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APPLICATION REF
A007134393

9.3.14.3 Multiple dwelling code

Performance Outcomes	Acceptable Outcomes	Response
Site area and frontage		
PO1 Development has a site area and frontage width that is sufficient to: (a) accommodate the scale and form of multiple dwelling buildings considering site features such as heritage or character buildings and slope; (b) deliver useable communal open space areas and private open spaces; (c) achieve viable areas of deep planting and landscaping to retain significant vegetation and protect or establish large subtropical shade trees; (d) achieve safe and convenient vehicle access to the site; (e) accommodate on-site parking and vehicle manoeuvring for residents, visitors and service providers; (f) accommodate the location and size requirements of service authorities and site services to minimise adverse visual and amenity impacts on neighbours and the streetscape; (g) minimise the impact of new driveways on the streetscape.	**AO1** Development has a site area and frontage width that meets the minimum requirements set out in: (a) a neighbourhood plan; or (b) if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements set out in Table 9.3.14.3.B. Note—The site frontage is measured at the property line on the primary road boundary.	**Complies with AO1** There is no Reconfiguring of a Lot component of the proposed development, thus the site remains consistent with its existing condition. Further the site is identified by the preliminary approval (A005035465) as suitable for the proposed multiple dwelling. Additionally the proposal provides adequate communal open space, deep planting, verge treatments, vehicle access, parking provision and services within the bounds of the site. The site area of 1842m^2 is more than adequate to accommodate a proposal of this scale. Refer to **Appendix C** for further details.

Performance Outcomes	Acceptable Outcomes	Response
PO2 Development in the High density residential zone or Medium density residential zone does not isolate or negatively impact on the potential for adjoining sites to develop to a scale and intensity envisaged for the zone or neighbourhood plan area. Note—An indicative concept plan that demonstrates compliant development can be achieved on the adjoining site may be required to demonstrate achievement of this outcome.	**AO2** Development in the High density residential zone or the Medium density residential zone ensures that the site area and frontage width of an adjoining site in the High density residential zone or the Medium density residential zone meets the minimum requirements set out in:: (a) a neighbourhood plan; or (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	**Not Applicable** The site is not identified in the High density residential zone or the Medium density residential zone.
Building design and appearance		
PO3 Development height, bulk and scale, siting and layout ensures that: (a) building height is consistent with the intended form and character of the local area including the predominant height of existing or approved buildings in the street; (b) where building height is greater than the acceptable outcome for building height on sites adjoining or opposite the subject site, the development sensitively reduces height towards site boundaries to a compatible scale; (c) impacts on residential amenity and privacy from overlooking, visual dominance and overshadowing are minimised and adequate	**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.	**Complies with Performance Outcome** (a) Building Height was set in the preliminary approval over the site (A005035465). Refer to Section 4.3.9 of the Town Planning Report for a complete assessment. (b) Setbacks are set in the preliminary approval over the site (A005035465). Refer to Section 4.3.9 of the Town Planning Report for a complete assessment. (c) Car parking boundary setbacks are set in the preliminary approval over the site (A005035465). Refer to Section 4.3.9 of the Town Planning Report for a complete assessment.

Performance Outcomes	Acceptable Outcomes	Response
levels of natural light and breezes are maintained to habitable rooms, private and communal open space for both the development and residences on adjoining and nearby sites; (d) sufficient visual and acoustic privacy is achieved between dwellings without reliance on screening; (e) the development is consistent with the setback pattern and contributes to the character of the streetscape; (f) adequate landscape buffering is achieved, including the retention and provision of large subtropical shade trees in deep planting areas.	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.	(d) The site is an isolated lot (surrounded by infrastructure, vacant lots and parks) and thus building separation is not required. (e) The site is an isolated lot (surrounded by infrastructure, vacant lots and parks) and thus building height transition is not required. (f) The development provides sufficient landscaping and deep planting.
PO4 Development has a building height, scale and form that improves the amenity and achieves the intended outcomes of the zone or neighbourhood plan area, contributes to a cohesive streetscape and built form character and is: (a) consistent with the anticipated density and assumed infrastructure demand; (b) aligned to community expectations about the number of storeys to be built, having regard to the intent for the zone precinct and the predominant height of approved buildings in the street; (c) proportionate to and commensurate with the site area and frontage width so as not to be	**AO4.1** Development has a maximum building height that complies with: (a) a neighbourhood plan; or (b) if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements set out in Table 9.3.14.3.B.	**Complies with PO4** Building height is set by the Preliminary Approval (A005035465), however the proposal seeks an alternative outcome and is therefore subject to assessment against PO4. A full response to PO4 and building height is provided in sections 4.3 and 5.1 of the Town Planning Report.
	AO4.2 Development incorporates the building height transition requirements set out in Table 9.3.14.3.I.	**Not Applicable** The site does not adjoin a lot containing a dwelling house.

Performance Outcomes	Acceptable Outcomes	Response
overbearing on the street or adjoining development; (d) designed to avoid a significant and undue adverse amenity impact to adjoining development; (e) sited to enable existing and future buildings to be well separated from each other and to avoid affecting the potential development of adjoining sites; (f) considerate of street conditions, the topography of the area and site slope; (g) designed to maintain significant view points and corridors; (h) designed and orientated to retain solar access to key public spaces and adjoining buildings.		
PO5 Development for services and related structures, including electricity transformers, fire hydrant and booster assemblies, air conditioning and other mechanical plant, vents, exhausts and refuse and recycling storage areas: (a) are integrated into the development; (b) do not dominate the site frontage; (c) are compatible with the intended streetscape character; (d) ensure adverse amenity impacts to the streetscape and habitable spaces are ameliorated.	**AO5** Development ensures that where services and related structures, including electricity transformers, fire hydrants and booster assemblies, air conditioning and other mechanical plant, vents, exhausts and refuse and recycling storage areas, are located within 4 metres of the front boundary: (a) comprise no more than 5m or 10% of the street frontage, whichever is the lesser; (b) are orientated towards the internal driveways or footpaths onsite;	**Complies with PO5** While some of these services propose an alternative outcome to AO5, these services are regulated by Energex and the proposed locations are compliant with relevant Energy Queensland specifications. All other plant equipment is appropriate.

Performance Outcomes	Acceptable Outcomes	Response
	(c) are located, screened or landscaped so as not to be visually obtrusive.	
PO6 Development provides a front boundary setback that: (a) defines the street edge; (b) creates a clear threshold and transition from public to private space; (c) assists in achieving visual privacy to ground-floor dwellings from the street; (d) supports the location of balconies for casual surveillance of the street and modulation of the facade; (e) allows for built form and facade articulation that contributes to the streetscape character and landscape; (f) is consistent with the intended streetscape and setback pattern; (g) facilitates landscaping appropriate to soften and screen the built form of the development from the street.	**AO6** Development provides setbacks to the primary and secondary frontages that complies with: (a) a neighbourhood plan; or (b) if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements set out in Table 9.3.14.3.C. Note—Roofing of terrace areas on car parking structures are to comply with boundary setback requirements for balconies. Note—Boundary setbacks are also influenced by minimum building separations considering the nature of the wall proposed and the number of openings or balconies.	**Complies with PO6** Setbacks for the site are pursuant to the Preliminary Approval (A005035465), however the proposal seeks an alternative outcome and is therefore subject to assessment against PO6. A full response to PO6 and setbacks is provided in sections 4.3 and 5.1 of the Town Planning Report.
PO7 Development provides side and rear boundary setbacks that: (a) consider future development; (b) minimise the impacts of development on the amenity and privacy of future and existing neighbourhood residents;	**AO7.1** Unless greater setbacks are required to achieve adequate building separation, development provides a rear boundary and side boundary setback that complies with: (a) a neighbourhood plan; or (b) if no neighbourhood plan applies or no requirements are specified in the	**Complies with PO7** Setbacks for the site are pursuant to the Preliminary Approval (A005035465), however the proposal seeks an alternative outcome and is therefore subject to assessment against PO7. A full response to PO7 and setbacks is provided in sections 4.3 and 5.1 of the Town Planning Report.

Performance Outcomes	Acceptable Outcomes	Response
(c) support the separation of buildings to provide visual and acoustic privacy without reliance on screening, and ensure access to natural light, sunlight and breezes; (d) contribute to the rhythm and pattern of the streetscape in keeping with the intended neighbourhood character; (e) maximise the opportunity to retain significant vegetation and protect or establish large subtropical shade trees in deep-planting areas.	neighbourhood plan, the requirements set out in Table 9.3.14.3.C. **Refer to Figure d.**	
	AO7.2 Development ensures that any built to boundary walls located in a zone in the residential zones category are: (a) not located along both side boundaries unless in the Low-medium density residential zone, Medium density residential zone or High density residential zone; (b) not located along a common boundary with a lot located in the Low density residential zone or Character residential zone; (c) for non-habitable rooms or spaces only; (d) not located within 1.5m of a habitable room in an adjoining dwelling house where not located in the Medium density residential zone or High density residential zone; (e) not located within the front or rear setback; (f) where on the side boundaries of a corner lot, located towards the front of the development and separated; (g) a maximum height of 3m; (h) low maintenance or constructed of prefinished materials. Refer to Figure e.	
	AO7.3	**Not Applicable**

Performance Outcomes	Acceptable Outcomes	Response
	Development ensures built to boundary walls: (a) have a maximum cumulative length along each side boundary of 15m, where located in the Low-medium density residential zone, Medium density residential zone or High density residential zone; or (b) have a maximum cumulative length of 9m, where permitted in the Infill housing zone precinct of the Character residential zone; or (c) do not exceed the length of an abutting and lawfully constructed built to boundary wall on an adjoining lot.	The site is identified in the Character Zone (Character Precinct) and does not adjoin a constructed development.
PO8 Development ensures that the proportion of buildings to open space and landscaping on a site: (a) is consistent with the intended form, character and intensity of the local area and immediate streetscape; (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;	**AO8** Development has: (a) a building footprint within the building envelope; (b) a maximum site cover that: (i) complies with the requirements set out in a neighbourhood plan; or (ii) if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan: A. where in the Medium density residential zone, Low–medium density residential zone or the Infill housing zone precinct of the Character residential zone, is 45%; or	**Complies with Performance Outcome** The proposed development provides a podium site cover of 68% and tower site cover of 51%. The proposed development compiles with the performance outcome for the following reasons: (a) pursuant to the preliminary approval, the proposal is of a form, scale and use anticipated for the site and Albion Exchange area. (b) The incorporation of balconies, glazing, and recessed architectural elements introduces visual variation and articulation to the tower form, reducing the perception of bulk and ensuring the building does not present as a dominant or overbearing presence within the streetscape.

Performance Outcomes	Acceptable Outcomes	Response
(f) provides for deep planting areas to retain significant vegetation and protect or establish large subtropical shade trees.	B. where in the High density residential zone, is 40%.	(c) Site is self contained and therefore mitigates any impacts to adjoining properties, (d) Supports private outdoor living through the provision of private open space to all dwellings. (e) Generous communal open space is provided on the roof and is highly functional and accessible (f) Generous deep planting outcomes have been provided on site.
PO9 Development balances the height and footprint of the building, providing modulation and variation in the façade's horizontal and vertical profiles that: (a) reduces the appearances of bulk through changes in building depth, length and articulated form; (b) maintains a human scale and is consistent with the form and character intent of the neighbourhood and street; (c) supports residential amenity to occupants and adjoining properties, including access to natural light and breezes; (d) provides opportunities for dual aspect dwellings; (e) incorporates changes in material, finish or texture at regular intervals;	**AO9.1** Development where in the Medium density residential zone, Low-medium density residential zone or in the Infill housing zone precinct of the Character residential zone, the maximum length of a wall in any direction is 30m with substantial articulation provided every 15m. Note—Substantial articulation is a full building separation of 6m or a change in building line of plus or minus 2m for a length not less than 5m.	**Not Applicable** The site is identified in the Character (character) Residential Zone.
	AO9.2 Development where in the High density residential zone, the maximum length of a wall in any direction is 50m with substantial articulation provided every 15m. Note—Substantial articulation is a full building separation of 6m or a change in building line of plus or minus 2m for a length not less than 5m.	**Not Applicable** The site is not identified in the High density residential zone.
	AO9.3	**Complies with AO9.3**

Performance Outcomes	Acceptable Outcomes	Response
(f) provides expressive shadow casting elements; (g) provides opportunities for useable and functional open space. Refer to Figure i.	Development incorporates the following design elements: (a) balconies, verandas or terraces on each level; (b) variation in the treatment and patterning of windows to bring visual interest and activation to each facade; (c) variation in building form, materials, colours, textures and finishes to articulate finer scale architectural features and building elements such as party walls and slab edges; (d) recessions and projections in the roof and wall plane, such as steps, slopes or splays which cast shadows. Refer to Figure l, Figure m and Figure n.	The proposed tower form provides articulation along each frontage through the proposed balcony locations and recesses within the tower form. The built form is strategically stepped back from the northern corner to suitably accommodate the existing bikeway onsite. The articulation and variation incorporated into the built form, together with the proposed landscaping and deep planting outcome, delivers a responsive architectural outcome. The design promotes a pedestrian-oriented environment and enhances the visual amenity of the streetscape. The incorporation of balconies, glazing, and recessed architectural elements introduces visual variation and articulation to the tower form, reducing the perception of bulk and ensuring the building does not present as a dominant or overbearing presence within the streetscape. Balconies are strategically positioned at the corners of the tower and utilise transparent glass balustrades, facilitating sightlines through the building and reinforcing a sense of openness and permeability.
	AO9.4 Development of the first 3 storeys of the building includes: (a) balconies and outdoor living areas orientated to the street or public realm; (b) expression and promotion of pedestrian entries;	**Complies with PO9** The proposal provides an alternative outcome in relation to AO9.4. Refer to Section 4.3.9.6 of the Town Planning Report for full justification.

Performance Outcomes	Acceptable Outcomes	Response
	(c) elements of a finer scale than the building's main structure framing such as party walls and slab edges; (d) recesses in built form to allow natural light to access habitable rooms within the building. Refer to Figure j, Figure k and Figure l.	
PO10 Development for rooftops and building caps: a. is contextually and climatically appropriate in form; b. reduces the bulk and scale of development when viewed from the street; c. is responsive to orientation and solar access; d. is not marred by plant and equipment; e. may incorporate a rooftop garden where integrated as part of the overall building design and enhancing the presentation and visual amenity of the rooftop and skyline when viewed from external public vantage points. Note—External public vantage points means from at least two mostly unobstructed views of the development from a public area.	**AO10.1** Development provides building caps and rooftops which: (a) contribute to the architectural distinction of the building and roofs; (b) include interesting forms created through pitches, gables, skillions or other features; (c) provides opportunity for landscaping, alternative water sources, solar energy and communal open space area. **Refer to Figure m and Figure n.**	**Complies with AO10.1** The proposal provides a visually distinct roof cap, utilising lightweight materials which contrast in colour with the tower from the layout of the rooftop has been design to provide casual surveillance opportunities from the private dining room to the street. Additionally, locating private dining room on the edge of the rooftop creates a interesting visual outcome, with the use of floor to ceiling windows bordered by lightweight materials.
	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;	**Complies with the Acceptable Outcome** The rooftop services are appropriately integrated into the built form and are visually and acoustically screened from any communal open space on the rooftop.

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	(d) visually and acoustically screened from any communal open space on the rooftop.	
	AO10.3 Development for a rooftop garden: a. incorporates a combination of built form and soft landscape elements integrated with the overall building design; b. enhances the presentation and visual amenity of the rooftop and skyline when viewed from external public vantage points. Note—External public vantage points means from at least two mostly unobstructed views of the development from a public area.	**Not Applicable** The proposed development does not incorporate a rooftop garden.
PO11 Development provides a building that must define the street edge and reinforce the desired character of the neighbourhood through: (a) orientation to the street; (b) front boundary setback; (c) balconies and windows to provide overlooking and casual surveillance; (d) building entrances; (e) the treatment of retaining walls or basement car parking edges. Refer to Figure r and Figure u.	**AO11.1** Development provides a building front elevation that is parallel or nearly parallel to the street frontage.	**Complies with Acceptable Outcome** The front elevation is parallel to the street frontage.
	AO11.2 Unless required to achieve landscaping and streetscape outcomes, development provides a building that is not set back further than 2m beyond the minimum required street front setback.	**Complies with PO11** The site is identified by the preliminary approval (A005035465) as suitable for the proposed multiple dwelling. A full response to PO11 and setbacks is provided in sections 4.3 and 5.1 of the Town Planning Report.
	AO11.3 Development provides balconies and windows from the primary living area that face and overlook the street or public space.	**Complies with Acceptable Outcome** The proposed development provides balconies and windows from the units primary living area that overlook the Albion Road frontage, McDonald Road and Albion Overpass.

Performance Outcomes	Acceptable Outcomes	Response
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	**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.	**Not Applicable** The proposed development is for more than 5 dwellings.
	AO12.2 Development where not a small-scale multiple dwelling of 5 or less dwellings, provides at least one prominent pedestrian entry that connects a foyer or building entry directly with the public verge, is separated from the vehicle entry and includes: (a) entry and waiting space off the footpath; (b) shelter; (c) lighting in accordance with Category P3 of the AS/NZS 1158.3.1:2005 Lighting for roads and public spaces and complying with Table 2.1 - Illuminance in the vertical plane of AS 4282-1997 Control of the obtrusive effects of outdoor lighting; (d) mailboxes. Refer to Figure s.	**Complies with AO12.2** The development provides a clearly defined pedestrian entrance along the primary boundary which is supported by the lobby space. This area directly connects with the public realm and active transport network fronting the site. Within the lobby space mailboxes are adequately provided. The vehicle entry is separated and provided on McDonald Road. The building provides overhangs to the pedestrian entrance to provide weather protection and shading.
	AO12.3 Development provides direct entry from the street for any ground storey dwellings that are adjacent to the street front and ensures that:	**Not Applicable** The proposed development does not provide ground storey dwellings.

Performance Outcomes	Acceptable Outcomes	Response
	(a) any steps are set back a minimum of 1m and are perpendicular to the front boundary; (b) retaining walls step to the street level and provide a transition from private outdoor space and the street; (c) lighting is provided in accordance with Category P3 of the AS/NZS 1158.3.1:2005 Lighting for roads and public spaces and complying with Table 2.1 - Illuminance in the vertical plane of AS 4282-1997 Control of the obtrusive effects of outdoor lighting; (d) street numbering is provided to support visitor and emergency access. Refer to Figure t.	
Safety, privacy, and amenity		
PO13 If: (a) identified in a neighbourhood plan as a building height transition; or (b) in the High density residential zone or the Medium density residential zone and sharing a common boundary with, or located fronting a minor road that is opposite, premises in the Low–medium density residential zone, Low density residential zone or Character residential zone.	**AO13.1** Where identified in a neighbourhood plan, development provides a building height transition which ensures that buildings and structures comply with the requirements specified in the neighbourhood plan.	**Not Applicable** The site is an isolated lot (surrounded by infrastructure, vacant lots and parks) and thus building height transition is not required.
	AO13.2 Where no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, development in the High Density or Medium Density Residential zones provides a building height transition that complies with the requirements specified in Table 9.3.14.3.I.	**Not Applicable** The site is identified in the Character Residential Zone.

Performance Outcomes	Acceptable Outcomes	Response
Development provides a transitional built form which protects the amenity of lower density residential areas by: (a) stepping down in height and scale; (b) heavily landscaping interface area; (c) minimising impacts including overlooking and visual dominance through building articulation; (d) maintaining adequate levels of natural ventilation and light penetration to habitable rooms and private open space; (e) avoiding large blank walls on steeply sloping sites.	Refer to Figure f.	
PO14 Development separates buildings from existing or future buildings within a site or on an adjoining site to: (a) be consistent with the form and character intent for the local area; (b) protect residential amenity including access to natural light, sunlight and breeze; (c) provide visual privacy to reduce the need for fixed screening.	**AO14.1** Development provides building placement and design that: (a) complies with Table 9.3.14.3.F; or (b) positions the primary balcony or private open space to face the street frontage or rear boundary or adjoining public open space; (c) offsets balconies or habitable rooms so that they are positioned outside the cone of vision of existing or approved habitable rooms or outdoor spaces. Refer to Figure g and Figure h. Note—This is demonstrated by a site context plan that includes adjoining and adjacent buildings (including habitable rooms) and strategies to address separation issues.	**Complies with Acceptable outcome** The site is adjoined by one site that can accommodate a future building. The proposed development has been designed to be separate from future buildings on any adjoining sites.

Performance Outcomes	Acceptable Outcomes	Response
	Note— Considered site planning and design and strategies such as offsetting balconies, the location of private space, selective screening or other design elements can reduce building separation requirements.	
	AO14.2 Development with a secondary private open space or balcony used for drying or services is located to the side boundary with fixed screens.	**Not Applicable** The units comprise one private open space area.
PO15 Development of a building 8 storeys and over ensures that the design mitigates the impacts of ground-level wind acceleration to ensure safe and amenable environment for pedestrians and building occupants. Note—Where building height exceeds 15 storeys, a wind impact report prepared by a suitably qualified professional is required to be submitted to demonstrate achievement of the above outcome.	**AO15** Development with a building between 8 storeys and 15 storeys provides wind mitigation that uses at least 2 of the following strategies: (a) building orientation, plan shape, massing and facade articulation to avoid tall and wide facades that face prevailing winds; (b) a podium and tower building form with tower set back at least 10m from all streets above the podium level to deflect wind downdrafts from penetrating to street level; (c) canopies, roof structures and awnings to protect pedestrians and building occupants at ground and podium levels; (d) trellis structures and a dense network of trees onsite at ground or podium level. Note—No acceptable outcome is prescribed for a development if more than 15 storeys in height. Note—Where a podium provides for unroofed private or communal open space areas, a wind impact report prepared by a suitably qualified professional may be required to justify appropriate wind	**Complies with PO15** The proposal is designed to avoid the creation of wind tunnels noting the following components: - the building is oriented to ensure appropriate breeze capturing while responding to the constraints of the site (rail corridor and overpass) - the built form features an articulated frontage and utilises balconies, recesses and slab projections to avoid ground level wind acceleration; - the slab projections utilised through the podium create a protected pedestrian environment which is further supported by the dense vegetation proposed on the ground floor.

