on the streetscape and pedestrian environment;</p> <p>(b) a maximum of 0.6m in height if directly abutting the edge of the adjoining road reserve verge.</p>	<p>RO37.3 Performance Solution – A retaining wall is proposed in Bere Street which is appropriately stepped.</p>
<p>Adaptable housing</p>		

<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>	<p>RO38 Not Applicable – The proposed development does not include designated adaptable housing.</p>
<p>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>		<p>Not Applicable</p>
<p>Additional criteria for development if identified in a neighbourhood plan</p>		
<p>PO40 Development on a landmark site identified in a neighbourhood plan provides a prominent visual reference and contribution to the city’s public realm by:</p> <ul style="list-style-type: none"> (a) exhibiting subtropical architectural excellence through design, treatment and articulation; (b) defining the site and its setting through building form, expression, silhouette, scale, materials and landscaping; (c) reinforcing a sense of arrival to the neighbourhood plan area, precinct or sub-precinct through marking a node, an intersection or major connection point in the city; (d) respecting the prominence of any adjoining or nearby heritage place or local landmark; (e) providing a corner land dedication, if required, that: 	<p>AO40.1 Development:</p> <ul style="list-style-type: none"> (a) emphasises a landmark site identified in a neighbourhood plan and its setting; (b) addresses all elevations, with front, side and rear facades all displaying a high level of modulation and articulation; (c) both vertically and horizontally articulates building form and mass with proportions compatible with the height, scale and setting of the building; (d) provides an interesting and varied skyline and silhouette; (e) uses high-quality and durable materials and finishes; (f) integrates landscaping, building entries and the public realm at the ground plane. <p>Note—The Council’s Independent Design Advisory Panel may be invited to provide advice on developments in accordance with</p>	<p>RO40 Not Applicable – The subject site is not identified as a landmark site.</p>

<p>(i) accommodates a deep-planted large feature tree within the dedication area;</p> <p>(ii) provides a building envelope that acknowledges and integrates the presence of the large feature tree canopy;</p> <p>(iii) accommodates high levels of pedestrian movement and a high quality pedestrian setting.</p> <p>Note—A neighbourhood plan may indicate whether or not a land dedication is required.</p>	<p>the provisions of the Independent design advisory panel planning scheme policy.</p> <p>AO40.2 Development provides a corner land dedication adjacent to the existing verge area which:</p> <p>(a) complies with any dimensions identified in a neighbourhood plan;</p> <p>(b) accommodates a deep-planted feature tree in compliance with the Infrastructure design planning scheme policy;</p> <p>(c) is embellished in compliance with the Infrastructure design planning scheme policy.</p> <p>Note—A neighbourhood plan may indicate if a corner land dedication is to be truncated or inverted. If the configuration is not specified, a truncated land dedication is to be provided where the building or podium is 2 or less storeys height. Where an inverted corner land dedication is provided, the building design accommodates the feature tree canopy at maturity.</p>	
<p>PO41 Development minimises visual impacts on a view corridor of local significance and enhances opportunities for observation of key vistas and views from identified view points.</p>	<p>AO41.1 Development ensures building placement and design minimise visual impacts on a view corridor identified in a neighbourhood plan. Note—A neighbourhood plan may identify view corridors and may or may not identify any specific view points from which they are observed.</p> <p>AO41.2</p>	<p>RO41 Not Applicable – The subject site is not located within an identified view corridor.</p>

	<p>Development enhances opportunities for views and vistas from a view point identified in a neighbourhood plan.</p>	
<p>PO42 Development on a significant corner site identified in a neighbourhood plan provides a prominent visual reference and contribution to the neighbourhood’s public realm by:</p> <ul style="list-style-type: none"> (a) accommodating high levels of pedestrian movement at the corner and enhancing the pedestrian experience; (b) emphasising the corner setting through building form, expression, silhouette, scale, materials and landscaping; (c) reinforcing a sense of arrival to the neighbourhood plan area, precinct or sub-precinct through marking a node, intersection or connection point in the neighbourhood; (d) respecting the prominence of any adjoining or nearby heritage places, traditional character buildings or local landmarks; (e) if a corner land dedication is required: <ul style="list-style-type: none"> (i) accommodating a deep-planted feature tree within the dedication area; (ii) providing a building envelope that acknowledges and respects the presence of the feature tree canopy. <p>Note—A neighbourhood plan will indicate whether or not a land dedication is required.</p>	<p>AO42.1 Development is designed to emphasise the corner setting of a significant corner site identified in a neighbourhood plan and provides:</p> <ul style="list-style-type: none"> (a) building entries on both street frontages; or (b) a single main entry at the corner. <p>AO42.2 Development provides a significant corner land dedication of a significant corner site identified in a neighbourhood plan, adjacent to the existing verge of the building which:</p> <ul style="list-style-type: none"> (a) complies with any dimensions identified in the neighbourhood plan; (b) accommodates a deep-planted feature tree in compliance with the road corridor design section of the Infrastructure design planning scheme policy; (c) is embellished in compliance with the road corridor design section of the Infrastructure design planning scheme policy. <p>Note—A neighbourhood plan may indicate if a corner land dedication is to be truncated or inverted. If the configuration is not specified, a truncated land dedication is to be provided where the building or podium is 2 or fewer storeys in height. Where an inverted corner land dedication is provided, the building</p>	<p>RO42 Not Applicable – The subject site is not identified as a significant corner site.</p>

	<p>design accommodates the feature tree canopy at maturity.</p>	
	<p>AO42.3 Development ensures that any part of the building, including the basement but excluding awnings, is outside the corner land dedication area. Note—A neighbourhood plan may indicate if a building is able to volumetrically extend into the corner land dedication area.</p>	
<p>If in the Infill housing zone precinct of the Character residential zone</p>		<p>Not Applicable</p>

7. Conclusion

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

- Ensures a logical reuse and development for a site within proximity of public transport, shops and services;
- Complies with the performance outcomes of the relevant codes;
- Continues the type of development expected for this location allowing increased choice in residential accommodation;
- Has safe and adequate access for residents and visitors; and
- Is infill development that makes efficient use of existing infrastructure to subsequently contribute to the reduction in urban sprawl and increase in needed housing supply.

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