Performance Outcomes	Acceptable Outcomes	Response
	mitigation measures to ensure the safety of residents and visitors of the building.	
PO16 Development provides screening and partial enclosure of balconies to: (a) balance the privacy needs of neighbouring dwellings with the comfort of building occupants; (b) ensure buildings are subtropical and climatically responsive; (c) reduce the appearance of excessive bulk; (d) provide opportunities for passive surveillance of the street or public spaces. Note—Balconies use a combination of solid balustrades, operable screens and lightweight materials to provide a balance of privacy and engagement with the street and other public spaces.	**AO16.1** Development where providing balconies with solid balustrades on the street frontage or visible from public space, limits solid balustrading to a maximum of: (a) 50% of the balconies on the first 3 storeys; (b) 25% on the 4th storey and above. Refer to Figure w.	**Not Applicable** The balconies are glazed.
	AO16.2 Development where providing solid walls or fixed screening to balconies limits the walls and screening to: (a) the side directly adjoining another balcony or private open space within the same building; (b) a maximum of 20% or 1m of 1 external face, whichever is lesser, to screen utilities or private clothes lines; (c) the full extent of a secondary balcony on a side elevation where for utilities or services. Note—This excludes solid balustrades or screening where provided to reduce amenity or privacy impacts to nearby dwellings.	**Not Applicable** Solid walls or fixed screening is not proposed, other than where balconies adjoin.
	AO16.3 Development where providing operable, moveable or adjustable screening of balconies, limits the screening to a maximum of:	**Not Applicable** Screening is not proposed as apart of this development.

Performance Outcomes	Acceptable Outcomes	Response
	(a) 60% of the front side or rear boundary balconies to achieve visual privacy to an existing dwelling within 9m; (b) 100% of west-facing primary balconies. Refer to Figure w.	
PO17 Development must minimise direct overlooking between buildings through appropriate building layout, location and the design of windows and balconies or screening devices. Note—Siting and building separation is used to minimise privacy screening requirements.	**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: (a) an offset from the habitable room or private open space of the existing dwelling to limit direct outlook; or (b) sill heights a minimum of 1.5m above floor level; or (c) fixed obscure glazing in any part of the window below 1.5m above floor level; or (d) fixed external screens; or (e) in the case of screening for a ground floor level, fencing to a minimum 1.8m above the ground storey floor level. Refer to Figure h.	**Not Applicable** No dwellings are 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.
	AO17.2 Development where a direct view is available from balconies, terraces, decks or roof decks into windows of habitable rooms, balconies, terraces or decks in an adjacent existing dwelling house, is	**Not Applicable** The development has been designed to ensure that there are no direct views from balconies, terraces, decks or roof decks into windows of habitable rooms, balconies, terraces or decks in an adjacent existing dwelling house.

Performance Outcomes	Acceptable Outcomes	Response
	screened from floor level to a height above 1.5m above floor level.	
	AO17.3 Development provides screening devices that are solid translucent screens, perforated or slatted panels or fixed louvres that have a maximum of 25% openings, with a maximum opening dimension of 50mm, and that are permanently fixed and durable. Note—The screening device is offset a minimum of 0.3m from the wall around any window. Note—Screening devices may be hinged or otherwise attached to facilitate emergency egress.	**Not Applicable** Screening is not proposed as apart of this development.
PO18 Development minimises light nuisance to residents and adjoining premises whilst maintaining safety of publicly accessible areas of the development.	**AO18** Development of outdoor lighting is in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting. Note—This includes outdoor lighting to communal open spaces on the roof.	**Complies with Acceptable Outcome** Outdoor lighting can comply with AS 4282-1997 Control of the obtrusive effects of outdoor lighting.
AO19 Development for a building must not incorporate any type of glass or other surface likely to reflect specular rays that could create undue nuisance, discomfort or hazard to the surrounding locality.	**AO19** Where development incorporates reflective glass material, it is to have: (a) a level of light reflectivity of not greater than 20%; (b) a level of heat transmission of not less than 20%.	**Will comply with Acceptable Outcome** The Applicant will comply with a reasonable and relevant condition.
PO20 Development is located, designed and constructed to achieve the:	**AO20.1** Development in a zone in the centre zones category or the Mixed use zone, including any	**Not Applicable** The site is identified in the Character Zone (Character Precinct).

Performance Outcomes	Acceptable Outcomes	Response
(a) air quality (planning) criteria in Table 9.3.14.3.G; (b) odour criteria in Table 9.3.14.3.H. Note—An air quality impact report prepared in accordance with the Air quality planning scheme policy can assist in demonstrating achievement of this performance outcome.	outdoor air intakes for the development, is separated from: (a) exhaust vent outlets of premises where food or cooking odour is released, by a minimum of 6m; (b) exhaust vent outlets from car parks or bus stations, by a minimum of 15m.	
	AO20.2 Development is located no closer than 150m to a spray painting workshop. Note—This distance is to be measured between the building containing the spray painting workshop and the property boundary of the sensitive use.	**Complies with Acceptable Outcome** The site is not located within 150m of a spray painting workshop.
PO21 Development in a zone in the centre zones category or the Mixed use zone must: (a) be located, designed and constructed to protect bedrooms and other habitable rooms from exposure to noise arising from non-residential activities outside the building; (b) be designed and constructed to achieve a minimum reduction in sound pressure level between the exterior of the building and the bedrooms or indoor primary living areas of 30dBA. 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.	**AO21** Development in a zone in the centre zones category or the Mixed use zone has a minimum acoustic performance of: (a) Rw 35 for glazing (windows and doors) where total area of glazing is greater than $1.8m^2$; (b) Rw 32 for glazing (windows and doors) where total area of glazing is less than or equal to $1.8m^2$.	**Not Applicable** The site is identified in the Character Zone (Character Precinct).

Performance Outcomes	Acceptable Outcomes	Response
Note—Site-specific criteria will be identified in a neighbourhood plan for sites within a Special Entertainment Precinct Area or within the Transport noise corridor overlay.		
PO22 Development that includes mechanical plant (including air-conditioning plant, heat pumps and swimming pool pumps) ensures it is located, designed and attenuated to achieve the following criteria: • $L_{Aeq,adj,T}$ emitted from mechanical plant is not greater than the rating background level plus 3 at a sensitive use not associated with the development. Note— Where T is • Day (7am to 6pm): 11hr, • Evening (6pm to 10pm): 4hr, • Night (10pm to 7am): 9hr. Where- • $L_{Aeq,adj,T}$ is the A-weighted equivalent continuous sound pressure level during measurement time T, adjusted for tonal and impulsive noise characteristics, determined in accordance with the methodology described in the Noise impact assessment planning scheme policy. • The rating background level is determined in accordance with the methodology described in the Noise impact assessment planning scheme policy. Note—A noise impact assessment report prepared in accordance with the Noise impact assessment planning scheme policy can assist in demonstrating achievement of this performance outcome.	**AO22** Development ensures mechanical plant is acoustically screened from nearby sensitive uses.	**Complies with Acceptable Outcome** Refer to the Acoustic Assessment in **Appendix H**.

Performance Outcomes	Acceptable Outcomes	Response
PO23 Development must create a safe environment by incorporating the key elements of crime prevention through environmental design in its layout, building or structure design and landscaping by: (a) facilitating casual surveillance opportunities and including good sightlines to publicly accessible areas such as car parks, pathways, public toilets, and communal areas; (b) defining different uses and ownerships through design and restricting access from non-residential uses into private residential dwellings; (c) promoting safety and minimising opportunities for graffiti and vandalism through exterior building design and orientation of buildings and use of active frontages; (d) ensuring publicly accessible areas such as car parks, pathways, public toilets, and communal areas are well lit; (e) including way-finding cues; (f) minimising predictable routes and entrapment locations near public spaces such as car parks, public toilets, ATMs, communal areas. Note—For guidance in achieving the key elements of crime prevention through environmental design, refer to the Crime	**AO23** No acceptable outcome prescribed.	**Complies with Performance Outcome (where no prescribed Acceptable Outcome)** The layout, design and landscaping of the proposed development facilities key elements of crime prevention through environmental design, including passive surveillance from units, uninterrupted sightlines, and a legible design that minimises potential entrapment areas. Refer to the Architectural Plans in **Appendix C** for further details.

Performance Outcomes	Acceptable Outcomes	Response
prevention through environmental design planning scheme policy.		
PO24 Development incorporates graffiti and vandalism prevention techniques in its layout, building or structure design and landscaping, by: (a) denying access to potential canvases through access control techniques; (b) reducing potential canvases through canvas reduction techniques; (c) ensuring graffiti can be readily and quickly removed through easy maintenance selection techniques. Note—For guidance on graffiti and vandalism prevention techniques refer to the Graffiti prevention planning scheme policy.	**AO24** No acceptable outcome prescribed.	**Complies with Performance Outcome (where no prescribed Acceptable Outcome)** The potential for graffiti and vandalism is minimised through the absence of natural ladders and potential canvases. Passive surveillance and clear sightlines through the development further reduce the likelihood of unsociable behaviour occurring on site. Refer to the Architectural Plans in **Appendix C** for further details.
PO25 Development has hours of operation which are controlled so that the use does not detrimentally impact on the amenity of adjoining residents.	**AO25** Development: (a) for accommodation activities, dwelling unit or emergency services has unlimited hours of operation; (b) for any other use, has hours of operation, including deliveries, which are limited to 6am to 8pm, or as otherwise identified in a neighbourhood plan.	**Complies with Acceptable Outcome** The proposed development is for a multiple dwelling and thus has unlimited hours of operation.
Subtropical design and landscaping		
PO26	**AO26.1**	**Complies with Acceptable Outcome**

Performance Outcomes	Acceptable Outcomes	Response
Development supports Brisbane's subtropical character and sustainable lifestyle through functional and climatically responsive building design, layout and orientation that: (a) reduces the need for mechanical heating, cooling and lighting; (b) ensures access to sunlight and natural heating, cooling and ventilation for residents; (c) provides protection and relief from the subtropical climate; (d) mitigates the impact of urban heat island.	Development is designed to provide all dwellings with: (a) floor-to-ceiling heights of at least 2.7m; (b) habitable rooms with a minimum of 2 dual aspect windows or openings. Refer to Figure o and Figure p.	The proposed development has been designed to ensure residential levels comprise floor-to-ceiling heights of 3.2m and most habitable rooms with dual aspect.
	AO26.2 Development includes: (a) weather protection and sun shading to all external doors and windows to habitable rooms; (b) deep recesses, eaves and sun-shading devices on the north-facing building facades; (c) extensively shaded west-facing building facades using building and landscape elements such as adjustable screens, awnings or pergolas, green walls and planting.	**Complies with Acceptable Outcome** The proposal includes weather protection and sun shading within the architectural design of the building, including deep recesses, landscaping and deep planting areas. The proposed north or west facing units are extensively shaded and recessed. Refer to the Architectural Plans in **Appendix C** for further details.
PO27 Development ensures significant vegetation and large subtropical shade trees are retained, or where retention is not possible, compensatory planting is established to balance the bulk, scale and form of the building and provide a subtropical landscape setting including natural shade to mitigate heat island effects.	**AO27.1** Development ensures that the location of new buildings, car parking, driveways, crossovers, retaining walls, filling and excavation, utilities or services will not adversely impact the long-term viability of significant vegetation, including large subtropical shade trees to be retained. Note—Invasive species listed as 'Undesirable plant species' in the Planting species planning scheme policy are not required	**Complies with Acceptable Outcome** The site is not identified as containing any significant vegetation or large subtropical trees.

Performance Outcomes	Acceptable Outcomes	Response
Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy.	to be retained unless the tree is a significant, mature and healthy shade tree. Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy.	
	AO27.2 Development provides or retains one tree within the site per 20m of frontage that is capable of growing to a minimum height of 15m at maturity. Note—Landscape design incorporates planting in accordance with the Planting species planning scheme policy. Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy.	**Complies with Acceptable Outcome** A tree is provided every 20m along each frontage.
	AO27.3 Development provides tree species that are selected and planted to provide a minimum 50% shade cover to a site's open space within 10 years. Note—Shade cover is to be measured at 12pm on 21 December.	**Complies with Acceptable Outcome** Refer to Landscape Plans in **Appendix D** for further detail.
PO28 Development provides landscaping that must: (a) provide shade to pedestrian pathways; (b) maintained sightlines and support personal safety by allowing for the overlooking of the street and public spaces from the site and balconies; (c) present an integrated landscape, neighbourhood and streetscape character;	**AO28.1** Development provides landscaping within the site along the frontage of the site that consists of: (a) a minimum of 1 area of deep planting with a dimension of 4m x 4m; (b) shade and/or rounded canopy trees located to cast a minimum of 50% shade over the adjacent verge within 5 years of planting; (c) a minimum of 50% of frontage length planted for a minimum width of	**Complies with PO28.** The proposal provides an alternative outcome in relation to the location of the proposed planting. Refer to Section 4.3.9.6 of the Town Planning Report and **Appendix D** for full justification.

Performance Outcomes	Acceptable Outcomes	Response
(d) contribute positively to amenity and the subtropical microclimate of the site, streetscape and public spaces; (e) reduce the appearance of building bulk and soften built form, driveways and hardstand areas from the street and adjoining properties; (f) contribute to privacy between residences; (g) provide natural shade to mitigate heat island impacts. Note—This is demonstrated by an overall site landscape concept plan. Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy.	2m, excluding the driveway crossover and pedestrian access. Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy. Note—The above requirements do not apply where a front boundary setback of zero metres is required, such as in a zone in the centre zones category or Mixed use zone. **AO28.2** Development provides landscaping along side boundaries as follows: (a) a minimum of 1.5m wide landscaping for a side boundary excluding the area for built to boundary walls; (b) a minimum of 1.5m wide landscaping for a side boundary where a driveway, or at ground level open parking area, is located adjacent to the boundary.	
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	**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	**Complies with Acceptable Outcome** The proposal provides approximately 17% of the site area as deep planting. A majority of the deep planting is provided on the southern boundary of the site, however, as shown in **Appendix C** and **D** a portion of deep planting is provided in northern corner of the site (primary frontage) to provide a high quality sub-tropical outcome.

Performance Outcomes	Acceptable Outcomes	Response
and height to the building form and respond to the site location and design needs; (e) soften the impact of building and hardstand areas and reduces impervious areas to improve stormwater; (f) provides natural shade to mitigate heat island effects; (g) provides informal recreation spaces that are easily accessible for building occupants; (h) is located to retain and protect existing site features such as significant vegetation or grouped with deep-planted areas on adjacent sites to maximise contiguous areas of deep planting.	zero metres is required, such as in a zone in the centre zones category or Mixed use zone.	
	AO29.2 Development provides deep-planting areas that are: (a) a minimum of 10% of the site area; (b) a minimum unobstructed dimension of 4m in any direction; (c) able to accommodate trees planted in natural ground; (d) 100% open to the sky; (e) can be accessed for maintenance purposes.	**Complies with Acceptable Outcome** The proposed development provides generous deep planting, exceeding 10% of the site area. Deep planting areas provided are a minimum unobstructed dimension of 4m in any direction, able to accommodate trees planted in natural ground, 100% open to the sky, and can be accessed for maintenance purposes. Refer to Landscape Plans in **Appendix D** for further detail.
	AO29.3 Where there are no existing large subtropical shade trees on the site, development provides trees in the deep-planting areas which: (a) are capable of growing to a minimum canopy diameter of 5m and a minimum height of 5m within 5 years of planting; (b) are subtropical tree species consistent with the Planting species planning scheme policy. Note—Tree species should be chosen to respond to particular site location or design needs. Where site circumstances permit, tree species that are complementary in scale and height to the building form should be selected. Tree height and canopy spread will be dependent on species.	**Complies with Acceptable Outcome** Refer to Landscape Plans in **Appendix D** for further detail.
	AO29.4	**Complies with Acceptable Outcome**

Performance Outcomes	Acceptable Outcomes	Response
	Development ensures that deep-planting areas are exclusively for landscaping and do not contain: (a) vehicle driveways, manoeuvring or hardstand areas and pedestrian paths; (b) surface structures and infrastructure such as water conservation services, refuse storage areas, fire hydrants or boosters, electrical transformers or other utilities; (c) sub-surface structures or infrastructure such as piping, bioretention pits, basement car parking structures.	Landscaping and deep planting areas are appropriately separated from the driveway crossover to McDonald Road and all sub-surface structures. Refer to Landscape Plans in **Appendix D** and the Architectural Plans in **Appendix C** for further detail.
Private and communal open space		
PO30 Development provides communal space that must be designed to provide: (a) residents with passive and active recreation opportunities; (b) a pleasant outlook for residents and maximise opportunities for shared views or access to viewing points; (c) opportunity for a range of uses and flexible use.	**AO30.1** Development consisting of 10 or more dwellings provides communal open space, that is clearly distinguished from deep planting areas and private open space, and: (a) is a minimum of 5% or 40m^2 of the site area, whichever is greater; (b) is one consolidated useable space, or where exceeding 100m^2, two separate useable areas within the site; (c) is a minimum 50% open to the sky; (d) is a minimum of 25% landscaping; (e) is a minimum of 25% shaded by trees within 5 years; (f) is a maximum 25% as internal dedicated created space;	**Complies with Acceptable Outcome** The development proposes a total of 780m^2 of communal open space. Most of the communal open space is provide on the roof top terrace and provides facilities such as a pool, gym, sauna, yoga lawn, private dining area and landscaped areas. Ground level accommodates a lobby, mail room and landscaped areas. 673m^2 of the communal open space is external and open to the sky, with only 107m^2 being located internally. The proposed rooftop terrace complies with AO30.1, based on the following: • The proposed communal recreation area accommodated across two separate usable spaces.

Performance Outcomes	Acceptable Outcomes	Response
	(g) is designed to provide a range of recreational facilities such as seating, barbeque, swimming pool and vegetable gardens; (h) incorporates a flat paved or grassed area with a minimum dimension of 5m in any direction. Note—Deep planting areas can be located within communal open space. However, the minimum site percentage requirements for communal open space and deep planting must be calculated separately. Note—In regards to (b) above, one space may be provided on ground as a swimming pool and barbeque area with substantial landscaping, and another on the roof to take advantage of views. Note—Internal spaces may include a gymnasium, movie room or entertainment room. Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy.	• More than 50% of the communal open space is open to the sky (673m²). • An appropriate proportion of the communal open space comprises landscaping. • The rooftop and ground level can achieve a minimum 25% shaded by trees within 5 years. • The rooftop is designed to provide a range of recreational facilities such as seating, barbeque, yoga and swimming. • The yoga lawn is a flat grassed area that significantly exceeds the minimum dimension of 5m in any direction. Refer to the Architectural Package **(Appendix C) and** Landscape Plans **(Appendix D)** for further details.
	AO30.2 Development ensures that communal outdoor space areas do not contain: (a) vehicle driveways, manoeuvring or hardstand areas; or (b) surface structures and infrastructure such as rainwater tanks, transformers and water boosters. Note—Bioretention areas can form part of communal open space provided it is designed as a component of the landscape area but not any area of deep planting. Lightweight	**Complies with Acceptable outcome** The communal open space does not contain vehicle driveways, manoeuvring or hardstand areas or surface structures. The communal open spaces is located on the rooftop and other structures are either separated or provided on the ground floor.

Performance Outcomes	Acceptable Outcomes	Response
	shade structures such as pergolas are able to be located within communal open space.	
PO31 Development must provide attractive and functional private open space for residents that: (a) is appropriately sized and located to enhance amenity and liveability for residents; (b) is designed to be functional for the use of the possible number of residents in each dwelling; (c) is designed to contribute to the form and detail of the building. Note—Private open space can be provided on ground, on balconies or in a structure over a platform, basement and on rooftops.	**AO31.1** Development provides private open space which comprises: a. for ground storey dwellings, a minimum area of 35m^2 with a minimum dimension of 3m; b. for dwellings above ground storey, a balcony with a minimum area of 12m^2 and a minimum dimension of 3m. Note—The measurement of minimum private open space requirements must be clear of utilities such as hot water systems, air-conditioning units, rainwater tanks, bicycle parking, fire hydrants or other utilities, as well as areas required for deep planting and communal open space..	**Complies with Performance Outcome** The majority of the proposed private opens space complies with the dimensions outlined in AO31.1. The minimal private open spaces comprising less than 12m^2 are still of a sufficient area to accommodate outdoor living. Additionally, these areas connect to the primary living areas and are supported by the generous communal open space.
	AO31.2 Development provides for private open space areas that are: a. for the primary area, directly accessible from the internal primary living areas of the dwelling; b. provided with a screened area of 2m^2 minimum dimension capable of screening air-conditioning plant, private clothes drying, etc; provided with adjustable, moveable or operable privacy screening where appropriate.	**Complies with Acceptable Outcome** The proposed development provides private open space directly accessible from the primary living areas. Where necessary screening of air-conditioning or private clothes drying can be provided.
	AO31.3 Development provides balconies that are located to the front or rear of a building except where	**Complies with Acceptable Outcome** Balconies are provided at the front and rear.

Performance Outcomes	Acceptable Outcomes	Response
	adequate building separation and screen landscaping can be achieved to maintain privacy along side boundaries.	
	AO31.4 Development ensures that private open space areas do not contain: a. vehicle driveways, manoeuvring or hardstand areas; or b. surface structures and infrastructure such as retaining walls, rainwater tanks, electricity transformers and fire hydrants and boosters. Note—Water conservation services or utilities or stormwater treatment measures, such as bioretention areas, can form part of private open space provided they are designed as a component of the landscape area but not any area of deep planting. Lightweight shade structures, such as pergolas, are able to be located within at-grade and in-structure private open space.	**Complies with Acceptable Outcome** Private open space areas do not contain vehicle driveways, manoeuvring or hardstand areas, or surface structures.
	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. a. Note—Side boundary facing north or north-east facing windows or balconies may be permitted where this will significantly improve passive solar design, provided privacy for occupants and adjacent dwellings is maintained.	**Complies with Performance Outcome** The proposed development provides an alternative outcome providing 50% of the dwellings outdoor living, oriented north and the other 50% oriented south. This outcome is appropriate given the orientation of the building, and that dwellings outdoor living areas are positioned north where possible. Additionally, only one of the outdoor living spaces being true south facing, with most either facing north of offering south-east and south-west perspectives.

Performance Outcomes	Acceptable Outcomes	Response
		Refer to the Architectural Plans in **Appendix C** for further detail.
Refuse storage and collection		
PO32 Development provides refuse and recycling collection and storage facilities that: (a) are located conveniently in an unobtrusive dedicated storage room or separate screened structure; (b) are located and managed so that adverse impacts on building occupants, neighbouring properties and the public realm are minimised; (c) provide for refuse and recycling including source separation; (d) are of a design that allows low-frequency service collection; (e) minimise ongoing building management cost for occupants. Note—Refer to the Refuse planning scheme policy for further guidance.	**AO32** Development provides refuse and recycling collection and storage facilities, including source separation, in accordance with the Refuse planning scheme policy.	**Complies with Acceptable Outcome** Refer to the Waste Management Plan in **Appendix H**, for further detail.
Car parking, manoeuvring and hardstand areas		
PO33 Development provides car parking areas, vehicle site access, services and utilities that do not adversely impact on a positive streetscape character and interface being established.	**AO33.1** Development ensures that vehicle access comprises no more than 30% of the street frontage width at the front boundary and is located away from the main pedestrian entry.	**Complies with Acceptable Outcome** The proposed vehicle access comprises approximately 8.8% of the combined street frontages.

Performance Outcomes	Acceptable Outcomes	Response
	Note—This excludes driveway splays to the kerb.	
	AO33.2 Development provides site access, combined with short-term parking, drop-off zones or porte-cocheres, that does not dominate the street frontage or comprise more than 40% of the street frontage width.	**Complies with Acceptable Outcome** The proposed vehicle access comprises approximately 8.8% of the combined street frontages. No short-term parking, drop-off zones or porte-cocheres are proposed as part of the development.
	AO33.3 Development, where above-ground or partially above-ground car parking, is located so that: (a) the facade design and materials selection is extended to the car park entry and car park areas on all frontages and boundaries; (b) building services, pipes and ducts within the car park are not visible from the street and other public spaces or adjoining properties and are screened and landscaped. Refer to Figure v.	**Complies with Acceptable Outcome** The car parking is located at ground level and throughout three (3) podium levels. These levels have been designed to present an interesting façade and pedestrian experience, incorporating landscaping and deep planting to visually buffer the car parks. Screening is also provided along the façades of these levels to further visually buffer any services located within the car park.
PO34 Development where not in a zone in the centre zones category or the Mixed use zone, provides car parking that is sited and of a bulk and form that: (a) does not dominate the street frontage of the development; (b) does not impact on the safety and efficiency of the road networks;	**AO34.1** Development where not in a zone in the centre zones category or the Mixed use zone, provides car parking that is located: i. below ground; or ii. at ground level or above ground level only if contained within the development footprint and located behind the main building line, except where for visitor parking;	**Not Applicable** The car parking is in line with the main building line, and not setback in accordance with the table. Further, the site was identified by the preliminary approval (A005035465) as suitable for the proposed multiple dwelling and thus is appropriately configured to achieve the desired outcome.

Performance Outcomes	Acceptable Outcomes	Response
(c) does not detract from the quality of adjoining streetscape or public spaces; (d) is safe and convenient for residents, visitors and service providers; (e) does not negatively impact on the amenity of adjoining residents by way of noise, odour or light having regard to: i. the proximity of dwelling houses or existing multiple dwellings on adjoining sites; ii. the scale and detail of any parking structure walls when viewed from the street and adjoining properties; iii. setback distances to mitigate impacts; iv. the location of active frontages and public spaces. Note—Where in a zone in the centre zones category or the Mixed use zone, the car parking provisions of the Centre or mixed use code apply.	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; v. not in conflict with required vehicle queuing distances. Note—Car parking within the building which extend 1m above ground level will be counted as a storey in the maximum height and will be subject to the relevant boundary setback requirements	
	AO34.2 Development, where not in a zone in the centre zones category or the Mixed use zone, of a basement car parking structure located between the street frontage and the main building line is no more than 1m above ground level at any point.	**Not Applicable** The proposed development does not provide basement car parking.
	AO34.3 Development, where not in a zone in the centre zones category or the Mixed use zone, for a basement car parking structure that is 1m or less above ground and located on the side or rear boundary ensures that where retaining walls and fencing are proposed: (a) the maximum combined height of basement structure, retaining walls and fencing is 2m;	**Not Applicable** The proposed development does not provide basement car parking.

Performance Outcomes	Acceptable Outcomes	Response
	(b) structures and fences are finished with low-maintenance and pre-finished materials. Note—Structures include car parking walls, retaining walls, fences, planters and roofing to terraces, balconies or patios that are part of or situated on a basement podium or car parking structure.	
	AO34.4 Development where not in a zone in the centre zones category or the Mixed use zone, ensures that the location of visitor parking is: (a) clearly signposted; (b) not located behind a security barrier; (c) not located on both sides of the driveway; (d) separated from the street frontage boundary by a 4m wide deep planting area.	**Complies with Performance Outcome** Importantly the proposed development provides visitor car parking that is clearly signposted and not located behind a security barrier. The visitor car parking is also not located on both sides of the driveway. A small portion of the visitor parking is not buffered by a 4m wide deep planting buffer to Albion Road. This area is a minor portion of the frontage and is visually buffered through screening to maintain visual amenity.
	AO34.5 Development, where not in a zone in the centre zones category or Mixed use zone, for a small-scale multiple dwelling, such as attached or townhouse dwellings, provides a tandem car parking space for those units which provide direct vehicle access from the street, that is designed in accordance with Figure q. Note—Direct vehicle access for individual units is subject to availability of on-street parking, street trees and general amenity impacts assessment and is generally not acceptable for development on major roads.	**Not Applicable** The proposed development is not for a small-scale multiple dwelling.
PO35	**AO35.1**	**Complies with Acceptable Outcome**

Performance Outcomes	Acceptable Outcomes	Response
Development where not in a zone in the centre zones category or the Mixed use zone, ensures that car parking, hardstand or manoeuvring areas are: (a) located to minimise noise and fumes disturbance on residents within and adjoining the site; (b) acoustically and visually screened to: i. minimise the reflection of headlights into dwelling windows; ii. attenuate noise impacts; (c) landscaped to: i. soften the visual appearance of at grade hardstand areas; ii. enhance pedestrian safety; iii. improve visual amenity for the streetscape and urban area; iv. provide shade for pedestrians and reduce the impact of glare and radiant heat from car parking areas. Note—where in a zone in the centre zones category or the Mixed use zone, the car parking provisions of the Centre or mixed use code apply.	Development where not in a zone in the centre zones category or the Mixed use zone, ensures that a hardstand or manoeuvring area situated at or above ground level is: (a) located a minimum of 3 metres vertically and horizontally from any habitable window on site to minimise noise disturbance on residents; (b) screened to prevent the reflection of car headlights onto dwelling windows adjoining or opposite the site.	The hardstand / manoeuvring areas situated at or above ground level (podium car parking) is located 3m vertically and 3m horizontally from any habitable room. These areas are also appropriately screened to prevent car headlights impacting adjoining or adjacent dwellings.
	AO35.2 Development where not in a zone in the centre zones category or the Mixed use zone ensures any vehicle movement or vehicle parking areas along the side or rear boundary are: (a) acoustically screened from adjoining dwellings to a minimum height of 1.8m; (b) provided with a vegetated buffer next to any movement or parking areas: i. a minimum of 1m wide along the side boundary; ii. a minimum of 2m wide along the rear boundary; iii. planted at a pot size and density sufficient to screen up to 1.5m above ground level at establishment.	**Complies with Performance Outcome** The proposed development provides an alternative outcome along a minor portion of the Albion Road frontage, where there is a portion of frontage with no vegetated buffer to car parking along Albion Road. This area is a minor portion of the frontage and has been designed to ensure a visually appealing outcome and is visually buffered through screening to maintain visual amenity. Furthermore, the site is an isolated lot being surrounded by vacant lots, a park an overpass and train tracks, thus, the outcome is contextually responsive Importantly, this outcome only represents a small portion of the site frontages where a landscaped buffer is provided.
	AO35.3	**Not applicable**

Performance Outcomes	Acceptable Outcomes	Response
	Development, where not in a zone in the centre zones category or the Mixed use zone, and where car parking is above ground and uncovered, provides: (a) a minimum of 1 shade tree for every 6 car spaces; (b) trees which are planted to achieve a minimum 50% shade cover along internal pedestrian paths and driveways within 5 years of certification in accordance with the Landscape work code and the Planting species planning scheme policy.	The proposal provides covered podium car parking and therefore does not provide shade trees in the car parking areas.
	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.	**Not Applicable** The car parking space is located in the podium.
	AO35.5 Development of ground level or other above ground car parking, where not in a zone in the centre zones category or the Mixed use zone, provides densely planted setbacks. Note–Front boundary setbacks must be treated to address streetscape interface issues and be in accordance with the streetscape interface performance outcomes and acceptable outcomes.	**Complies with Acceptable Outcome** The car parking located at ground level and throughout three (3) podium levels incorporate landscaping and deep planting to visually buffer the car parks. Most of the deep planting is located to buffer the development from the Albion Overpass. Screening is also provided along the façades of these levels to further visually buffer the car park.

Performance Outcomes	Acceptable Outcomes	Response
Transit oriented development		
PO36 Development adjoining or in the immediate vicinity of a railway or busway station or in a location identified in a neighbourhood plan, supports a high level of personal and community safety, and promotes activity at the street front, in public spaces and at the interface with railway and busway stations through: (a) building design that enables future adaptation to facilitate non-residential uses; (b) provision or contribution towards safe, logical and direct pedestrian access to railway or busway station entry points; (c) enabling casual surveillance of the street, public spaces and immediate station environment, entries and platform; (d) creating vibrant and attractive street environments and active public spaces at the edge of the railway or busway station environment through pedestrian orientated building and landscape design.	**AO36** Development within 200m walking distance of a dedicated public pedestrian access point of a railway or busway station or in a location identified in a neighbourhood plan, is designed to have an active frontage that: (a) includes ground storey tenancies, with commercial ceiling heights, increased glazing to front facades, and individual pedestrian entries, that can be adapted for conversion to and between non-residential and residential uses; (b) provides safe, logical and direct pedestrian access to and from the development to the street front or adjoining public areas; (c) provides or maintains safe, logical and direct pedestrian access to the railway or busway station entry points in accordance with the Infrastructure design planning scheme policy; (d) ensures that any screening and landscaping provided within the development creates vibrant and attractive street environments whilst not preventing casual surveillance of streets, public spaces and the immediate station environment, entries and platform.	**Complies with Performance Outcome** Please refer to Section 4.3.9.7 of the Town Planning Report for full justification of alternative outcome.
Fencing and retaining walls		
PO37	**AO37.1**	**Complies with Acceptable Outcome**

Performance Outcomes	Acceptable Outcomes	Response
Development provides fencing and retaining walls that must: (a) facilitate casual surveillance of the street and public space; (b) enable use of private open space; (c) assist in highlighting entrances to the property; (d) provide a positive interface to the streetscape; (e) protect the privacy and amenity for residents and dwellings adjoining the site.	Development ensures that, where fencing is provided: (a) along any common boundary to a street or public space, it is a maximum of: (i) 1.2m in height, where fence construction is solid or less than 50% transparent; (ii) 1.5m in height, where fence construction is at least 50% transparent; (iii) 1.8m in height and solid only where setback behind landscaping and the site is on an arterial road; (b) along any side or rear boundary, it is a minimum of 1.8m in height, except where forward of the main building line; (c) along any side boundary, where forward of the main building line to the front boundary, it is: (i) a maximum of 1.2m in height, where fence construction is solid or less than 50% transparent; or (ii) a maximum of 1.5m in height, where fence construction is at least 50% transparent.	A fence is provided along the southern boundary given the infrastructure associated with the Albion overpass. The height and transparency of the fence will comply.
	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	**Complies with Acceptable Outcome** A fence is provided along the southern boundary given the infrastructure associated with the Albion

Performance Outcomes	Acceptable Outcomes	Response
	provided to add visual interest and soften the visual impact.	overpass. The height and materiality of the fence will comply.
	AO37.3 Development for a retaining wall is: (a) stepped to minimise impact on the streetscape and pedestrian environment; (b) a maximum of 0.6m in height if directly abutting the edge of the adjoining road reserve verge.	**Not Applicable** A retaining wall is not provided as a part of the development.
Adaptable housing		
Not Applicable – The proposed development is not for adaptable housing.		
Additional requirements for sites with an area of 7,000m^2 or greater, or for 20 or more dwellings if in the Emerging Community Zone		
Not Applicable – The site is not identified in the Emerging Community Zone.		
Additional criteria for development if identified in a neighbourhood plan		
PO40 Development on a landmark site identified in a neighbourhood plan provides a prominent visual reference and contribution to the city's public realm by: (a) exhibiting subtropical architectural excellence through design, treatment and articulation; (b) defining the site and its setting through building form, expression, silhouette, scale, materials and landscaping;	**AO40.1** Development: (a) emphasises a landmark site identified in a neighbourhood plan and its setting; (b) addresses all elevations, with front, side and rear facades all displaying a high level of modulation and articulation; (c) both vertically and horizontally articulates building form and mass with proportions compatible with the height, scale and setting of the building;	**Not Applicable** The site is not identified as a landmark site.

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

Performance Outcomes	Acceptable Outcomes	Response
opportunities for observation of key vistas and views from identified view points. Note—Site-specific criteria will be identified in a neighbourhood plan for sites within a Special Entertainment Precinct Area or within the Transport noise corridor overlay.	Development ensures building placement and design minimise visual impacts on a view corridor identified in a neighbourhood plan. Note—A neighbourhood plan may identify view corridors and may or may not identify any specific view points from which they are observed.	
	AO41.2 Development enhances opportunities for views and vistas from a viewpoint identified in a neighbourhood plan. Note—A neighbourhood plan may identify view points and may or may not identify any specific view corridor that they observe.	**Not Applicable** The site is not identified as within a viewpoint under the neighbourhood plan.
PO42 Development on a significant corner site identified in a neighbourhood plan provides a prominent visual reference and contribution to the neighbourhood's public realm by: (a) accommodating high levels of pedestrian movement at the corner and enhancing the pedestrian experience; (b) emphasising the corner setting through building form, expression, silhouette, scale, materials and landscaping; (c) reinforcing a sense of arrival to the neighbourhood plan area, precinct or sub-precinct through marking a node,	**AO42.1** Development is designed to emphasise the corner setting of a significant corner site identified in a neighbourhood plan and provides: (a) building entries on both street frontages; or (b) a single main entry at the corner.	**Not Applicable** The site is not identified as a significant corner site under the neighbourhood plan.
	AO42.2 Development provides a significant corner land dedication of a significant corner site identified in a neighbourhood plan, adjacent to the existing verge of the building which: (a) complies with any dimensions identified in the neighbourhood plan; (b) accommodates a deep-planted feature tree in compliance with the road corridor design	**Not Applicable** The site is not identified as a significant corner site under the neighbourhood plan.

Performance Outcomes	Acceptable Outcomes	Response
intersection or connection point in the neighbourhood; (d) respecting the prominence of any adjoining or nearby heritage places, traditional character buildings or local landmarks; (e) if a corner land dedication is required: i. accommodating a deep-planted feature tree within the dedication area; ii. providing a building envelope that acknowledges and respects the presence of the feature tree canopy. Note—A neighbourhood plan will indicate whether or not a land dedication is required.	section of the Infrastructure design planning scheme policy; (c) is embellished in compliance with the road corridor design section of the Infrastructure design planning scheme policy. Note—A neighbourhood plan may indicate if a corner land dedication is to be truncated or inverted. If the configuration is not specified, a truncated land dedication is to be provided where the building or podium is 2 or fewer storeys in height. Where an inverted corner land dedication is provided, the building design accommodates the feature tree canopy at maturity.	
	AO42.3 Development ensures that any part of the building, including the basement but excluding awnings, is outside the corner land dedication area. Note—A neighbourhood plan may indicate if a building is able to volumetrically extend into the corner land dedication area.	**Complies with Acceptable Outcome** The proposed building is outside any corner land dedication.
If in the Infill housing precinct of the Character residential zone		
Not Applicable – The site is not identified in the infill housing precinct of the Character Residential Zone.		

9.4.7.3. Outdoor Lighting Code

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

8.2.2.3 Airport environs overlay code

Performance outcomes	Acceptable outcomes	Response
Section A—If in the OLS sub-categories, the PANS OPS sub-categories or the height restriction zone sub-categories		
General		
PO1 Development does not create or potentially create a permanent or temporary obstruction or hazard to operational airspace of Brisbane, Archerfield or Amberley airports.	**AO1** Development does not penetrate or create any physical obstruction into the OLS, height restriction zone or PANS-OPS and create an obstacle to an aircraft operating to or from the Brisbane, Archerfield or Amberley airports unless approved in accordance with the relevant federal legislation. Editor's note— Where development intrudes into an airport's OLS or PANS-OPS, advice from the Civil Aviation Safety Authority should be sought.	**Complies with Acceptable Outcome** The development proposes a height less than 95.7m AHD and will therefore not penetrate or create a physical obstruction into the OLS. Refer to the Architectural Plans included within **Appendix C**.
PO2 Development ensures that emissions do not significantly affect air turbulence, visibility or aircraft engine operation within the operational airspace of Brisbane, Archerfield or Amberley airports. Editor's note— Where development does emit gases or particulates above those outlined in AO2, advice from the Civil Aviation Safety Authority should be sought.	**AO2** Development does not emit into the OLS or height restriction zone: (a) a gaseous plume at velocity exceeding 4.3m/s, as determined in conjunction with CASA Advisory Circular AC-139-05(1) Plume rise assessments; (b) smoke, dust, ash, steam or other airborne particulate.	**Complies with Acceptable Outcome** The proposed development is for a residential development and will not involve any activities that will emit gaseous plumes, smoke, dust, ash, steam or other airborne particulate.
Additional performance outcomes and acceptable outcomes if involving air service		
PO3	**AO3**	**Not Applicable**

Performance outcomes	Acceptable outcomes	Response
Development does not create a hazard to aviation operations conducted to or from the Brisbane or Archerfield airports.	Development will not create a hazard to airport operations in accordance with the written confirmation of the Civil Aviation Safety Authority.	The proposed development does not seek approval for any air service.
Section B—If in the Bird and bat strike zone sub-categories		
PO4 Development does not attract birds and bats into operational airspace in significant numbers likely to cause a safety hazard to airport operations.	**AO4.1** Development within the Bird and bat strike zone sub-categories area ensures that waste is covered and collected so that it is inaccessible to birds and bats.	**Complies with Acceptable Outcome** All refuse will be stored within enclosed refuse storage rooms located on the ground level of the proposed development. Please refer to the Architectural Package included in **Appendix C** for further detail.
	AO4.2 Development involving landscaping or drainage works, including artificial water bodies located within the distance from airport 0-3km sub-category, are designed and installed to minimise the potential to attract birds and bats.	**Not Applicable** The site is not identified within the 0 – 3km sub-category.
Section C—If in the Public safety area sub-categories		
PO5 Development does not expose or increase the risk to public safety.	**AO5.1** Development does not increase the number of people living, working or congregating in the Public safety area sub-categories.	**Not Applicable** The subject site is not identified within the Public area sub-categories.
	AO5.2 Development does not materially increase the storage and handling of dangerous goods or combustible liquids within the Public safety area sub-categories.	**Not Applicable** The subject site is not identified within the Public area sub-categories.
Section D—If in the Light intensity sub-categories		

Performance outcomes	Acceptable outcomes	Response
PO6 Development ensures that buildings and structures do not adversely impact airport operations or interfere with pilot vision.	**AO6.1** Development ensures that outdoor lighting: (a) does not imitate the format of approach or runway lighting by configuring lights in straight parallel lines greater than 500m in length; (b) does not emit light that will exceed the maximum light intensity specified within the light intensity area identified on the Light intensity sub-categories. Note—Compliance with this acceptable outcome may be demonstrated by complying with the standards specified in the Civil Aviation Safety Authority guideline Chapter 12—Aerodrome lighting, 1.2 Lighting in the vicinity of an aerodrome and written confirmation from the airport operator.	**Not Applicable** The site is not identified within the Light intensity sub-categories.
	AO6.2 Development in the Within 6km-Max intensity of light sources 3 degrees above horizon sub-category does not involve: (a) coloured flashing or sodium lighting; or (b) glare or upward shining lights; or (c) flare plumes.	**Not Applicable** The site is not identified within the Light intensity sub-categories.
Section E—If in the Aviation facilities sub-categories		
PO7 Development is of an appropriate design or implements management measures that avoid potential adverse impacts on an aviation facility. Note—Development complies with this performance outcome where written confirmation from Air Services Australia confirms that the development will not impair the functioning of the aviation facility.	**AO7** Development does not impair the functioning of an aviation facility by creating a permanent or temporary structure or any other physical line-of-sight obstruction between transmitting or receiving devices that:	**Not Applicable** The subject site is not identified in the Aviation facilities sub-categories.

Performance outcomes	Acceptable outcomes	Response
	(a) transmits an electromagnetic field that will interfere with the functioning of the aviation facility; or (b) contains a reflective surface that will interfere with the functioning of the aviation facility. Note—Advice from Air Services Australia should be sought when proposing development within the Aviation facility sub-category. The SPP guidance: Strategic airports and aviation facilities identifies development likely to impact certain aviation facilities.	
Section F—If in the Australian Noise Exposure Forecast (ANEF) contour sub-categories		
PO8 Development adequately attenuates for aircraft noise in buildings to protect the health and wellbeing of occupants by complying with the internal noise criteria in Table 8.2.2.3.B. 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.	**AO8.1** Development for a caretaker's accommodation, childcare centre, community care centre, community residence, dual occupancy, dwelling house, dwelling unit, educational establishment, health care service, hospital, multiple dwelling, relocatable home park, residential care facility, retirement facility or rooming accommodation located in the ANEF 20-25 sub-category: (a) provides external windows and doors which are acoustically rated to a minimum of Rw 30: (b) ensures that the roof, ceiling and insulation combination is acoustically rated to a minimum of Rw 45; (c) ensures that external walls are acoustically rated to a minimum of Rw 50.	**Not Applicable** The subject site is not identified within the Australian Noise Exposure Forecast (ANEF) contour sub-categories.
	AO8.2 Development for a resort complex, rural workers' accommodation, short-term accommodation or	**Not Applicable**

Performance outcomes	Acceptable outcomes	Response
	tourist park located in the ANEF 25-30 sub-category: (a) provides external windows and doors which are acoustically rated to a minimum of Rw 30; (b) ensures that the roof, ceiling and insulation combination is acoustically rated to a minimum of Rw 45; (c) ensures that external walls are acoustically rated to a minimum of Rw 50.	The subject site is not identified within the Australian Noise Exposure Forecast (ANEF) contour sub-categories.
	AO8.3 Development for an office is not located in the ANEF 25-30 sub-category, ANEF 30-35 sub-category, ANEF 35-40 sub-category, or ANEF 40-45 sub-category.	**Not Applicable** The subject site is not identified within the Australian Noise Exposure Forecast (ANEF) contour sub-categories.
	AO8.4 No acceptable outcome is prescribed where development for a community use, detention facility, funeral parlour, place of worship, theatre or veterinary service.	**Not Applicable** The subject site is not identified within the Australian Noise Exposure Forecast (ANEF) contour sub-categories.
	AO8.5 Development for a use not identified in AO8.1, AO8.2, AO8.3 or AO8.4 is not located in the ANEF 40-45 sub-category.	**Not Applicable** The subject site is not identified within the Australian Noise Exposure Forecast (ANEF) contour sub-categories.
PO9 Development for a sensitive use is appropriately located to prevent inappropriate exposure to very high levels of aircraft noise.	**AO9.1** Development for a caretaker's accommodation, childcare centre, community care centre, community residence, dual occupancy, dwelling house, dwelling unit, educational establishment, health care service, hospital, multiple dwelling,	**Not Applicable** The subject site is not identified within the Australian Noise Exposure Forecast (ANEF) contour sub-categories.

Performance outcomes	Acceptable outcomes	Response
	relocatable home park, residential care facility, retirement facility or rooming accommodation is not located within the ANEF 25-30 sub-category, ANEF 30-35 sub-category, ANEF 35-40 sub-category, or ANEF 40-45 sub-category.	
	AO9.2 Development for a resort complex, rural workers' accommodation, short-term accommodation or tourist park is not located within the ANEF 30-35 sub-category, ANEF 35-40 sub-category, or ANEF 40-45 sub-category.	**Not Applicable** The subject site is not identified within the Australian Noise Exposure Forecast (ANEF) contour sub-categories.

8.2.3.3 Bicycle network overlay code

Performance outcomes	Acceptable outcomes	Response
General		
PO1 Development contributes to the safe and efficient provision and operation of the bicycle network.	**AO1** Development provides cycle routes in accordance with the bicycle network classification and design standard identified on the Bicycle network overlay map and set out in the road corridor design and off-road pathways standards of the Infrastructure design planning scheme policy. Note—On a site not traversed or adjoining a route on the Bicycle network overlay map, pedestrian and cyclist movement and permeability is addressed by the Subdivision code (for reconfiguring a lot) and Centre or mixed use code or residential codes (for material change of use).	**Complies with Acceptable Outcome** A Primary cycle route is identified along Albion Road, through the site and on the Albion Overpass. The proposed development will not prejudice the existing primary cycle route.
PO2 Development protects a cycle route or Riverwalk for the bicycle network shown on the Bicycle network overlay map to ensure the following are not compromised: (a) the long term infrastructure for the bicycle network in the Long term infrastructure plans; (b) the existing and planned infrastructure for the bicycle network in the Local government infrastructure plan;	**AO2** Development protects a cycle route or Riverwalk for the bicycle network shown on the Bicycle network overlay map in compliance with the following: (a) for long term infrastructure for the bicycle network in the Long term infrastructure plans; (b) the existing and planned infrastructure for the bicycle network in the Local government infrastructure plan;	**Complies with Acceptable Outcome** The proposed development will not prejudice the identified primary cycle route detailed within AO1.

Performance outcomes	Acceptable outcomes	Response
(c) the provision of long term, existing and planned infrastructure for the bicycle network which: (i) is required to service the development or existing and future urban development in the planning scheme area; or (ii) is in the interests of rational development or the efficient and orderly planning of the general area in which the site is situated. Editor's note—A condition which requires a proposed development to keep permanent improvements and structures associated with the approved development clear of the area of long term infrastructure, may be imposed.	(c) the standards for the bicycle network in the Infrastructure design planning scheme policy.	
PO3 Development provides for the payment of extra trunk infrastructure costs for the following: (a) for development completely or partly outside the priority infrastructure area in the Local government infrastructure plan; (b) for development completely inside the priority infrastructure area in the Local government infrastructure plan involving: (i) trunk infrastructure that is to be provided earlier than planned in the Local government infrastructure plan; (ii) long term infrastructure for the bicycle network which is made necessary by development that is not assumed future urban development;	**AO3** No acceptable outcome is prescribed.	**Not Applicable** The site is located wholly within the priority infrastructure area in the Local Government Infrastructure Plan and does not involve trunk infrastructure that is to be provided earlier than planned, long term infrastructure for a bicycle network which is made necessary by development that is not assumed future development or other infrastructure for the bicycle network associated with development that is not assumed future development future development which is made necessary by the development.

Performance outcomes	Acceptable outcomes	Response
(iii) other infrastructure for the bicycle network associated with development that is not assumed future urban development which is made necessary by the development. Editor's note—The payment of extra trunk infrastructure costs for development completely inside the priority infrastructure area in the Local government infrastructure plan is to be worked out in accordance with the Charges Resolution. Editor's note—See section 130 Imposing Development conditions (Conditions for extra trunk infrastructure costs) of the Planning Act 2016.		
Additional performance outcomes and acceptable outcomes for a site adjacent to or traversed by the Riverwalk–Typology 1 sub-category or Riverwalk–Typology 2 sub-category		
Not Applicable – The proposed development is not adjacent to or traversed by the Riverwalk – Typology 1 sub-category or Riverwalk – Typology 2 sub-category.		

Table 9.3.3.3 Centre or mixed use code

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

Performance outcomes	Acceptable outcomes	Response
	b. does not generate noise which is clearly audible and disturbing in a dwelling or other sensitive use; d. where in any other zone: a. has hours of operation, including for deliveries, which are limited to 6am to 8pm; or b. does not generate noise which is clearly audible and disturbing in a dwelling or other sensitive use.	
	AO1.2 Development ensures mechanical plant or equipment is acoustically screened from an adjoining sensitive use. Note—Mechanical plant includes generators, motors, compressors and pumps e.g. air-conditioning, refrigeration or cold room motors.	**Not Applicable** The site does not adjoin a sensitive use. Notwithstanding, any mechanical plant or equipment can be appropriately acoustically screened.
PO2 Development protects the visual amenity of the centre, public realm and any adjacent residential use.	**AO2** Development including mechanical plant, refuse and recycling area, vent and exhaust is not visible from: (a) a street or public space; (b) an adjacent residential use. Note—Mechanical plant includes generators, motors, compressors and pumps e.g. air-conditioning, refrigeration and coldroom motors.	**Complies with Acceptable Outcome** The proposed development mechanical plant, refuse and recycling area, vent and exhaust is located on rooftop or within the car parking area and is not visible from a residential use or the street/public space.
PO3 Development:	**AO3.1** Development ensures that air pollutants, including odour, are not released external to the	**Not Applicable** The proposed development is for a Multiple Dwelling.

Performance outcomes	Acceptable outcomes	Response
(a) avoids or minimises air emissions; (b) complies with the air quality (planning) criteria in Table 9.3.3.3.I and odour criteria in Table 9.3.3.3.J in a sensitive zone or sensitive use. Note—An air quality impact report prepared in accordance with the Air quality planning scheme policy can assist in demonstrating achievement of this performance outcome.	development except where complying with AO3.2 and AO3.3.	
	AO3.2 Development ensures that if food and cooking odour is released, exhaust vent outlets are discharged vertically and directed away from any sensitive use with the following constraints: (a) separated by a minimum of 6m from a sensitive use, including any outdoor air intake of a sensitive use; (b) does not cause an odour or air emission which is detectable and disturbing at a sensitive use.	**Not Applicable** The proposed development is for a Multiple Dwelling.
	AO3.3 Development ensures that exhaust vents from any car park or bus station are separated from any sensitive use by a minimum of 15m.	**Complies with Acceptable Outcome** The proposal is on a self contained site and therefore no vents are in proximity of sensitive uses. Additionally, no basement car parking is proposed.
PO4 Development for a sensitive use is located to achieve the air quality planning criteria in Table 9.3.3.3.I and odour criteria in Table 9.3.3.3.J. Note—An air quality impact report prepared in accordance with the Air quality planning scheme policy can assist in demonstrating achievement of this performance outcome.	**AO4** Development for a sensitive use is located at least 150m from a spray painting workshop. Note—This distance is to be measured between the building containing the spray painting workshop and the property boundary of the sensitive use.	**Complies with Acceptable Outcome** The site is not located within 150m of a spray painting workshop.
PO5 Development for outdoor lighting:	**AO5.1** Development provides for outdoor lighting:	**Complies with Acceptable Outcome**

Performance outcomes	Acceptable outcomes	Response
(a) does not have an adverse impact on any person, activity or fauna because of light emissions, either directly or by reflection; (b) ensures that the external appearance of the premises is similar to adjoining non-residential premises with lighting that does not impact adversely on centre amenity and the public realm.	(a) with technical parameters, design, installation, operation and maintenance which comply with the requirements of AS 4282-1997 Control of the obtrusive effects of outdoor lighting; (b) which maintains a minimum of 20lux at the footpath level where in a zone in the centre zones category or the Mixed use zone. Note—The effect of outdoor lighting is to be mitigated where a window of a habitable room of a nearby dwelling will be illuminated beyond maximum permissible values outlined in AS 4282-1997 Control of the obtrusive effects of outdoor lighting.	Outdoor lighting can comply with AS 4282-1997 Control of the obtrusive effects of outdoor lighting.
	AO5.2 Development ensures that floodlighting is restricted to types that do not produce an upward component of light where mounted horizontally such as a full cut off luminar.	**Not Applicable** The proposed development does not involve floodlighting.
	AO5.3 Development facade has no flashing lights.	**Not Applicable** The proposed development does not involve 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.	**Complies with Acceptable Outcome** The proposed development will be connected with reticulated water supply and sewerage. Refer to the Engineering Services Report prepared by Inertia for further details.
Additional criteria for development if for a food and drink outlet		

Performance outcomes	Acceptable outcomes	Response
Not Applicable – The proposed development does not involve a food and drink outlet.		
Additional criteria for development if for a garden centre or hardware and trade supplies		
Not Applicable – The proposed development does not involve a garden centre or hardware and trade supplies.		
Additional criteria if for development if a shop or shop component of a shopping centre		
Not Applicable – The proposed development does not involve a shop or shop component.		
Additional criteria for development if for a showroom		
Not Applicable – The proposed development does not involve a showroom.		
Additional criteria for development if for an adult store		
Not Applicable – The proposed development does not involve an adult store.		
Section B—If for assessable development involving demolition		
Not Applicable – The proposed development does not involve demolition.		
Section C—If for assessable development		
PO13 Development ensures that the site is of sufficient area and frontage width to: (a) achieve convenient and safe vehicle, pedestrian and cyclist access; (b) minimise traffic hazard and inconvenience; (c) achieve sufficient car parking and manoeuvring on site for short-term and long-term use by customers, building occupants, residents, visitors and service providers; (d) accommodate adequate services areas to minimise adverse impacts on neighbours;	**AO13** Development ensures that: (a) the site area and frontage width is in compliance with the requirements identified in a neighbourhood plan; or (b) if no neighbourhood plan applies, or the neighbourhood plan does not address the site area and frontage width, the site area is a minimum of 800m^2 and has a minimum frontage width of 20m. Note—The site frontage is measured at the boundary line on the primary road.	**Complies with AO13** There is no Reconfiguring of a Lot component of the proposed development, thus the site remains consistent with its existing condition. Further the site is identified by the preliminary approval (A005035465) as suitable for the proposed multiple dwelling. As demonstrated in the town planning report and supporting documentation the proposed site provides adequate area for pedestrian safety, traffic hazards and services.

Performance outcomes	Acceptable outcomes	Response
(e) allow service providers convenient access to service areas; (f) minimise the proportion of frontage dedicated to driveways; (g) manage building bulk, scale and form; (h) accommodate sufficient areas of deep planting and landscaping for amenity and recreation and to contribute to an attractive subtropical public realm; (i) allow room for useable open space to promote casual surveillance and good public realm interface.		
PO14 Development does not isolate or negatively impact on the development potential or future amenity of an adjoining site.	**AO14** Development ensures that: (a) the site area and frontage width of an adjoining site within a zone in the centre zones category or the Mixed use zone: (i) complies with the minimum requirements set out in a neighbourhood plan; or (ii) does not isolate lots less than 800m^2 in area or with a frontage width less than 20m or prohibit access to an existing access easement arrangement or laneway; or (b) a concept plan for the development demonstrates that development can be physically achieved on an adjoining site at a later stage, commensurate with the intent of	**Complies with AO14** The proposal is on a self contained site and therefore does not prejudice any adjoining properties or future development potential.

Performance outcomes	Acceptable outcomes	Response
	the zone and zone precinct or neighbourhood plan requirements.	
PO15 Development enhances the role and function of the centre or mixed use area as a place of economic and community activity considering its strategic location, form and character intent and the catchment which it services, through its overall structure and integration in its location with use and site planning including building, open space, landscape and parking which: (a) retain or respect valued site features; (b) reflect local valued streetscape forms, features and character; (c) contribute to the desired character and form of the local area; (d) align buildings and towers to the street pattern and respects the continuity of street facades; (e) are transit supportive; (f) connect with the neighbourhood or local structure; (g) provide direct and convenient site access for pedestrians and cyclists to local transport networks, key destinations and public transport facilities; (h) provides for safe vehicle access; (i) provides opportunities for integrated access and parking with adjoining developments;	**AO15** Development is designed and sited in compliance with: (a) the structure outlined in a neighbourhood plan, an existing development approval or a preliminary approval that is relevant to the full nature and extent of the development; or (b) A structure plan prepared in accordance with the Structure planning planning scheme policy where in the Emerging community zone.	**Complies with AO15** The proposal aligns with the anticipated development outcomes for the existing preliminary approval in relation to the land uses, nature and extent of the proposed multiple dwelling.

Performance outcomes	Acceptable outcomes	Response
(j) locates uses to minimise impacts on adjoining residents; (k) assists with mitigation of air and noise quality impacts on the health and amenity of building occupants and residents. Refer to Figure a. Note—A structure plan prepared in accordance with the Structure planning planning scheme policy can assist in demonstrating achievement of this performance outcome. A structure plan must be prepared where in the Emerging community zone.		
PO16 Development adjoining or in the vicinity of a railway or busway station is transit supportive to: (a) facilitate safe, logical and direct pedestrian access to the railway and busway station entry points; (b) activate public space and the edges of the railway or busway station environment; (c) create vibrant and attractive street environments; (d) enable casual surveillance of streets, public spaces and the immediate station environment entries and platform; (e) provide a high level of personal and community safety, and physical and visual integration with the station. Refer to Figure b.	**AO16** Development frontage is treated as an active frontage–primary where within 200m walking distance of a dedicated public pedestrian access point of a railway or busway station.	**Complies with PO16** Refer to the full response to the PO in section 4.1.16.8 of the town planning report.
PO17	**AO17.1**	**Complies with Acceptable Outcome**

Performance outcomes	Acceptable outcomes	Response
Development protects, provides or supports as appropriate public spaces and structuring elements within the centre or mixed use area and site to: (a) provide pedestrian and cycle connections to key public transport facilities, community facilities or services and the surrounding neighbourhood; (b) create a permeable and interconnected activity centre or corridor; (c) provide sufficient open space for pedestrian activity and use by building occupants, residents, customers and visitors.	Development provides public spaces and links, including public roads and verges, parks or urban common and cross block links, in the locations identified in: (a) an overlay; or (b) a neighbourhood plan; or (c) an existing development approval; or (d) a preliminary approval; or (e) as otherwise identified as part of a structure planning process as part of development. Note— • Refer to the Streetscape hierarchy overlay and code for further information. • Refer to the Park planning and design code for the design of parks. • Refer to the Infrastructure design code for further guidance on the design of public infrastructure.	The proposed development maintains the existing public bike path.
	AO17.2 Development provides publicly accessible spaces and links (privately owned), including plazas, arcades, pedestrian pathways, shelters and queuing areas for public transport, in the locations identified in: (a) an overlay; or (b) a neighbourhood plan; or (c) an existing development approval; or (d) a preliminary approval; or	**Complies with Acceptable Outcome** The proposed development maintains the existing public bike path, that connects to Brisbane's CBD and surrounding public transport.

Performance outcomes	Acceptable outcomes	Response
	(e) as otherwise identified as part of a structure planning process as part of development.	
	AO17.3 Development for a park, public open space or plaza, is co-located with community services and civic facilities.	**Not Applicable** The proposed development does not involve a park or plaza.
PO18 Development provides a land use mix which: (a) supports the intended function of the centre or mixed use area; (b) does not prevent commercial or employment growth; (c) includes: (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.	**AO18** Development provides a land use mix or maximum gross floor area or plot ratio for particular uses that: (a) is in compliance with any limit set in a neighbourhood plan; or (b) if no neighbourhood plan applies, or no requirements are specified in a neighbourhood plan: (i) is no more than 50% residential in a Principal centre zone or Major centre zone; (ii) or otherwise no acceptable outcome is prescribed.	**Not Applicable** The proposed site is not identified in a neighbourhood plan that sets a limit and is not identified in the listed zones. The proposal complies with the anticipated land use and GFA limitations pursuant to the preliminary approval.
PO19 Development for a residential use does not compromise the economic function or activity of a centre and street level activation.	**AO19** Development for a residential use is not located on the ground floor where in a zone in the centre zones category or the Mixed use zone, except if:	**Not Applicable** The site is not identified in the Centre zones category or the mixed use zone.

Performance outcomes	Acceptable outcomes	Response
	(a) located behind an active frontage with a non-residential use; or (b) located in the Frame zone precinct of a zone in the centre zones category or Corridor zone precinct of a zone in the centre zones category and providing a transition to adjoining lower intensity or residential neighbourhoods; or (c) in a Mixed use zone the ground floor of which includes adaptable building design; or (d) short-term accommodation that has a foyer or a non-residential use providing a minimum of 50% active frontage to the street or public space.	
PO20 Development minimises the adverse impact of a use on building occupants and residents in or adjoining the site through appropriate land use mix. Note—Low impact commercial activities are shops, banks, offices and similar.	**AO20** Development provides: (a) co-location of low impact commercial activities where air or noise impacts are not detectable and disturbing in a dwelling or other sensitive use; (b) co-location of uses with potential air or noise impacts away from sensitive uses; (c) mitigation of impacts resulting from co-location of food and drink outlet uses such as a restaurant with residential uses in the same building; (d) that nightclub entertainment facilities are not co-located with residential or other sensitive development within the same building;	**Not Applicable** The proposed development is for a Multiple Dwelling.

Performance outcomes	Acceptable outcomes	Response
	(e) that the location of exhaust or ventilation outlets from food outlets, drycleaners, salons, car parks and bus stations as far from a sensitive use as practicable; (f) adequate separation distances between service stations and any sensitive use; (g) dwelling balconies and windows do not overlook ventilation stacks and bulk waste bin storage areas.	
PO21 Development ensures that the building bulk and scale is consistent with the intended form and character of the centre, mixed use or local area considering: (a) existing buildings to be retained; (b) existing significant vegetation; (c) significant infrastructure constraints; (d) adjoining existing and proposed building height; (e) adjoining existing and proposed building setbacks and separation of buildings necessary to ensure impacts on amenity and privacy are minimised; (f) building height transitions where required.	**AO21** Development is contained within the building envelope for the site by applying: (a) the maximum building height; (b) building height transition requirements, where required; (c) front, rear and side setback requirements; (d) building separation requirements; (e) car parking setback requirements; (f) active frontage requirements for stand- alone shopping centres or shops or for development in traditional strip centres or corridors. Refer to Figure c and Figure d examples. Note—The building envelope must include all requirements from any applicable overlay codes or a neighbourhood plan. Note—This can be demonstrated by a building envelope plan, elevations and sections.	**Not Applicable** Refer to the response in the Multiple Dwelling Code and section 5.1 of the Town Planning Report for assessment against the built form parameters.
PO22	**AO22**	**Not Applicable**

Performance outcomes	Acceptable outcomes	Response
Development ensures that the building height is consistent with the centre or mixed use area intent and local and street context considering: (a) the size of the lot; (b) the scale of development reinforcing the preferred city-wide form; (c) proximity to high-frequency public transport services; (d) the height of existing adjoining buildings and proposed heights; (e) street conditions such as street width; (f) the topography of an area and site slope; (g) view points and corridors; (h) solar access to key public spaces.	Development ensures that the maximum building height is in compliance with: (a) a neighbourhood plan; or (b) if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements in Table 9.3.3.3.B. Note—The building height is determined by the number of storeys rather than metres except where varied by a neighbourhood plan. Some neighbourhood plans may also specify a maximum height of buildings in metres. Note—Roofs are excluded from the calculation of maximum height of buildings to encourage interesting subtropical roof forms able to respond to solar orientation and site context.	The building envelope including building height is regulated by the preliminary approval. Refer to the response in the Multiple Dwelling Code and section 5.1 of the Town Planning Report for assessment against the built form parameters.
PO23 Development where identified in a neighbourhood plan as a building height transitions, or where sharing a common boundary with, or located fronting a minor road that is opposite, premises in the Low–medium density residential zone, Low density residential zone or Character residential zone provides buildings that are reduced in bulk and form to provide a transitional built form of a compatible scale which protects the amenity of lower density residential areas bordering centre or mixed use areas by: (a) stepping down in height and scale; (b) minimising impacts including those from overlooking and visual dominance;	**AO23.1** Development where identified in a neighbourhood plan as a building height transitions or where sharing a common boundary with premises in the Low–medium density residential zone, Low density residential zone or Character residential zone provides a building height transition which complies with: (a) a neighbourhood plan; or; (b) if no neighbourhood plan applies, or no requirements are specified in the neighbourhood plan, the following: (i) the building height within 10m of the common boundary is no more than 1 storey greater than the maximum	**Not Applicable** The site is an isolated lot (surrounded by infrastructure, vacant lots and parks) and thus building height transition is not required.

Performance outcomes	Acceptable outcomes	Response
(c) maintaining adequate levels of natural ventilation and light penetration to a habitable room, balcony and private open space.	acceptable outcome for building height on the adjoining site; (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.	
	AO23.2 Development where located fronting a minor road that is opposite premises in the Low–medium density residential zone, Low density residential zone or Character residential zone provides a building height transition which complies with: (a) a neighbourhood plan; or (b) if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the following: (i) the building height within 10m of the front boundary is no more than 2 storeys greater than the maximum acceptable outcome for building height on a site located on the opposite side of the minor road;	**Not Applicable** The building envelope including building height is regulated by the preliminary approval. Refer to the response in the Multiple Dwelling Code and section 5.1 of the Town Planning Report for assessment against the built form parameters.

Performance outcomes	Acceptable outcomes	Response
	(ii) all structures, except boundary fences, are set back a minimum of 4m from the front boundary; (iii) buildings are provided with modulation and articulation with variations in the wall and roof plane every 10m. Note—Minor road is defined in the Transport, access, parking and servicing planning scheme policy. Where mixed residential and non-residential development, site access may be provided from a minor road for the residential component of the development.	
PO24 Development ensures that the front boundary setbacks: (a) positively define the street edge; (b) relate to the existing streetscape and setback pattern and reinforce the preferred character and form intent; (c) provide for connections between footpaths, public spaces and private entries where level differences are proposed; (d) provide for the queuing of patrons at entertainment venues; (e) consider waiting areas at bus stops, taxi ranks and display windows; (f) where a residential use and outside the core of a centre, takes on a more residential interface with the street;	**AO24** Development ensures that the front boundary setback for non-residential and residential development in a zone in the centre zones category or the Mixed use zone are in compliance with: (a) a neighbourhood plan; or (b) if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements in Table 9.3.3.3.C.	**Not Applicable** The setback requirements for the proposal are pursuant to the preliminary approval.

Performance outcomes	Acceptable outcomes	Response
(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.		
PO25 Development ensures that the rear boundary and secondary street setbacks: (a) provide for deep-planting areas; (b) support building separation to provide visual and acoustic privacy without screening where residential uses are adjoining or proposed; (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.	**AO25** Development ensures that the rear and secondary street boundary setbacks for non-residential and residential development in a centre or mixed use or for a centre activity or mix of uses are in compliance with: (a) a neighbourhood plan; or (b) if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements in Table 9.3.3.3.C.	**Not Applicable** The setback requirements for the proposal are pursuant to the preliminary approval.
PO26 Development ensures that the side boundary setbacks: (a) minimise the impact of development on the amenity and privacy of adjoining existing residents; (b) contribute to the rhythm and pattern of the streetscape in keeping with the intended neighbourhood character;	**AO26** Development ensures that side boundary setbacks for non-residential and residential development in a centre or mixed use or for a centre activity or mix of uses are in accordance with: (a) a neighbourhood plan; or (b) if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements in Table 9.3.3.3.C.	**Not Applicable** The setback requirements for the proposal are pursuant to the preliminary approval.

Performance outcomes	Acceptable outcomes	Response
(c) provide for breezes and sunlight where a residential use is included on upper levels above podium levels; (d) consider future development.		
PO27 Development ensures that the separation of buildings within a site and to an adjoining existing or future building which includes a residential dwelling: (a) is consistent with the form and character intent for the local area; (b) is located to provide residential amenity including access to natural light, sunlight and breeze; (c) provides a degree of visual privacy via site planning and design without a reliance on fixed screening; (d) reasonably addresses and considers the amenity of adjoining residents and future development potential.	**AO27.1** Development ensures that the building separation within a site and to adjoining buildings is in compliance with Table 9.3.3.3.E. Note—This is demonstrated by a site context plan that includes adjoining and adjacent buildings and strategies to address separation issues.	**Complies with AO27.1** The site is an isolated lot (surrounded by infrastructure, vacant lots and parks) and thus building separation is not a key issue.
	AO27.2 Development ensures that the building separation to an adjoining residential building: (a) complies with Table 9.3.3.3.E; or (b) positions the primary balcony or private open space to street or rear; (c) offsets balconies or habitable rooms so they are positioned outside the cone of vision of existing or approved habitable rooms or outdoor spaces; or (d) uses moveable or adjustable screening to regulate privacy between lots or dwellings which do not exceed balcony screening acceptable outcomes.	**Complies with AO27.2** The site is an isolated lot (surrounded by infrastructure, vacant lots and parks) and thus building separation is not a key issue. The site does not adjoin a residential building.

Performance outcomes	Acceptable outcomes	Response
	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.	
PO28 Development is of an intensity that supports both the strategic and local role and function of the centre or mixed use area and the development of a vibrant public realm considering the capacity of infrastructure.	**AO28** Development has a gross floor area or plot ratio which: (a) complies with a neighbourhood plan; or (b) if no neighbourhood plan applies or a neighbourhood plan does not specify a gross floor area or plot ratio, is provided for in a building contained within the building envelope that does not exceed the maximum building footprint for the site.	**Not Applicable** The site is not identified as having a specific gross floor area or plot ratio requirements under the neighbourhood plan, however total GFA for particular land uses and other built form parameters are pursuant to the preliminary approval.
PO29 Development has a building footprint or site cover which: (a) is of an appropriate form and intensity for the activity centre or mixed use location; (b) balances built form with open space, parking and landscaping at ground level; (c) limits areas of external surface car parking; (d) provides for landscaping and deep planting areas.	**AO29** Development provides a maximum building footprint or site cover which: (a) complies with the requirements in a neighbourhood plan; (b) if no neighbourhood plan applies or no requirements are specified in a neighbourhood plan, the maximum building footprint or site cover is 90%. Note—The building footprint or site cover includes at-grade car parking areas that are covered with shelter. Enclosed car	**Not Applicable** The building envelope including building footprint is regulated by the preliminary approval. Refer to the response in the Lutwyche Road Corridor neighbourhood plan, Multiple Dwelling Code and section 5.1 of the Town Planning Report for assessment against the built form parameters.

Performance outcomes	Acceptable outcomes	Response
	parking areas are included if they protrude more than 1m above ground level.	
PO30 Development ensures that the podium building forms: (a) positively contribute to centre or mixed use character; (b) are consistent with the local or street form and character intent; (c) are proportional to the total height; (d) do not negatively impact on the streetscape; (e) do not negatively impact on the amenity of adjoining residents or building occupants; (f) are set back considering the height, length, degree of enclosure and treatment of walls.	**AO30.1** Development with podium design including setback: (a) complies with the requirements in a neighbourhood plan; (b) if no neighbourhood plan applies, or if no requirements are specified in the neighbourhood plan: (i) is set back in accordance with Table 9.3.3.3.C and Table 9.3.3.3.D if parking is included in a podium; (ii) is not built to the boundary on a boundary where a building height transition is required; (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.	**Not Applicable** The podium has been designed in accordance with the preliminary approval (A005035465).
	AO30.2 Development ensures that podium walls: (a) are built to the side or rear boundary of an allotment;	**Not Applicable** The podium has been designed in accordance with the preliminary approval (A005035465).

Performance outcomes	Acceptable outcomes	Response
	(b) are blank; (c) have no windows or openings.	
PO31 Development ensures that built to boundary walls do not negatively impact on the amenity of adjoining residents or building occupants.	**AO31** Development ensures that its built to boundary walls are: (a) not located on a boundary adjoining land located within the Low density residential zone or Character residential zone; (b) not located on a boundary where a building height transition is required; (c) not located in front or rear setbacks; (d) constructed with pre-finished and low-maintenance materials.	**Not Applicable** There is no Reconfiguring of a Lot component of the proposed development, thus the site remains consistent with its existing condition. Further the site is identified by the preliminary approval (A005035465) as suitable for the proposed multiple dwelling. Notwithstanding, the built to boundary wall has been designed to be appropriate for its locality and with low maintenance materials.
PO32 Development for a building in a centre or mixed use area provides for adaptable use over time, in particular on the ground storey and lower levels with: (a) 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.	**AO32** Development includes a minimum floor-to-ceiling height of 4.2m on the ground storey if: (a) identified as an active frontage in a neighbourhood plan; or (b) in the Principal centre zone, Major centre zone, District centre zone or Mixed use zone; or (c) within 200m walking distance of a dedicated public pedestrian access point of a railway or bus station.	**Not Applicable** Refer to the response in the Multiple Dwelling Code.
PO33 Development ensures that building bulk and scale:	**AO33.1** Development ensures that the length of a uniform treatment of an elevation above ground level	**Complies with Acceptable Outcome** The proposed development provides articulation and variation on all facades. The proposal utilises various textured materials to provide visual

Performance outcomes	Acceptable outcomes	Response
(a) is consistent with the form and character intent for the local area and street; (b) is reduced by design elements to provide: (i) visual interest and contribution to the character of the centre or mixed use area; (ii) reflection of valued local form elements such as podium or parapet heights in traditional strip shopping centres; (iii) adequate amenity for building occupants and residents in terms of access to natural light and ventilation; (iv) a comfortable and attractive pedestrian environment; (v) a building base which exhibits a human-scale and fine-grain building rhythm; (vi) variations in horizontal and vertical profile.	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.	interest and balconies and recesses in the built form to create further articulation. The building footprint also steps back from the northern corner of the site to accommodate the bikeway create a clear break in the built form.
	AO33.2 Development reduces building bulk by a combination of: (a) balconies orientated towards the street; (b) variation in materials, colours, or textures including between levels; (c) recessions and projections in the roof and wall plane; (d) variations in the building form.	**Complies with Acceptable Outcome** The proposed development provides articulation and variation on all facades. The proposal utilises various textured materials to provide visual interest and balconies and recesses in the built form to create further articulation. The building footprint also steps back from the northern corner of the site to accommodate the bikeway create a clear break in the built form.
	AO33.3 Development maximises recessed forms and openings around the building perimeter to allow external space to merge with the interior of the building, except where they would compromise safety and security.	**Complies with Acceptable Outcome** The proposed development provides articulation and variation on all facades. The proposal utilises various textured materials to provide visual interest and balconies and recesses in the built form to create further articulation. The pedestrian entrance is provided with recesses and changes in location along the frontage to create a flow between the pedestrian network and built form.
	AO33.4 Development of the lower 3 storeys of the building includes: (a) awnings and sun-protection devices;	**Complies with Performance Outcome** Refer to section 4.1.16 of the town planning report for full assessment.

Performance outcomes	Acceptable outcomes	Response
	(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.	
PO34 Development of buildings is finished with high-quality materials, selected for their durability and the contribution they make to the character of the centre or mixed use area.	**AO34.1** Development: (a) respects and reflects the architectural theme in the area; (b) respects the traditional frontages, facades, architectural qualities and traditional materials of buildings within the area; (c) does not necessarily imitate historical architectural styles. Refer to Figure j.	**Complies with Acceptable outcome** The proposal provides a modern and high quality architectural finish which contributes positively to the transitioning character of Albion. The proposal will assist in enabling the ongoing change in the area from industrial land uses to high density living.
	AO34.2 Development provides materials and finishes which are all easily maintained and do not readily stain, discolour or deteriorate.	**Complies with Acceptable Outcome** The proposed development provides materials and finishes which are all easily maintained and do not readily stain, discolour or deteriorate.
PO35 Development for a building exhibits subtropical design elements to support a building's occupant, resident and user comfort and outdoor activities and living.	**AO35.1** Development includes ventilation in and around a building through strong sectional and facade articulation, breezeways, open courtyards and landscaped areas.	**Complies with Acceptable Outcome** The proposed development includes landscaping and deep planting areas and operable windows and doors that allow for ventilation.
	AO35.2	**Complies with Acceptable Outcome**

Performance outcomes	Acceptable outcomes	Response
	Development includes weather protection and sun shading to: (a) all pedestrian entries; (b) shopfronts; (c) publicly accessible pedestrian connections; (d) external doors and windows to habitable rooms; (e) outdoor spaces intended for cafe or restaurant use.	The proposal includes weather protection and sun shading within the architectural design of the building, including deep recesses, landscaping and deep planting areas. Refer to the Architectural Plans in **Appendix C** for further details.
	AO35.3 Development: (a) incorporates deep recesses, eaves and sun-shading devices on the north-facing building facades; (b) is shaded and incorporates elements such as adjustable screens, awnings or pergolas, innovative landscaping including green walls and green roofs, or planting on the west-facing building facades.	**Complies with Acceptable Outcome** The proposal includes weather protection and sun shading within the architectural design of the building, including deep recesses, landscaping and deep planting areas. The proposed north or west facing units are extensively shaded and recessed. Refer to the Architectural Plans in **Appendix C** for further details.

Performance outcomes	Acceptable outcomes	Response
PO36 Development for rooftops and building caps: (a) is interesting, subtropical and contextually and climatically appropriate in form; (b) is responsive to orientation and solar access; (c) is attractive and not marred by a cluttered display of plant and equipment; (d) may incorporate a rooftop garden where integrated as part of the overall building design and enhancing the presentation and visual amenity of the rooftop and skyline when viewed from external public vantage points. Note—The building height is determined by the number of storeys and excludes roofs, except where varied by a neighbourhood plan, to encourage interesting, subtropical and contextually appropriate roof forms. Note—External public vantage points means from at least two mostly unobstructed views of the development from a public area.	**AO36.1** Development provides rooftops and building caps which: (a) contribute to the architectural distinction of the building and roofs; (b) include combinations and variations of forms created through pitches, gables, skillions or other features.	**Complies with Acceptable outcome** The proposal provides a varied roof cap which uses lightweight materials that vary from those utilised in the tower form. The change in materiality ensures a break in the built form and contributes to the visual interest of the tower. The rooftop recreation area has oriented the private dining room facility (for residents and their guests to use) towards the primary frontage of the building.
	AO36.2 Development for rooftops and building caps are designed to: (a) incorporate and screen service structures, lift motor rooms, mechanical plant and equipment as architectural features; (b) enable the future inclusion of service structures, lift motor rooms and mechanical plant and equipment, such as satellite dishes and telecommunications facilities, in an unobtrusive manner.	**Complies with Acceptable outcome** Refer to the architectural plans which demonstrate that mechanical equipment is adequately screened.
	AO36.3 Development where rooftops are used for open space, ensures plant and equipment is visually and acoustically screened from the communal open space.	**Complies with Acceptable Outcome** The rooftop provides communal open space that is appropriately screened from plant and equipment.
	AO36.4 Development for a rooftop garden:	**Not Applicable** The proposal is located in the character residential zone and therefore technically not able

Performance outcomes	Acceptable outcomes	Response
	a) incorporates a combination of built form and soft landscape elements integrated with the overall building design; b) enhances the presentation and visual amenity of the rooftop and skyline when viewed from external public vantage points. Note—External public vantage points means from at least two mostly unobstructed views of the development from a public area.	to provide a 'rooftop garden' pursuant to the definition. Not withstanding the proposed rooftop recreation space provides soft landscaping elements and built form which assists in elevating the development design. The rooftop recreation area has oriented the private dining room facility (for residents and their guests to use) towards the primary frontage of the building. The provision of glazing along the primary frontage assists in creating a lightweight appearance for this portion of the rooftop. This feature is carried through to the McDonald Street frontage.
PO37 Development provides shelter for pedestrian movement: (a) on a street frontage; (b) through a site with a cross block link; (c) to key building entrances or publicly accessible parts of the site.	**AO37.1** Development for a pedestrian shelter is provided by an awning which: (a) is consistent with the character of the centre; (b) abuts footpaths; (c) is provided and maintained by the building owner on their premises; (d) protects the normal flow of pedestrians; (e) is continuous across the frontage of a site; (f) aligns to provide continuity with shelter on an adjoining premises; (g) is a minimum of 3.2m and is generally not more than 4.2m above pavement height; (h) extends from the face of the building or the premises line;	**Complies with PO37** Given the existing bicycle network a traditional pedestrian shelter cannot be applied over the site – however a pedestrian shelter is provided at the primary pedestrian entrance and creates clear shading weather protection and is oriented towards the Albion Road frontage.

Performance outcomes	Acceptable outcomes	Response
	(i) does not extend past a vertical plane 1.5m inside the kerb line to enable street trees to be planted and grow; (j) has a 0.5m clearance to any tree trunk and main branches; (k) aligns with existing awnings if the verge has been widened; (l) is cantilevered from the main building with any posts within the verge being non load bearing; (m) uses materials that provide appropriate shade. Refer to Figure k.	
	AO37.2 Development for an awning over a footpath is lit with a lighting system which: (a) is in compliance with AS/NZS 1158.3.1:2005 Lighting for roads and public spaces, Category P3 and AS 4282-1997 Control of the obtrusive effects of outdoor lighting (b) provides a minimum of 20lux at ground level.	**Not Applicable** The proposed development does not involve an awning over a footpath.
PO38 Development provides site entrances which: (a) define the threshold between public and private space; (b) provide safe, secure and convenient access to the site for building occupants and visitors; (c) provide a sufficiently scaled and sheltered entry and meeting space;	**AO38.1** Development entrances are clearly visible from the street, and are not obscured by fencing, walls, advertising or dense landscaping.	**Complies with Acceptable Outcome** The proposed development provides a pedestrian and vehicular entrance that are separated and clearly identifiable from the streetscape.
	AO38.2 Development provides for: (a) a clear path of travel from the public footpath to building entry;	**Complies with Acceptable Outcome** The proposed development provides a clear pedestrian entrance that is visible from the public footpath.

Performance outcomes	Acceptable outcomes	Response
(d) provide clear building signage and numbering for emergency access; (e) provide lighting; (f) provide conveniently located mailboxes.	(b) activity generators adjacent to the entrance; (c) seating or other facilities such as short-term bicycle parking near the entry.	
	AO38.3 Development provides: (a) signage and cues to distinguish between public areas, publicly accessible private areas and private areas; (b) street numbers and building names which are clearly identifiable from the street for pedestrians and emergency access. Note—Cues to differentiate territory may include fences, vegetation, lighting, footpath detailing and changes in level.	**Complies with Acceptable Outcome** The proposed development has been designed to appropriately distinguish between public areas, publicly accessible private areas and private areas. The built form provides a transition in planting, footpaths and pedestrian shelter to demonstrate the tradition between public and private areas.
PO39 Development of buildings defines the street edge and reinforces the desired character of the centre or corridor through: (a) orientation to the street; (b) minimal front boundary setback; (c) providing overlooking and casual surveillance from upper level balconies and windows; (d) clearly defined building entrances; (e) high-quality finishes at the ground-storey pedestrian level.	**AO39.1** Development provides a front building elevation that is parallel or nearly parallel to the street frontage.	**Complies with Acceptable Outcome** The proposed development provides a front building elevation that is parallel to the street frontage, where practicable given the existing bicycle park.
	AO39.2 Development is orientated to overlook streets and other public spaces with windows and balconies located on upper levels, designed to provide casual surveillance opportunities. Refer to Figure j.	**Complies with Acceptable Outcome** The layout, design and landscaping of the proposed development facilities casual surveillance opportunities through most windows and balconies being orientated towards a streetscape.
	AO39.3 Development for a building which is not located on the front boundary, ensures the setback:	**Not Applicable**

Performance outcomes	Acceptable outcomes	Response
	(a) is open and accessible for pedestrians along its entire length and width; (b) is clear of columns and other obstructions; (c) has a pavement matching the gradient of the adjoining pavement and connecting pedestrian areas on neighbouring sites; (d) connects without any lip or step to adjoining pavements or abutting pedestrian areas on neighbouring sites. Refer to Figure k.	Setbacks for the site are pursuant to the preliminary approval and the built form is constrained by the existing bicycle network.
	AO39.4 Development for steps, escalators, ramps or lifts is set back 1.2m from the main building line to maximise pedestrian flow and safety and allow for adequate waiting space.	**Complies with Acceptable Outcome** Any steps, escalators, ramps or lifts is set back 1.2m from the main building line.
PO40 Development for a building 8 storeys and over ensures that the design mitigates the impacts of ground-level wind acceleration on pedestrians and building occupants, considering the site context and neighbouring structures.	**AO40** Development provides wind mitigation for a building which is 8 storeys to 15 storeys that: (a) is in accordance with a neighbourhood plan; or (b) if a neighbourhood plan does not specify any criteria, uses at least 2 of the following strategies: (i) building orientation, plan shape, massing and facade articulation to avoid tall and wide facades that face prevailing winds; (ii) a podium and tower building form with a tower set back at least 10m from all	**Complies with PO40** The proposal is designed to avoid the creation of wind tunnels noting the following components: - the building is oriented to ensure appropriate breeze capturing while responding to the constraints of the site (rail corridor and overpass) - the built form features an articulated frontage and utilises balconies, recesses and slab projections to avoid ground level wind acceleration; - the slab projections utilised through the podium create a protected pedestrian environment which is further supported by the

Performance outcomes	Acceptable outcomes	Response
	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. Note—This is demonstrated by submission of a wind impacts report from a suitably qualified professional.	dense vegetation proposed on the ground floor.
PO41 Development provides car parking which: (a) minimises the impact on the quality of adjoining streetscapes or public spaces or the amenity of adjoining residents in terms of location, bulk, form and amenity impacts including noise, light or odours; (b) takes account of the following: (i) the location of active frontages and public spaces; (ii) setback distances to mitigate impacts; (iii) the proximity of dwelling houses or existing multiple dwellings on adjoining sites;	**AO41.1** Development provides car parking which is: (a) not visible from the street, other public spaces or adjoining properties; or (b) located below ground or behind dwellings or active uses for the full street frontage; (c) set back from front, rear and side boundaries in compliance with a neighbourhood plan or if no neighbourhood plan applies or no requirements are specified in a neighbourhood plan, the requirements in Table 9.3.3.3.D. Note—Car parking which extends 1m above ground level will be counted in the maximum height and will be subject to the relevant boundary setback requirements.	**Complies with PO41** Refer to section 4.1.16 of the town planning report for full code response.
	AO41.2	**Not Applicable**

Performance outcomes	Acceptable outcomes	Response
(iv) the scale and detail of any parking structure walls when viewed from the street and adjoining properties; (v) the visual impact of open car parking and vehicle movement areas on the street and adjoining properties; (vi) convenient, safe and legible vehicle access and car parking for users.	Development does not provide a basement parking structure which: (a) extends above ground level forward of the main building line; (b) impacts on connections between the public footpath or space and the development.	A basement structure is not proposed as a part of this development.
	AO41.3 Development only provides car parking located above ground if: (a) it is fully integrated within the building design and is sleeved by development to required active frontages; or (b) it offers short-term car parking for customer, visitors or service providers, that is a portion of the total required car parking, and does not impact on active frontage requirements; or (c) it is located to the side or rear of the site away from the primary street or active frontage. Refer to Figure e.	**Complies with PO41** Refer to section 4.1.16 of the town planning report for full code response.
	AO41.4 Development for a multistorey or podium car park: (a) is not located on the street frontage and is behind smaller uses to create an active frontage and avoid long blank walls particularly adjacent to a primary entrance from a key pedestrian connection; or (b) includes building facade details that extend to disguise the car parking floors; or	**Complies with PO41** Refer to section 4.1.16 of the town planning report for full code response.

Performance outcomes	Acceptable outcomes	Response
	(c) is screened to become a visually interesting structure. Refer to Figure f.	
	AO41.5 Development ensures that visitor or customer car parking is: (a) clearly signposted; (b) lit at night; (c) not located behind a security barrier. Note—The detailed design is in accordance with the Transport, access, parking and servicing code and planning scheme policy.	**Complies with PO41** Refer to section 4.1.16 of the town planning report for full code response.
PO42 Development for a publicly accessible plaza, arcade and pathway provided as part of development is easily accessed, attractive and supports personal safety. Refer to Figure i.	**AO42.1** Development provides for pedestrian and cyclist movement adjoining and through a site at street level or at-grade. Note—Grade-separated pedestrian movement systems, such as an overhead bridge or underpass, are avoided because they are less attractive and safe for users.	**Complies with Acceptable Outcome** The proposed development has been designed to maintain the existing pedestrian and cycle paths through the site.
	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.	**Can Comply** Lighting can comply 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.

Performance outcomes	Acceptable outcomes	Response
PO43 Development for a plaza: (a) promotes pedestrian and cyclist movement; (b) links with transport interchanges; (c) provides opportunities for the flexible use of the space by the community; (d) provides an edge which contributes to the plaza's character and activation.	**AO43.1** Development for a plaza identified in a neighbourhood plan, approved centre concept plan, structure plan or where proposed as a part of development: (a) is provided in the location identified; (b) is of a regular shape and has a minimum frontage to a road of 10m; (c) has a minimum size of 400m^2; (d) is integrated with surrounding development; (e) has a minimum dimension of 20m; (f) is located at the level of the ground storey of adjoining buildings; (g) is suitable for pedestrian and cyclist access; (h) includes a minimum of 50% hard-paved area; (i) includes a minimum of 20% deep- planting area to accommodate subtropical shade trees; (j) is a minimum 75% open to the sky.	**Not Applicable** The proposed development does not include a plaza.
	AO43.2 Development ensures that a minimum of 50% of the adjacent building frontages to a plaza contain active frontages and building entries.	**Not Applicable** The proposed development does not include a plaza.
	AO43.3 Development does not provide for a vehicle entry, driveway, car parking, bin storage or servicing in a plaza.	**Complies with Acceptable Outcome** The vehicle entry, driveway, car parking, bin storage and servicing is not located in a plaza.

Performance outcomes	Acceptable outcomes	Response
	AO43.4 Development does not provide for a mechanical ventilation outlet or vent on a frontage adjoining a plaza.	**Complies with Acceptable Outcome** The mechanical ventilation outlet or vent is not located on a frontage adjoining a plaza.
	AO43.5 Development for a plaza: (a) is publicly accessible during the hours of operation of the use; (b) provides equitable access to and movement in the plaza in accordance with AS 1428.1-2009 Design for access and mobility; (c) has a dominant ground level that is less than 1m above or below the dominant adjacent street level; (d) is designed such that the majority of the plaza space, that is an area which is more than 50%, is visible from the dominant adjacent public street.	**Not Applicable** The proposed development does not include a plaza.
PO44 Development for an arcade: (a) provides public access and connection to facilitate direct, convenient, comfortable and safe access with centre or mixed use areas or developments to key destinations; (b) has a strong street presence and clear entry; (c) has an active frontage and use; (d) has high-quality finishes and materials; (e) addresses public safety.	**AO44** Development for an arcade identified in a neighbourhood plan, approved centre concept plan, structure plan or where proposed as a part of development: (a) provides pedestrian access during hours of operation of the use; (b) integrates with adjoining buildings; (c) links established pedestrian networks, parking and public transport facilities;	**Not Applicable** The proposed development does not include an arcade.

Performance outcomes	Acceptable outcomes	Response
Note—An arcade is a publicly accessible privately owned connection.	(d) has a minimum corridor width of 6m, including a minimum unobstructed pavement width of 3m; (e) has an active use edge; (f) is finished with high-quality materials considering public safety; (g) is provided at-grade with an adjoining public area and connects safely without any lip or step; (h) incorporates crime prevention through environmental design principles to maximise safety; (i) has signage at each end identifying the connection provided; (j) is straight and allows for visual connection to the other end. Note—Crime prevention principles can be found in the Crime prevention through environmental design planning scheme policy. Note—Development for cross block links is addressed in the Streetscape hierarchy overlay code.	
PO45 Development provides and maintains a continuous, accessible, attractive, direct, convenient and legible connection and pathway for pedestrians and cyclists.	**AO45** Development for a pedestrian connection within the site which is publicly accessible (privately owned): (a) is clearly delineated and separated from parking bays;	**Not Applicable** The development maintains the existing pedestrian connection and cycle path through the site.

Performance outcomes	Acceptable outcomes	Response
	(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.	
PO46 Development for public toilets is located sensitively so that: (a) the use is supported; (b) public surveillance is provided; (c) the development is not visually intrusive.	**AO46** Development for a publicly accessible toilet: (a) is located near spaces or pathways with high pedestrian activity and use; (b) has amenity that is visible from the spaces or pathways with high pedestrian activity and use; (c) is not visually intrusive; (d) is accessed via a direct legible pathway that is consistently lit in compliance with AS/NZS 1158.3.1:2005 Lighting for roads and public spaces Category P3; (e) has high mounted vandal-resistant luminaires for external lighting, and lighting in compliance with AS 4282-1997 Control of the	**Not Applicable** The proposed development does not include a publicly accessible toilet.

Performance outcomes	Acceptable outcomes	Response
	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.	**Not Applicable** The proposed development is not for a mixed-use development.
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.	**Complies with AO48.1** The proposed fencing is located at the rear of the site and is to provide security between the residential building and adjoining overpass.
	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.	**Can comply** The proposed fence design is subject to the detailed design phase of the project. A reasonable and relevant condition can be included in relation to this item.
	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.	**Complies with Acceptable Outcome** The proposed retaining walls only relate to the rear of the site and will not interact with the pedestrian environment or streetscape. Refer to the engineering services report for further details.

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

Performance outcomes	Acceptable outcomes	Response
	Development for a stand-alone shopping centre or shop located on an arterial road, provides for: (a) a minimum of 25% active frontage connection to this street front; (b) a strong internal pedestrian oriented 'street' with an active frontage.	The proposed development does not include a stand-alone shopping centre or shop.
PO51 Development within an existing traditional strip centre or corridor: (a) contributes to the existing character and structure; (b) provides a continuous pedestrian environment at street level.	**AO51** Development within an existing traditional strip centre or corridor provides a streetscape which: (a) is in compliance with a neighbourhood plan; or (b) if no neighbourhood plan applies or a neighbourhood plan does not specify requirements for a streetscape, ensures that the development: (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.	**Not Applicable** The proposed development is not identified within an existing traditional strip.

Performance outcomes	Acceptable outcomes	Response
	Refer to Figure h.	
PO52 Development contributes to the role of the street or public space as the focus for vibrant commercial activity and community life and provides active frontages through: (a) intensive activation of the ground storey with highly active non-residential uses which encourage the greatest degree of pedestrian activity and interaction; (b) strong physical and visual integration between the ground storey and the adjoining verge or public space to seamlessly integrate indoor and outdoor spaces; (c) building design which provides a visually interesting, interactive and continuous built form and rhythm to the street; (d) richly detailed, human-scaled and fine-grained building frontages; (e) a safe, enjoyable and continuous pedestrian environment without obstruction or interruption from vehicular crossovers and manoeuvring; (f) a subtropical urban design and built form which encourages outdoor lifestyles and engagement with the public realm. Note—Highly active non-residential uses create the greatest degree of pedestrian activity and interaction and are mostly accommodated in small	**AO52.1** Development which requires an active frontage – primary, identified in a neighbourhood plan, approved centre concept plan, structure plan, or as a part of the development provides: (a) a continuous built form to the street at the nominated setback; (b) a ground storey fully occupied by highly active non-residential uses; (c) a 1st and 2nd storey featuring windows or balconies promoting interaction with and surveillance of the street; (d) awnings for the full building frontage; (e) lighting of publicly accessible areas including the underside of awnings; (f) at least 1 pedestrian entry and exit for every 10m of building frontage; (g) a minimum of 50% transparent external wall materials up to a height of 2.5m above pavement level; (h) a minimum ground-storey height of 4.2m. 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.	**Not Applicable** The development is not identified as requiring an active frontage pursuant to the neighbourhood plan, approved preliminary approval or structure plan.
	AO52.2	**Not Applicable**

Performance outcomes	Acceptable outcomes	Response
individual tenancies with narrow building frontages, such as shops, restaurants and cafes.	Development which requires an active frontage – secondary, identified in a neighbourhood plan, approved centre concept plan, structure plan, or as part of the development provides: (a) a continuous built form to the street at the nominated setback; (b) a ground storey substantially occupied by active non-residential uses; (c) a 1st and 2nd storey featuring windows and balconies promoting interaction with and surveillance of the street; (d) provides at least 1 pedestrian entry/exit for every 20m of building frontage; (e) a minimum 30% transparent external wall materials up to a height of 2.5m above pavement level; (f) a minimum ground-storey height of 4.2m. Note—Non-residential uses need not be continuous along an active frontage – secondary but should be located to activate critical locations such as intersections and pedestrian entries to buildings. Note—If a neighbourhood plan identifies an active frontage, but not whether it is primary or secondary, active frontage – primary criteria apply.	The development is not identified as requiring an active frontage pursuant to the neighbourhood plan, approved preliminary approval or structure plan.
PO53 Development of vehicle access and parking does not impact on an active frontage in a centres and mixed use area.	**AO53.1** Development which requires an active frontage – primary, identified in a neighbourhood plan, approved centre concept plan, structure plan, or	**Not Applicable** The development is not identified as requiring an active frontage pursuant to the neighbourhood plan, approved preliminary approval or structure plan.

Performance outcomes	Acceptable outcomes	Response
	as part of the development, ensures that vehicle and service access is: (a) not located on this active frontage – primary; (b) from a secondary frontage or from an adjoining premises if a shared driveway and access arrangement is established.	
	AO53.2 Development which requires an active frontage – primary or active frontage – secondary identified in a neighbourhood plan, approved centre concept plan, structure plan or as part of the development, ensures that parking is not located adjacent to the frontage or is not visible from the street.	**Not Applicable** The development is not identified as requiring an active frontage pursuant to the neighbourhood plan, approved preliminary approval or structure plan.
PO54 Development provides building entries that support active frontage outcomes.	**AO54** Development of foyer space on an active frontage: (a) occupies a minimal proportion and subordinate part of the building frontage; (b) is publicly accessible during normal business hours and visible from adjoining verges or public space; (c) contains activities and spaces such as reception desks, seating areas, cafes, shopfront galleries and display spaces that attract people.	**Not Applicable** The development is not identified as requiring an active frontage. Notwithstanding an activated foyer space has been provided fronting Albion Road. Refer to Section 3 of the town planning report and architectural plans for further details.
PO55 Development provides landscaping on site to:	**AO55** Development provides landscaping that:	**Complies with Acceptable Outcome** Refer to the Landscape Concept Plan in **Appendix D.**

Performance outcomes	Acceptable outcomes	Response
(a) contribute positively to the subtropical character, amenity and microclimate of the site and the centre or mixed use area; (b) support the retention of existing significant vegetation and large subtropical shade trees; (c) support the establishment of subtropical streets and planting; (d) contribute to site amenity for building occupants, users, residents and adjoining residents; (e) balance the bulk and scale of the building and minimise impact to adjoining residents, uses and streetscape; (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.	(a) integrates with site layout and building design at ground, podium, balcony and rooftop levels; (b) is sited to retain and protect existing significant vegetation; (c) buffers adjoining residential uses or areas, with advanced trees and a minimum of 2 tiers to achieve screening and visual softening; (d) supports building height transitions, where required; (e) is accessible for watering and maintenance; (f) screens or buffers driveways, service and loading areas, plant rooms or other utilities; (g) allows for the overlooking of the street and pedestrian entry areas from the building; (h) emphasises clear pedestrian entry points. Note—No overall percentage of open space and landscaping is prescribed for non-residential development. Note—This is demonstrated in a landscape concept plan. Note—Landscape design incorporates planting in accordance with the Planting species planning scheme policy. Note—The location, design and provision of communal and private open space for residential uses must be in compliance with the Multiple dwelling code.	
PO56 Development incorporates deep planting which:	**AO56.1** Development locates deep-planting areas:	**Complies with Acceptable Outcome**

Performance outcomes	Acceptable outcomes	Response
(a) supports the retention and protection of existing significant vegetation and large subtropical shade trees; (b) provides for the establishment of vegetation to contribute to the landscape character of the centre or mixed use area; (c) is grouped with deep-planting areas on adjacent sites to maximise contiguous areas of deep planting; (d) is open to the sky with access to light and rainfall and into the natural ground with no underground development; (e) is planted with large subtropical tree species that at maturity are complementary in scale and height to the building form; (f) is capable and supported to grow and at maturity provide effective shade or screening to buildings, outdoor spaces or adjoining uses; (g) balances hard-stand areas and provides shade and informal recreation spaces that are directly accessible from residences, building tenancies or the street frontage.	(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.	Refer to the response in the Multiple Dwelling Code and the Landscape Concept Plan in **Appendix D.**
	AO56.2 Development: (a) provides for a minimum 10% of the site area for deep planting; (b) ensures that each deep-planting area has a minimum area of 25m^2 and a minimum dimension of 4m in any direction.	**Complies with Acceptable Outcome** Refer to the response in the Multiple Dwelling Code and the Landscape Concept Plan in **Appendix D.**
	AO56.3 Development provides deep-planting areas that are: (a) exclusively for landscaping; (b) not containing vehicle manoeuvring areas, pedestrian paths, surface structures or infrastructure, sub-surface structures or infrastructure; (c) able to accommodate trees planted in natural ground with no development underneath; (d) 100% open to the sky; (e) able to be accessed for maintenance purposes.	**Complies with Acceptable Outcome** Refer to the response in the Multiple Dwelling Code and the Landscape Concept Plan in **Appendix D.**

Performance outcomes	Acceptable outcomes	Response
	AO56.4 Development provides trees in deep-planting areas which: (a) are capable of growing to a minimum canopy diameter of 5m and/or a minimum height of 5m within 5 years of planting; (b) are subtropical tree species consistent with the Planting species planning scheme policy. Note—Tree species should be chosen to respond to particular site location or design needs. Where site circumstances permit, tree species that are complementary in scale and height to the building form should be selected. Note—Tree height and canopy spread will be dependent on species.	**Complies with Acceptable Outcome** Refer to the response in the Multiple Dwelling Code and the Landscape Concept Plan in **Appendix D.**
	AO56.5 Development provides a minimum of 25% of all trees as advanced stock.	**Complies with Acceptable Outcome** Refer to the response in the Multiple Dwelling Code and the Landscape Concept Plan in **Appendix D.**
PO57 Development for an open air car park is landscaped to: (a) contribute positively to the landscape character of the centre or mixed use area; (b) reinforce and support pedestrian movement; (c) provide a comfortable environment for pedestrians;	**AO57.1** Development for an open air car park at or above ground level provides that setbacks are densely planted with a minimum of 1.5m wide landscaping. Note—Front setback is to be treated to address streetscape interface issues and requirements.	**Not Applicable** The proposed car parking is provided within the podium,
	AO57.2	**Not Applicable**

Performance outcomes	Acceptable outcomes	Response
(d) reduce glare and heat; (e) reduce impervious areas; (f) establish shade cover within a period of 5 years.	Development for a ground-level open-air car park is designed with trees planted: (a) in a minimum 5.2m x 2.4m landscaped area between every 6 car parking spaces with a permeable surface treatment either side of the landscape area; or (b) at 6m intervals in a minimum 2.5m-wide landscaped bed, swale or other water sensitive urban design device adjacent to parallel car parking spaces; (c) at a minimum rate of 1 shade tree for every 6 car parking spaces.	The proposed car parking is provided within the podium,
	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.	**Not Applicable** The proposed car parking is provided within the podium,
	AO57.4 Development uses landscaping to delineate safe pedestrian movement through open-air car parks.	**Not Applicable** The proposed car parking is provided within the podium,
PO58 Development which is not located on an active frontage provides landscaping on the street frontage to: (a) contribute to the centre or mixed use area or development's landscape character and the	**AO58** Development setback from the road, where not including an active frontage treatment or the part of the frontage not treated as an active frontage, is provided with:	**Complies with Performance Outcome** Refer to Section 4.3.9.7 of the Town Planning Report.

Performance outcomes	Acceptable outcomes	Response
development of Brisbane's subtropical streetscapes and public spaces; (b) provide shade and pedestrian comfort and visual amenity; (c) contribute to the subtropical character of the streetscape and public realm; (d) not impede the establishment of active frontages where required; (e) maintain views from the street to the building and frontage and consider personal safety.	(a) a minimum of 2m wide landscaping with advanced trees and low-level planting along the full street or public space frontage or balance part, excluding any driveway crossover and pedestrian access; or (b) a minimum of 3m wide landscaping with advanced trees and low-level planting, to establish a positive landscaped street edge where a service station or outdoor sales use. Note—It is envisaged that landscaping will be primarily located on frontages to arterial roads that are not suitable for active frontages.	
PO59 Development for a building must not incorporate any type of glass or other surface likely to reflect specular rays that could create undue nuisance, discomfort or hazard to the surrounding locality.	**AO59** Development ensures that any reflective glass material has: (a) a level of light reflectivity not greater than 20%; (b) a level of heat transmission not less than 20%.	**Will comply with Acceptable Outcome** The Applicant will comply with a reasonable and relevant condition.
PO60 Development minimises direct overlooking between buildings and to adjoining residential uses not located within the centre or mixed use area through site planning, building design, screening and landscaping.	**AO60** No acceptable outcome is prescribed. Note—Screening and fencing for a residential use is designed in accordance with the Multiple dwelling code.	**Not Applicable** The site is an isolated lot, being surrounded by vacant lots, parks, or vehicular infrastructure.
PO61 Development for residential uses in a zone in the centre zones category or the Mixed use zone maximises privacy and amenity for residents,	**AO61** No acceptable outcome is prescribed.	**Not Applicable** The site is located in the Character Residential Zone.

Performance outcomes	Acceptable outcomes	Response
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.	Note—Screening and fencing for a residential use is designed in accordance with the Multiple dwelling code.	
PO62 Development of garages, driveways and parking structures minimise impacts on the amenity of neighbouring dwellings.	**AO62.1** Development for a car park: (a) provides a 2m-high acoustic fence and a landscaped area 1.5m wide where located adjacent to a neighbouring dwelling; (b) is acoustically screened where the car park is used at night and where located adjacent to a neighbouring dwelling.	**Not Applicable** The site is not located adjacent to a neighbouring dwelling.
	AO62.2 Development for a driveway or vehicle movement area is screened by a 2m-high acoustic fence along the side or rear boundary if located adjacent to a residential dwelling.	**Not Applicable** The site is not located adjacent to a neighbouring dwelling.
PO63 Development provides refuse and recycling collection and storage facilities that: (a) are located conveniently in an unobtrusive dedicated storage room or separate screened structure; (b) are located and managed so that adverse impacts on building occupants, neighbouring properties and the public realm are minimised;	**AO63.1** Development is designed and constructed to ensure refuse and recycling collection and storage facilities comply with the Refuse planning scheme policy.	**Complies with Acceptable Outcome** Refer to the Waste Management Plan included within **Appendix H**.
	AO63.2 Development is designed and constructed to ensure refuse and recycling collection and storage facilities do not have any odour, noise or visual	**Complies with Acceptable Outcome** Refer to the Waste Management Plan included within **Appendix H**.

Performance outcomes	Acceptable outcomes	Response
(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.	impacts which are detectable and disturbing at the site or adjoining sites. Note—Refer to the Refuse planning scheme policy for further guidance.	
PO64 Development creates a safe environment by incorporating the key elements of crime prevention through environmental design that are tailored to the land use and specific vulnerable elements and settings.	**AO64** Development incorporates the key elements of crime prevention through environmental design in its layout, building or structure design and landscaping by: (a) facilitating casual surveillance opportunities and including good sightlines to publicly accessible areas such as car parks, pathways, public toilets and communal areas; (b) defining different uses and ownerships through design and restricting access from non-residential uses into private residential dwellings; (c) promoting safety and minimising opportunities for graffiti and vandalism through exterior building design and orientation of buildings and use of active frontages; (d) ensuring publicly accessible areas such as car parks, pathways, public toilets, communal areas are well lit; (e) including way-finding cues;	**Complies with Acceptable Outcome** The layout, design and landscaping of the proposed development facilities key elements of crime prevention through environmental design, including passive surveillance from units, uninterrupted sightlines, and a legible design that minimises potential entrapment areas. Refer to the Architectural Plans in **Appendix C** for further details.

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

Performance outcomes	Acceptable outcomes	Response
If identified in a neighbourhood plan		
PO67 Development minimises visual impacts to view corridors of local significance and enhances opportunities for observation of key vistas and views from identified view points.	**AO67.1** Development ensures building placement and design does not impact on a view corridor identified in a neighbourhood plan. Note—A neighbourhood plan may identify view corridors and may or may not identify any specific view points from which they are observed.	**Not Applicable** The site is not identified in a view corridor under the neighbourhood plan.
	AO67.2 Development creates opportunities for views and vistas from a view point identified in a neighbourhood plan. Note—A neighbourhood plan may identify view points and may or may not identify any specific view corridor that they observe.	**Not Applicable** The site is not identified as within a viewpoint under the neighbourhood plan.
PO68 Development on a significant corner site provides a prominent visual reference and contribution to the neighbourhood's public realm by: (a) accommodating high levels of pedestrian movement at the corner and enhancing the pedestrian experience; (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	**AO68.1** Development is designed to emphasise the corner setting of a significant corner site identified in a neighbourhood plan and provides: (a) building entries on both street frontages; (b) a single main entry at the corner.	**Not Applicable** The site is not identified as a significant corner site under the neighbourhood plan.
	AO68.2 Development provides a corner land dedication on a significant comer site identified in a neighbourhood plan, adjacent to the existing verge area which: (a) complies with any dimensions identified in the neighbourhood plan;	**Not Applicable** The site is not identified as a significant corner site under the neighbourhood plan.

Performance outcomes	Acceptable outcomes	Response
intersection or connection point in the neighbourhood; (d) respecting the prominence of any adjoining or nearby heritage places, traditional character buildings or local landmarks; (e) if a corner land dedication is required: (i) accommodating a deep-planted feature tree within the dedication area; (ii) providing a building envelope which acknowledges and respects the presence of the large feature tree canopy. Note—A neighbourhood plan will indicate whether or not a land dedication is required.	(b) accommodates a deep-planted large feature tree in compliance with the road corridor design section of the Infrastructure design planning scheme policy; (c) is embellished in compliance with the road corridor design section of the Infrastructure design planning scheme policy. Note—A neighbourhood plan may indicate if a corner land dedication is to be truncated or inverted. If the configuration is not specified, a truncated land dedication is to be provided where the building or podium is 2 storeys or fewer. Where an inverted corner land dedication is provided, the building design accommodates the feature tree canopy at maturity. **AO68.3** Development ensures that any part of the building including the basement but excluding awnings is outside the corner land dedication area. Note—A neighbourhood plan may indicate if a building is able to volumetrically extend into the corner land dedication area.	**Complies with Acceptable Outcome** The proposed building is outside any corner land dedication.
PO69 Development on a landmark site provides a prominent visual reference and contribution to the city's public realm by: (a) exhibiting subtropical architectural excellence through design, treatment and articulation; (b) defining the site and its setting through building form, expression, silhouette, scale, materials and landscaping;	**AO69.1** Development: (a) emphasises a landmark site identified in a neighbourhood plan and its setting; (b) addresses all elevations, with front, side and rear facades all displaying a high level of modulation and articulation; (c) both vertically and horizontally articulates building form and mass with proportions	**Not Applicable** Refer to the response in the Multiple Dwelling Code.

Performance outcomes	Acceptable outcomes	Response
(c) reinforcing a sense of arrival to the neighbourhood plan area, precinct or sub-precinct through marking a node, an intersection or major connection point in the city; (d) respecting the prominence of any adjoining or nearby heritage place or local landmark; (e) if a corner land dedication is required: (i) accommodating a deep-planted large feature tree within the dedication area; (ii) providing a building envelope that acknowledges and respects the presence of the large feature tree canopy; (iii) accommodating high levels of pedestrian movement and enhancing the pedestrian experience. Note—A neighbourhood plan may indicate whether or not a land dedication is required.	compatible with the height, scale and setting of the building; (d) provides an interesting and varied skyline and silhouette; (e) uses high-quality and durable materials and finishes; (f) integrates landscaping, building entries and the public realm at the ground plane. Note—The Council's Independent design advisory panel may be invited to provide advice on developments in accordance with the provisions of the Independent design advisory panel planning scheme policy.	
	AO69.2 Development provides a corner land dedication adjacent to the existing verge area which: (a) complies with any dimensions identified in a neighbourhood plan; (b) accommodates a deep-planted feature tree in compliance with the Infrastructure design planning scheme policy; (c) is embellished in compliance with the Infrastructure design planning scheme policy. Note—A neighbourhood plan may indicate if a corner land dedication is to be truncated or inverted. If the configuration is not specified, a truncated land dedication is to be provided where the building or podium is 2 storeys or fewer. Where an inverted corner land dedication is provided, the building design accommodates the feature tree canopy at maturity.	**Complies with Acceptable Outcome** The development provides a corner land dedication adjacent to the existing verge area that complies with the specified dimensions and is appropriately landscaped.
PO70	**AO70**	**Not Applicable**

Performance outcomes	Acceptable outcomes	Response
Development of a landscape buffer is provided in particular locations to facilitate: (a) visual privacy to and between sites; (b) visual amenity; (c) shading and occupant amenity; (d) local habitat.	Development provides a landscape buffer along the boundaries of the site identified in a neighbourhood plan, which consists of: (a) 3 tiers of planting; (b) a combination of rounded canopy and columnar trees; (c) a maximum spacing of 1 tree for every 6m; (d) trees capable of growing to a minimum height of 8m; (e) shrubs and ground covers. Note—A neighbourhood plan will indicate the boundaries where the landscape buffer is to be provided and the dimensions of the area.	Refer to the Lutwyche Road Corridor Neighbourhood Plan Code response **in Appendix A**.

8.2.8.A Community purposes network overlay code

Performance outcomes	Acceptable outcomes	Response
If on a site in the Existing trunk park sub-category, Existing non-trunk park sub category, LGIP planned park acquisition specific location sub-category, LGIP planned park upgrade specific location sub-category, LGIP planned park embellishment specific location sub-category, LGIP planned corridor park specific location sub-category, Long term park specific location sub-category or Long term corridor park specific location sub-category		
Not Applicable – The site is not within an Existing trunk park sub-category, Existing non-trunk park sub category, LGIP planned park acquisition specific location sub-category, LGIP planned park upgrade specific location sub-category, LGIP planned park embellishment specific location sub-category, LGIP planned corridor park specific location sub-category, Long term park specific location sub-category or Long term corridor park specific location sub-category.		
If on a site in the Existing community facilities and land for community facilities sub-category, LGIP planned land for community facilities specific location sub-category or Long term land for community facilities specific location sub-category		
Not Applicable – The site is not in the Existing community facilities and land for community facilities sub-category, LGIP planned land for community facilities specific location sub-category or Long term land for community facilities specific location sub-category.		

8.2.13.3 Industrial amenity overlay code

Performance outcomes	Acceptable outcomes	Response
Section A—If in the Industrial amenity investigation area sub-category		
PO1 Development of sensitive uses outside of sensitive zones is prevented from encroaching upon land in the Industry zones category.	**AO1** Development for a sensitive use is located no closer than: (a) 250m to an Industry zone, General industry B zone precinct boundary; (b) 500m to an Industry zone, General industry C zone precinct boundary; (d) 1500m to a Special industry zone boundary.	**Complies with PO1** Refer to 4.3.9.18 of the town planning report for the full justification.
PO2 Development is located, designed and constructed to achieve the air quality (planning) criteria in Table 8.2.13.3.B, odour criteria in Table 8.2.13.3.C and health risk criteria in Table 8.2.13.3.D. 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.	**AO2** Development for a sensitive use is located no closer than the distance stated in Table 8.2.13.3.G.	**Not applicable** The proposal is not located in proximity to the land uses identified by Table 8.2.13.3.G.

Performance outcomes	Acceptable outcomes	Response
PO3 Development is located, designed and constructed to achieve the noise (planning) criteria in Table 8.2.13.3.E to protect the development from adverse noise impacts. 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.	**AO3** Development for a sensitive use is located no closer than: (a) 150m to a medium impact industry A or sewage treatment plant; (b) 250m to a medium impact industry B, waste transfer station or landfill; (c) 500m to a high impact industry or special industry.	**Not Applicable** The proposal is not located in proximity to the identified land uses.
Section B—If in the Industrial hazard investigation area sub-category		
Not applicable – the site is not within the Industrial hazard investigation area.		

7.2.12.4 Lutwyche Road corridor neighbourhood plan code

Overall Outcome	Response
(3) The overall outcomes for the Lutwyche Road corridor neighbourhood plan area are:	
(a) *Intensive redevelopment is focused in the Lutwyche centre precinct and Windsor east precinct to reflect their role as established activity centres and their high level of accessibility to high-quality public transport nodes.*	**Not Applicable** The site is not identified in the Lutwyche Centre Precinct.
(b) *Less-intensive redevelopment occurs in other locations along Lutwyche Road that are well-serviced by public transport as shown on the NPM-012.4 Lutwyche Road corridor neighbourhood plan map.*	**Not Applicable** The site is not identified in the Lutwyche Centre Precinct.
(c) *In the balance of the neighbourhood plan area, established residential areas such as Gordon Park, Kedron and Wooloowin are primarily for low density residential uses with character housing retained.*	**Not Applicable** The site is not identified in Gordon Park, Kedron or Wooloowin.
(d) *Intensive mixed use and residential development is focused on and takes advantage of high-quality public transport facilities that serve the Lutwyche Road Corridor neighbourhood plan area, with a concentration of employment opportunities and medium to high density residential areas within easy walking distance of public transport nodes.*	**Complies with Overall Outcome** The proposed development is for a residential development in close proximity to public transport (bus and train).
(e) *Multiple dwellings are not accommodated in the Low density residential zone.*	**Not Applicable** The site is not identified in the Low Density Residential Zone.
(f) *New development exhibits high-quality built form and landscaping that enhances the image of the Lutwyche Road corridor neighbourhood plan area and achieves a strong subtropical character.*	**Complies with Overall Outcome** The proposed development exhibits a high-quality built form with landscaping throughout the podium form, reflective of subtropical character. A significant deep planting buffer is also provided along the southern boundary.

Overall Outcome	Response
	For further detail refer to the Architectural Plan in **Appendix C** and the Landscape Concept Plans in **Appendix D**.
(g) *Pedestrian-focused laneways within the Lutwyche centre precincts provide a high-amenity corridor for commercial and community activities and enhance connectivity within the Lutwyche centre precincts.*	**Not Applicable** The site is not identified in the Lutwyche Centre Precinct.
(h) *Lutwyche Road is a vibrant and attractive, tree-lined subtropical boulevard, with streetscape enhancements that encourage walking and cycling to major destinations within the Lutwyche Road corridor neighbourhood plan area and improve permeability.*	**Complies with Overall Outcome** The proposed development maintains the existing street trees along Albion Road and provides landscaping to buffer the proposed development from the existing bicycle pathway.
(i) *Conon and its gardens (Lot 2 on RP86282) are listed on the Queensland Heritage Register and consequently, Conon is protected and any adjoining development respects the heritage context of Conon, including its gardens.*	**Not Applicable** The site is not identified in the Queensland Heritage Register.
(j) *New public domain areas, community facilities, parks and improvements to existing parks, support the renewal of urban nodes and meet the needs of existing and future residents.*	**Not Applicable** The development is not for a new public domain, community facility, or park.
(k) *Development is of a height, scale and form which is consistent with the amenity and character, community expectations and infrastructure assumptions intended for the relevant precinct, sub-precinct or site and is only developed at a greater height, scale and form where there is both a community need and an economic need for the development.*	**Complies with Overall Outcome** The proposed development is for a residential development comprising fifteen (15) storeys. The height was approved through a preliminary approved (Reference: A005035465 / P&E No. 3333 / 20), indicating that the proposed height is consistent with the surrounding Albion locality. Refer to section 5.1 of the Town Planning Report for full assessment in relation to building height.
(4) Lutwyche centre precinct (Lutwyche Road corridor neighbourhood plan/NPP-001) overall outcomes are:	
Not Applicable – the site is not identified in the Lutwyche Centre Precinct.	
(5) Windsor east precinct (Lutwyche Road corridor neighbourhood plan/NPP-002) overall outcomes are:	

Overall Outcome	Response
Not Applicable – the site is not identified in the Windsor East Precinct.	
(6) Stafford depot precinct (Lutwyche Road corridor neighbourhood plan/NPP-003) overall outcomes are:	
Not Applicable – the site is not identified in the Stafford Depot Precinct.	
(7) Sisters of Mercy precinct (Lutwyche Road corridor neighbourhood plan/NPP-004) overall outcomes are:	
Not Applicable – the site is not identified in the Sisters of Mercy Precinct.	
(8) Industrial precinct (Lutwyche Road Corridor neighbourhood plan/NPP-005) overall outcomes are:	
Not Applicable – the site is not identified in the Industrial Precinct.	

7.2.12.4 Lutwyche Road corridor neighbourhood plan code

Performance outcomes	Acceptable outcomes	Response
General		
PO1 Development is of a height, scale and form that achieves the intended outcome for the precinct, improves the amenity of the neighbourhood plan area, contributes to a cohesive streetscape and built form character and is: (a) consistent with the anticipated density and assumed infrastructure demand; (b) aligned with 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; (e) sited to enable existing and future buildings to be well separated from each other and avoid affecting the potential development of an adjoining site. Note—Development that exceeds the intended number of storeys or building height can place disproportionate pressure on the transport	**AO1** Development complies with the number of storeys and building heights in Table 7.2.12.4.3.B. Note—Neighbourhood plans will mostly specify a maximum number of storeys where zone outcomes have been varied in relation to building height. Some neighbourhood plans may also specify height in metres. Development must comply with both parameters where maximum number of storeys and height in metres are specified.	**Not Applicable** The site is not within any of the precincts identified in Table 7.2.12.4.3.B. Refer to section 5.1 of the Town Planning Report for full assessment in relation to building height.

Performance outcomes	Acceptable outcomes	Response
network, public space or community facilities in particular. Note—Development that is over-scaled for its site can result in an undesirable dominance of vehicle access, parking and manoeuvring areas that significantly reduce streetscape character and amenity.		
Heritage		
PO2 Development on or adjoining Conon (Lot 2 on RP86282) is of a suitable height and scale and is set back from common boundaries to ensure that new development does not overshadow Conon and its gardens. Note—To demonstrate compliance with the performance outcome, a Heritage impact assessment report is to be submitted demonstrating to Council's satisfaction that the proposed development will not detract from or diminish the cultural heritage significance of the heritage place.	**AO2** No acceptable outcome is prescribed.	**Not Applicable** The site is not on or adjoining Conon
Infrastructure improvements		
PO3 Development provides public realm treatments as indicated in Figure c.	**AO3**	**Not Applicable** The site is not required to provide public realm treatments as indicated in Figure C.

Performance outcomes	Acceptable outcomes	Response
	Development provides public realm treatments consistent with Figure c and in compliance with the Infrastructure design planning scheme policy.	
If in the Lutwyche centre precinct (Lutwyche Road corridor neighbourhood plan/NPP-001) or Windsor east precinct (Lutwyche Road corridor neighbourhood plan/NPP-002)		
Not Applicable – The site is not identified in the Lutwyche Centre Precinct or Windsor East Precinct.		
If in the Lutwyche centre precinct (Lutwyche Road corridor neighbourhood plan/NPP-001), where in the Lutwyche centre mixed use corridor sub-precinct (Lutwyche Road corridor neighbourhood plan/NPP-001a), or if in the Windsor east precinct (Lutwyche Road corridor neighbourhood plan/NPP-002), where in the Windsor east mixed use corridor precinct (Lutwyche Road corridor neighbourhood plan/NPP-002a)		
Not Applicable – The site is not identified in the Lutwyche Centre Precinct or Windsor East Precinct.		
If in the Sisters of Mercy precinct (Lutwyche Road corridor neighbourhood plan NPP-004)		
Not Applicable – The site is not identified in the Sisters of Mercy Precinct.		

8.2.18.3 Road hierarchy overlay code

Performance outcomes	Acceptable outcomes	Response
Section A—If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development for a material change of use		
PO1 Development ensures that: (a) vehicle access is provided to each premises, which has no significant impact on the safety, efficiency, function, convenience of use or capacity of: (i) the road hierarchy shown on the Road hierarchy overlay map; (ii) public transport operations; (iii) pedestrian and cyclist movement; (b) the safety and efficiency of primary freight routes are protected and enhanced, supporting major industry areas; (c) site access driveways in the road area accommodate all turns only when such arrangements are safe and can be demonstrated to not inhibit transport system operation.	**AO1.1** Development ensures that an access driveway is provided from: (a) a minor road; (b) a district road or suburban road if the development has high traffic-generating potential.	**Complies with AO** Access is provided via McDonald Road, refer to **Appendix E**.
	AO1.2 Development ensures that an access driveway is not provided to or from a primary freight route identified on the Road hierarchy overlay map.	**Complies with AO** Access is provided via McDonald Road, refer to **Appendix E**.
	AO1.3 Development ensures that a use other than a use with high traffic-generating potential gains all vehicular access, other than for service vehicles, via the lowest order road in the road hierarchy to which the site has frontage.	**Complies with AO** Access is provided via McDonald Road, refer to **Appendix E**.
	AO1.4 Development ensures that a turn to and from a major road is restricted to a left turn only.	**Complies with AO** Access is provided via McDonald Road, refer to **Appendix E** and architectural plans in **Appendix C** for full details.
	AO1.5	**Not applicable**

Performance outcomes	Acceptable outcomes	Response
	Development ensures that vehicle access is provided to an abutting site that only has frontage to an arterial road, to facilitate access to the abutting site via an alternative street.	Access is provided via McDonald Road, refer to **Appendix E** and architectural plans in **Appendix C** for full details.
Section B—If for assessable development for a material change of use		
PO2 Development does not compromise the safety, efficiency and function of the road hierarchy and addresses all the impacts to the road network.	**AO2.1** Development ensures that the traffic generated by the development is consistent with the road hierarchy classification, function and expected traffic flows for the area.	**Complies with AO** The proposed development and associated traffic impacts are anticipated for the area, refer to the traffic assessment prepared by PTT (**Appendix E**) for full assessment.
	AO2.2 Development mitigates an impact on the road hierarchy if the development: (a) is for a major development; or (b) involves an access driveway to a major road; or (c) involves an access driveway within 100m of a signalised intersection. Note—This can be demonstrated in a transport impact assessment report prepared and certified by a Registered Professional Engineer Queensland in accordance with the Transport, access, parking and servicing planning scheme policy.	**Complies with AO** The proposed development and associated traffic impacts are anticipated for the area, refer to the traffic assessment prepared by PTT (**Appendix E**) for full assessment.
Section C—If for assessable development for a material change of use or reconfiguring of a lot		
PO3	**AO3** No acceptable outcome is prescribed.	**Complies with AO** Any potential road expansions have been accounted for in the design, refer to **Appendix E**

Performance outcomes	Acceptable outcomes	Response
Development makes provision for the extension, expansion and widening of the existing and future road network where required.		and architectural plans in **Appendix C** for full details.
PO3A Development provides for the payment of extra trunk infrastructure costs for the following: (a) for development completely or partly outside the priority infrastructure area in the Local government infrastructure plan; (b) for development completely inside the priority infrastructure area in the Local government infrastructure plan involving: (i) trunk infrastructure that is to be provided earlier than planned in the Local government infrastructure plan; (ii) long term infrastructure for the road network which is made necessary by development that is not assumed future urban development; (iii) other infrastructure for the road network associated with development that is not assumed future urban development which is made necessary by the development. Editor's note—The payment of extra trunk infrastructure costs for development completely inside the priority infrastructure area in the Local government infrastructure plan is to be worked out in accordance with the Charges Resolution.	**AO3A** No acceptable outcome is prescribed.	**Not applicable** Additional trunk infrastructure is not required due to the proposal.

Performance outcomes	Acceptable outcomes	Response
Editor's note—See section 130 Imposing Development conditions (Conditions for extra trunk infrastructure costs) of the *Planning Act 2016*.		
If on a site in or adjacent to the District road sub-category which has a width less than 20 metres, or to the Suburban road sub-category or to the Arterial road sub-category		
PO4 Development protects a corridor for the road network shown on the Road hierarchy overlay map to ensure the following are not compromised: (a) the long term infrastructure for the road network in the Long term infrastructure plans; (b) the existing and planned infrastructure for the road network in the Local government infrastructure plan; (c) the provision of long term, existing and planned infrastructure for the road network which: (i) is required to service the development or existing and future urban development in the planning scheme area; or (ii) is in the interests of rational development or the efficient and orderly planning of the general area in which the site is situated. Editor's note—A condition which requires a proposed development to keep permanent improvements and structures associated with the approved development clear of the area of long term infrastructure, may be imposed.	**AO4** Development protects a corridor for the road network shown on the Road hierarchy overlay map in compliance with the following: (a) for the long term infrastructure for the road network, the Long term infrastructure plans; (b) for existing and planned infrastructure for the road network, the Local government infrastructure plan; (c) the standards for the road network in the Infrastructure design planning scheme policy.	**Complies with AO** The proposed development and associated traffic impacts are anticipated for the area, refer to the traffic assessment prepared by PTT (**Appendix E**) for full assessment. The site is adjacent to the Albion overpass but does not interact with the infrastructure in any way.

Performance outcomes	Acceptable outcomes	Response
Section D—If reconfiguring a lot or involving an extension or change to the road hierarchy		
PO5 Development ensures that a new road connection provides: (a) safe, efficient and convenient connectivity of the new road to the major road network; (b) a minimum number of intersections to the major road network.	**AO5** Development provides access to the road network in a manner that preserves the function of the road hierarchy and addresses all impacts to the road network.	**Not applicable** The proposal does not involve a change to road hierarchy or ROL.
PO6 Development ensures that an extension of or change to the road network: (a) provides internal connectivity and connects to the external road network; (b) provides pedestrian connectivity to facilitate ease of access by the shortest reasonable route to neighbourhood facilities, parks, schools, shops, bus routes, transport facilities or open space systems; (c) provides cycle connectivity to facilitate ease of access by the shortest reasonable distance to the next higher order cycle route; (d) includes the provision of bus routes that provide ease of access to bus customers; (e) minimises vehicle volumes and speed in residential streets while providing connectivity to major roads in a reasonable travel time; (f) provides a street layout that minimises travel time and traffic volumes on minor roads;	**AO6.1** Development ensures that a new or upgraded road is designed and constructed in accordance with its road hierarchy classification as shown on the Road hierarchy overlay and the standards in the Infrastructure design planning scheme policy.	**Not applicable** The proposal does not involve a change to road hierarchy or ROL.
	AO6.2 Development preserves the function of the road hierarchy and addresses all impacts on the road network. Note—This can be demonstrated in a transport impact assessment report prepared and certified by a Registered Professional Engineer Queensland in accordance with the Transport, access, parking and servicing planning scheme policy and the Infrastructure design planning scheme policy (Traffic impact assessment and definitions section).	**Not applicable** The proposal does not involve a change to road hierarchy or ROL.

Performance outcomes	Acceptable outcomes	Response
(g) provides high permeability for pedestrian and cycle networks; (h) provides safe accessibility to lots by having more than one street providing access to the area; (i) preserves the function of the road hierarchy and addresses all impacts to the road network.		
PO7 Development ensures that premises and vehicle access are located and controlled so as to have no significant impact on the safety, efficiency, function, convenience of use or capacity of the major road network and preserves the function of the road hierarchy.	**AO7** Development ensures that residential lots are laid out to ensure a future use does not directly ingress from or egress to a major road.	**Not applicable** The proposal does not involve a change to road hierarchy or ROL.
PO8 Development ensures that an intersection is designed and constructed in accordance with its hierarchical classification as shown on the Road hierarchy overlay map.	**AO8** Development ensures that an intersection is designed to the standard of the highest order road at the point of intersection in accordance with the road design standard in the Infrastructure design planning scheme policy.	**Not applicable** The proposal does not involve a change to road hierarchy or ROL.

8.2.2.3 Streetscape Hierarchy Overlay Code

Performance outcomes	Acceptable outcomes	Response
Section A—If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development		
PO1 Development must improve pedestrian movement and amenity by providing for verges to a width that is appropriate to accommodate large subtropical street tree planting and high levels of pedestrian movement.	**AO1** Development ensures that a verge is provided via a linear land dedication to create a minimum verge width as specified in Table 8.2.20.3.B and the streetscape locality advice and road corridor design standards in the Infrastructure design planning scheme policy.	**Complies with Performance Outcome** Refer to full response provided in section 4.4.9.20 of the town planning report. Refer to the Architecture Plans, included within **Appendix C**, for further detail.
PO2 Development must construct verges including street tree planting, street furniture, paving, lighting and verge and kerb treatments that establish a high-quality subtropical streetscape with a strong pedestrian amenity focus.	**AO2.1** Development ensures that existing street trees are retained and protected.	**Complies with Acceptable Outcome** The site contains two (2) existing street tree to Albion Road, of which will be retained. The street trees are sufficiently separated from the proposed vehicle crossover. Refer to the Landscape Concept Plan, included within **Appendix D** for further detail.
	AO2.2 Development ensures that street tree planting, street furniture, paving, lighting and verge and kerb treatment are designed and constructed in compliance with the specifications of the streetscape locality advice and road corridor	**Complies with Acceptable Outcome** As outlined in AO1 above, two (2) streetscape hierarchy categories apply over the site. The proposed development responds to the streetscape hierarchy overlay by providing street tree planting, paving, verge and kerb treatment

Performance outcomes	Acceptable outcomes	Response
	design standards in the Infrastructure design planning scheme policy.	that is compliant with the specifications and design standards in the Infrastructure design planning scheme policy. Refer to the Architectural Plans (**Appendix C**) for further detail.
Section B—If for assessable development		
Not Applicable – The site is not identified as a corner land dedication area.		
If in or on a site adjoining the Wildlife movement solution sub-category		
Not Applicable – the proposed development is not in or on a site adjoining the Wildlife Movement solution sub-category.		

State code 2: Development in a railway environment

Guide to Development in a Transport Environment: Rail which provides direction on how to address this code.

Table 2.1 Development in general

Performance outcomes	Acceptable outcomes	Response
Building, structures, infrastructure, services and utilities		
PO1 Development does not create a safety hazard within the **railway corridor**.	No acceptable outcome is prescribed.	**Complies with PO where no AO is prescribed** Refer to the engineering services report prepared by Inertia (**Appendix F**).
PO2 Development does not cause damage to the **railway corridor, rail transport infrastructure** or **other rail infrastructure**.	No acceptable outcome is prescribed.	**Complies with PO where no AO is prescribed** Refer to the engineering services report prepared by Inertia (**Appendix F**).
PO3 Development does not interfere with, or obstruct, the **rail transport infrastructure** or **other rail infrastructure**.	No acceptable outcome is prescribed.	**Complies with PO where no AO is prescribed** Refer to the engineering services report prepared by Inertia (**Appendix F**).
PO4 Development does not adversely impact the **structural integrity** or physical condition of the **railway**, **other rail infrastructure** or the **railway corridor** by adding or removing **loading**.	No acceptable outcome is prescribed.	**Complies with PO where no AO is prescribed** Refer to the engineering services report prepared by Inertia (**Appendix F**).
PO5 Development above a **railway** is designed to enable natural ventilation and smoke dispersion in the event of a fire emergency.	No acceptable outcome is prescribed.	**Not applicable** The proposal is not above the railway.
PO6 Development does not adversely impact the operating performance of the **railway corridor**.	No acceptable outcome is prescribed.	**Complies with PO where no AO is prescribed** Refer to the engineering services report prepared by Inertia (**Appendix F**).
PO7 Buildings and **structures** in a **railway corridor** are designed and constructed to protect persons in the event of a derailed train.	No acceptable outcome is prescribed.	**Complies with PO where no AO is prescribed** Refer to the engineering services report prepared by Inertia (**Appendix F**).

Performance outcomes	Acceptable outcomes	Response
PO8 Buildings and **structures** in **high risk locations** and where also located within 10 metres of the centreline of the nearest **railway** track are design and constructed to protect persons in the event of a derailed train.	**AO8.1** Buildings and **structures**, in a **railway corridor**, including foundations, retaining and other support elements, are designed and constructed in accordance with Civil Engineering Technical Requirement CIVIL-SR-012 Collision protection of supporting elements adjacent to **railways**, Queensland Rail, 2011, AS5100 Bridge design, and AS1170 Structural design actions.	**Not applicable** The proposal is not within 10m of the centre line of the railway track.
PO9 Buildings and **structures** are designed and constructed to protect people from electrocution.	**AO9.1** The outermost projection of development is set back horizontally a minimum of 3 metres from the outermost projection of **overhead line equipment**.	**Complies with PO where no AO is prescribed** Refer to the engineering services report prepared by Inertia (**Appendix F**).
PO10 Development in the **railway corridor** is designed and constructed to prevent projectiles being thrown onto the **railway**.	No acceptable outcome is prescribed.	Not applicable The proposal is not within the rail corridor.
PO11 Buildings, and **structures** with publicly accessible or communal areas within 20 metres from the centreline of the nearest **railway** track are designed and constructed to prevent projectiles from being thrown onto a **railway**.	**AO11.1** Publicly accessible areas located within 20 metre from the centreline of the nearest **railway** do not overlook a **railway**. OR **AO11.2** Buildings and **structures** are designed to ensure publicly accessible areas located within 20 metres from the centreline of the nearest **railway** track and that overlook the **railway** may include throw protection screens in accordance with the relevant provisions of the Civil Engineering Technical Requirement – CIVIL-SR005 Design of buildings over or near **railways**, Queensland Rail, 2011, and the Civil Engineering Technical Requirement – CIVIL-SR008 Protection screens, Queensland Rail.	**Not applicable** The proposal is not within 20m of the centre line of the railway track.
Stormwater and overland flow		

Performance outcomes	Acceptable outcomes	Response
PO12 Stormwater run-off or overland flow from the development site does not create or exacerbate a safety hazard in a **railway corridor**.	No acceptable outcome is prescribed.	**Complies with PO where no AO is prescribed** Refer to the engineering services report prepared by Inertia (**Appendix F**).
PO13 Stormwater run-off or overland flow from the development site does not result in a material worsening of operating performance of the **railway corridor**, **rail transport infrastructure** or **other rail infrastructure**.	No acceptable outcome is prescribed.	**Complies with PO where no AO is prescribed** Refer to the engineering services report prepared by Inertia (**Appendix F**).
PO14 Stormwater run-off or overland flow from the development site does not interfere with the **structural integrity** or physical condition of the **railway corridor, rail transport infrastructure** or **other rail infrastructure**.	No acceptable outcome is prescribed.	**Complies with PO where no AO is prescribed** Refer to the engineering services report prepared by Inertia (**Appendix F**).
Flooding		
PO15 Development does not result in a material worsening of flooding impacts within a **railway corridor**.	No acceptable outcome is prescribed.	**Complies with PO where no AO is prescribed** Refer to the engineering services report prepared by Inertia (**Appendix F**).
Drainage Infrastructure		
PO16 Drainage infrastructure does not create a safety hazard in a **railway corridor**.	**AO16.1** Drainage infrastructure is wholly contained within the development site. AND **AO16.2** Drainage infrastructure can be maintained without requiring access to a **railway corridor**.	**Complies with AO16.1 and AO16.2** Refer to the engineering services report prepared by Inertia (**Appendix F**).
Construction Impacts		
PO17 Construction activities do not cause ground movement or vibration impacts in a **railway corridor**.	No acceptable outcome is prescribed.	Can comply Refer to the engineering services report prepared by Inertia (**Appendix F**).
Access		

Performance outcomes	Acceptable outcomes	Response
PO18 Development prevents unauthorised access to the **railway corridor**.	**AO18.1** Development abutting the **railway corridor** incorporates fencing along the property boundary with the **railway corridor** in accordance with the **railway manager's** standards. AND **AO18.2** A road barrier designed in accordance with Queensland Rail Civil Engineering Technical Requirement CIVIL-SR-007 – Design Criteria for Road Rail Barriers. AND **AO18.3** Vehicle manoeuvring areas, driveways, **loading** areas and carparks abutting the **railway corridor** incorporate **rail interface barriers** along the boundary to the **railway corridor**.	**Complies with AO18.1-18.3** Refer to traffic impact assessment prepared by PTT (**Appendix E**).
PO19 Development maintains existing maintenance and authorised access to the **railway corridor**.	**AO19.1** Development does not obstruct existing authorised access points and access routes for maintenance and emergency works to the **railway corridor** at all times.	**Complies with AO19.1** Refer to traffic impact assessment prepared by PTT (**Appendix E**).
PO20 Development does not impede the maintenance of a **railway bridge** or authorised access to a **railway bridge**.	**AO20.1** Buildings and other **structures** are set back horizontally a minimum of 3 metres from a **railway bridge**. AND **AO20.2** Permanent **structures** are not located below or abutting a **railway bridge**. AND **AO20.3** Temporary activities below or abutting a **railway bridge** do not impede access to a **railway corridor**.	**Not applicable** The proposal is not in proximity of a railway bridge.

Performance outcomes	Acceptable outcomes	Response
Public passenger transport and active transport		
PO21 Development does not compromise the safety of **public passenger transport infrastructure** and **active transport infrastructure**.	No acceptable outcome is prescribed.	**Complies with PO where no AO is prescribed.** Refer to traffic impact assessment prepared by PTT (**Appendix E**).
PO22 Development maintains pedestrian and cycle access to a **railway** station or other **public passenger transport infrastructure** and **active transport infrastructure** associated with the **railway**.	No acceptable outcome is prescribed.	**Complies with PO where no AO is prescribed.** Refer to traffic impact assessment prepared by PTT (**Appendix E**).
PO23 Development does not adversely impact the **structural integrity** or physical condition of **public passenger transport infrastructure** and **active transport infrastructure**.	No acceptable outcome is prescribed.	**Complies with PO where no AO is prescribed.** Refer to traffic impact assessment prepared by PTT (**Appendix E**).
PO24 Development does not adversely impact the operating performance of **public passenger transport infrastructure, public passenger services** and **active transport infrastructure**.	No acceptable outcome is prescribed.	**Complies with PO where no AO is prescribed.** Refer to traffic impact assessment prepared by PTT (**Appendix E**).
Planned upgrades		
PO25 Development does not impede delivery of **planned upgrades** of **rail transport infrastructure**.	No acceptable outcome is prescribed.	**Complies with PO where no AO is prescribed.** Refer to traffic impact assessment prepared by PTT (**Appendix E**) and engineering services report prepared by Inertia (**Appendix F**).
Network safety		
PO26 Development involving **dangerous goods** does not adversely impact on the safety or operations of the **railway** and **rail transport infrastructure**.	**AO26.1** Development does not involve handling or storage of hazardous chemicals above the threshold quantities listed in table 5.2 of the Model Planning Scheme Development Code for Hazardous Industries and Chemicals, Office of Industrial Relations, Department of Justice and Attorney-General, 2016.	**Not applicable** Dangerous goods do not form part of this application.

Table 2.2 Filling, excavation, building foundations and retaining structures

Performance outcomes	Acceptable outcomes	Response
PO27 Development does not create a safety hazard for users of the **railway** or **other rail infrastructure**.	No acceptable outcome is prescribed.	**Complies with PO where no AO is prescribed** Refer to the engineering services report prepared by Inertia (**Appendix F**).
PO28 Development does not adversely impact on the operating performance of the **railway** or **other rail infrastructure** within the **railway corridor**.	No acceptable outcome is prescribed.	**Complies with PO where no AO is prescribed** Refer to the engineering services report prepared by Inertia (**Appendix F**).
PO29 Development does not undermine, damage, or cause subsidence of, the **railway corridor**.	No acceptable outcome is prescribed.	**Complies with PO where no AO is prescribed** Refer to the engineering services report prepared by Inertia (**Appendix F**).
PO30 Development does not adversely impact the **structural integrity** or physical condition of the **railway**, **other rail infrastructure** or the **railway corridor** by adding or removing **loading**.	No acceptable outcome is prescribed.	**Complies with PO where no AO is prescribed** Refer to the engineering services report prepared by Inertia (**Appendix F**).
PO31 Development does not cause ground water disturbance in the **railway corridor**.	No acceptable outcome is prescribed.	**Complies with PO where no AO is prescribed** Refer to the engineering services report prepared by Inertia (**Appendix F**).
PO32 Development does not adversely impact the **railway** or **other rail infrastructure** within the **railway corridor**.	No acceptable outcome is prescribed.	**Complies with PO where no AO is prescribed** Refer to the engineering services report prepared by Inertia (**Appendix F**).
PO33 Excavation, boring, piling, blasting, drilling, fill compaction or similar activities does not adversely impact the operating performance of the **railway** or **other rail infrastructure** within the **railway corridor**.	No acceptable outcome is prescribed.	**Complies with PO where no AO is prescribed** Refer to the engineering services report prepared by Inertia (**Appendix F**).
PO34 Filling and excavation material does not cause an obstruction or nuisance in the **railway corridor**.	**AO34.1** Fill, spoil or any other material is not stored in, or adjacent to, the **railway corridor**.	**Complies with AO34.1** **Complies with PO where no AO is prescribed** Refer to the engineering services report prepared by Inertia (**Appendix F**).

Table 2.3 Railway crossings

Performance outcomes	Acceptable outcomes	Response
Not applicable – the proposal is not in proximity of a railway crossing.		

Table 2.4 Environmental emissions

Statutory note: Where development is adjacent to a **railway** with 15 or fewer passing trains per day, compliance with table 2.4 is not required.

Performance outcomes	Acceptable outcomes	Response
Reconfiguring a Lot		
Involving the creation of 5 or fewer new residential lots adjacent to a railway or type 2 multi-modal corridor		
PO39 Development minimises free field noise intrusion from a **railway**.	**AO39.1** Development provides a noise barrier or earth mound which is designed, sited and constructed: 1. to achieve the maximum free field acoustic levels in reference table 2 (item 2.1); 2. in accordance with: a. Civil Engineering Standard Specification QR-CTS-Part 41 – Part 41, Design and Construction of Noise Fences/Barriers, Queensland Rail, 2018; b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019; c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020. OR **AO39.2** Development achieves the maximum free field acoustic levels in reference table 2 (item 2.1) by **alternative noise attenuation measures** where	**Not applicable** The proposal is not for new residential lots.

	it is not practical to provide a noise barrier or earth mound. OR **AO39.3** Development provides a **solid gap-free fence** or other **solid gap-free structure** along the full extent of the boundary closest to a **railway**.	
Involving the creation of 6 or more new residential lots adjacent to a railway or type 2 multi-modal corridor		
PO40 Reconfiguring a lot minimises free field noise intrusion from a **railway**.	**AO40.1** Development provides a noise barrier or earth mound which is designed, sited and constructed: 1. to achieve the maximum free field acoustic levels in reference table 2 (item 2.1); 2. in accordance with: a. Civil Engineering Standard Specification QR-CTS-Part 41 – Part 41, Design and Construction of Noise Fences/Barriers; b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019; c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020. OR **AO40.2** Development achieves the maximum free field acoustic levels in reference table 2 (item 2.1) by **alternative noise attenuation measures** where it is not practical to provide a noise barrier or earth mound.	
Material change of use (accommodation activity)		
Ground floor level requirements adjacent to a railway or type 2 multi-modal corridor		
PO41 Development minimises noise intrusion from a **railway** in **private open space** at the ground floor.	**AO41.1** Development provides a noise barrier or earth mound which is designed, sited and constructed:	**Not applicable** The proposal is not for new residential lots.

	1. to achieve the maximum free field acoustic levels in reference table 2 (item 2.2) for **private open space** at the ground floor level; 2. in accordance with: a. Civil Engineering Standard Specification QR-CTS-Part 41 – Part 41, Design and Construction of Noise Fences/Barriers, Queensland Rail, 2018; b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019; c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020. OR **AO41.2** Development achieves the maximum free field acoustic level in reference table 2 (item 2.2) for **private open space** at the ground floor level by **alternative noise attenuation measures** where it is not practical to provide a noise barrier or earth mound.	
PO42 Development (excluding a **relevant residential building** or **relocated building)** minimises noise intrusion from the **railway** in **habitable rooms** at the facade of the ground floor level.	**AO42.1** Development (excluding a **relevant residential building** or **relocated building**) provides a noise barrier or earth mound which is designed, sited and constructed: 1. to achieve the maximum building facade acoustic level in reference table 1 (item 1.1) for **habitable rooms** at the ground floor level; 2. in accordance with: a. Civil Engineering Standard Specification QR-CTS-Part 41 – Part 41, Design and Construction of Noise Fences/Barriers, Queensland Rail, 2018; b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019;.	**Not applicable** The proposal is not for new residential lots.

	c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020. OR **AO42.2** Development (excluding a **relevant residential building** or **relocated building**) achieves the maximum building facade acoustic level in reference table 1 (item 1.1) for **habitable rooms** at the ground floor level by **alternative noise attenuation measures** where it is not practical to provide a noise barrier or earth mound.	
PO43 Habitable rooms (excluding a **relevant residential building** or **relocated building**) are designed and constructed using materials to achieve the maximum internal acoustic level in Table 3 (item 3.1).	No acceptable outcome is prescribed.	**Not applicable** The proposal is not for new residential lots.
Above ground floor level requirements (accommodation activity) adjacent to a railway or type 2 multi-modal corridor		
PO44 Balconies, podiums and roof decks include: 1. a continuous **solid gap-free structure** or balustrade (excluding gaps required for drainage purposes to comply with the Building Code of Australia); 2. highly acoustically absorbent material treatment for the total area of the soffit above balconies, podiums and roof decks	No acceptable outcome is prescribed.	**Can comply** The proposal will comply with the relevant BCA requirements for dwelling construction. These details will be finalised during detailed design, a reasonable and relevant condition can be included as part of a referral response in relation to this PO.
PO45 Habitable rooms (excluding a **relevant residential building** or **relocated building**) are designed and constructed using materials to achieve the maximum internal acoustic level in reference table 3 (item 3.1).	No acceptable outcome is prescribed.	**Can comply** The proposal will comply with the relevant BCA requirements for dwelling construction. These details will be finalised during detailed design, a reasonable and relevant condition can be included as part of a referral response in relation to this PO.
Material change of use (other uses)		
Ground floor level requirements (childcare centre, educational establishment, hospital) adjacent to a railway or type 2 multi-modal corridor		
PO46 Development:	No acceptable outcome is prescribed.	**Not applicable** The proposal is for a multiple dwelling.

1. provides a noise barrier or earth mound that is designed, sited and constructed: a. to achieve the maximum free field acoustic level in reference table 2 (item 2.3) for all **outdoor education areas** and **outdoor play areas**; b. in accordance with: i. Civil Engineering Standard Specification QR-CTS-Part 41 – Part 41, Design and Construction of Noise Fences/Barriers, Queensland Rail, 2018; ii. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019; iii. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020; or 2. achieves the maximum free field acoustic level in reference table (item 2.3) for all **outdoor education areas** and **outdoor play areas** by **alternative noise attenuation measures** where it is not practical to provide a noise barrier or earth mound.		
PO47 Development involving a **childcare centre** or **educational establishment**: 1. provides a noise barrier or earth mound that is designed, sited and constructed: a. to achieve the maximum building facade acoustic level in reference table 1 (item 1.2); b. in accordance with: i. Civil Engineering Standard Specification QR-CTS-Part 41 – Part 41, Design and Construction of Noise Fences/Barriers, Queensland Rail, 2018; or	No acceptable outcome is prescribed.	**Not applicable** The proposal is for a multiple dwelling.

2. achieves the maximum building facade acoustic level in reference table 1 (item 1.2) by **alternative noise attenuation measures** where it is not practical to provide a noise barrier or earth mound.		
PO48 Development involving: 1. **indoor education areas** and **indoor play areas**; or 2. sleeping rooms in a **childcare centre**; or 3. **patient care areas** in a **hospital**; achieves the maximum internal acoustic level in reference table 3 (items 3.2, 3.3 and 3.4).	No acceptable outcome is prescribed.	
Above ground floor level requirements (childcare centre, educational establishment, hospital) adjacent to a railway or **type 2 multi-modal corridor**		
PO49 Development involving a **childcare centre**; or **educational establishment** which have balconies, podiums or elevated **outdoor play areas** predicted to exceed the maximum free field acoustic level in reference table 2 (item 2.3) due to noise from the **railway** are provided with: 1. a continuous **solid gap-free structure** or balustrade (excluding gaps required for drainage purposes to comply with the Building Code of Australia); and 2. highly acoustically absorbent material treatment for the total area of the soffit above balconies, podiums and elevated **outdoor play areas**.	No acceptable outcome is prescribed.	**Not applicable** The proposal is for a multiple dwelling.
PO50 Development including: 1. **indoor education areas** and **indoor play areas** in a **childcare centre** or **educational establishment**; or 2. sleeping rooms in a **childcare centre**; or 3. **patient care areas** in a **hospital** located above ground level, is designed and constructed to achieve the maximum internal acoustic level in reference table 3 (items 3.2-3.4).	No acceptable outcome is prescribed.	**Not applicable** The proposal is for a multiple dwelling.
Air, light and vibration		

PO51 Private open space, **outdoor education areas** and **outdoor play areas** are protected from air quality impacts from a **railway**.	**AO51.1** Each dwelling or unit has access to a **private open space** which is shielded from a **railway** by a building, noise barrier, **solid gap-free fence**, or other **solid gap-free structure**. OR **AO51.2** Each **outdoor education area** and **outdoor play area** is shielded from a **railway** by a building, noise barrier, **solid gap-free fence,** or other **solid gap-free structure**.	**Can comply** The proposal will comply with the relevant BCA requirements for dwelling construction. These details will be finalised during detailed design, a reasonable and relevant condition can be included as part of a referral response in relation to this PO.
PO52 Patient care areas within **hospitals** are protected from vibration impacts from a **railway**.	**AO52.1 Hospitals** are designed and constructed to ensure vibration in the patient treatment area does not exceed a vibration dose value of $0.1m/s^{1.75}$. AND **AO52.2 Hospitals** are designed and constructed to ensure vibration in the ward of a **patient care area** does not exceed a vibration dose value of $0.4m/s^{1.75}$.	**Not applicable** The proposal is for a multiple dwelling.
PO53 Development is designed and sited to ensure light from infrastructure within, and use of, a **railway** does not: 1. intrude into buildings during night hours (10pm to 6am); and 2. create unreasonable disturbance during evening hours (6pm to 10pm).	No acceptable outcomes are prescribed.	**Can comply** The proposal will comply with the relevant requirements for dwelling construction. These details will be finalised during detailed design, a reasonable and relevant condition can be included as part of a referral response in relation to this PO. Refer to the acoustic assessment provided in

Table 2.5 Development in a future railway corridor

Performance outcomes	Acceptable outcomes	Response
Not applicable – the proposal is not in proximity of a future railway corridor.		