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BCC DS
RECEIVED
22/10/2026
APPLICATION REF
A007057829

21 October 2026

Attn: Ryan Clancy
Re: A007057829
Proposed Rooming Accommodation and Partial Demolition
20 Vine St Stones Corner

Thank you for your info request dated 27 July 2026. In response to the items listed, please consider the following responses:

1. I have conducted a site assessment and prepared a heritage report for the building that has determined that the pre 1911 building was a 2 room cottage (in the space that the plans currently show as bedrooms 2 and 3 and the hallway), and including an open front verandah. See attached assessment report. The report shows that no parts of the original pre 1911 building are affected by the proposed building works. The original roofline and the original west side wall will remain intact, and unaltered by the proposal, and still visible from the street.

   Retaining the L shaped rear wing is entirely unnecessary because the rear wing is demonstrably not pre 1911. It is a later addition and not part of the original pre 1911 building.

2. The entryway is shown retained in its initially proposed location, with access through a shared driveway space. Refer attached traffic report demonstrating the access is both safe and reasonable. The use of different pavement treatments between the driveway and the pathway...
   i) Improves the visibility of the entry from the street, and
   ii) Clearly indicates the location of the entry from the street, and
   iii) Improves wayfinding and legibility for people accessing the site, and
   iv) Minimises the potential conflict by making it a clearly defined shared car/pedestrian space.

3. The attached traffic report supports the proposal's compliance with PO14 of the Rooming accommodation code and PO13 of the TAPS code.

4. The attached traffic report shows the swept vehicle paths for the proposal.

5. An assessment of the Multiple Dwelling code is attached to this letter.

6. Landscaping plans from a landscape architect are provided showing compliance with the relevant codes

7. Open space is provided per the requirements of the Multiple Dwelling code (refer attached code assessment). Your assessment should confuse the differences between rooming accommodation and multiple dwellings. The proposal is NOT a multiple dwelling. It is a single residence with the ability to lease 10 rooms individually. A single kitchen and laundry are shared. Likewise the open space is shared, and a single 35 m^2 private open space area has been deemed sufficient in past applications for rooming accommodation and should be considered sufficient for this application (eg: 12 Shakespeare St Coorparoo).

   The yard is at least 10 m x 10 m, and contains enough room for both private (or even communal) open space as well as room for 4 m x 4 m (and 10%) deep planting. A lightweight shelter is not proposed because it is neither required nor deemed necessary for the proposal. Private open

spaces for each bedroom have not been required in previous applications for rooming accommodation and are not considered necessary and are not proposed.

Stairs from the upper level to the rear yard are not considered either desirable or necessary and are not proposed. The internal stairs are sufficient for yard access and are more commonsense.

8. Council's policy does not require onsite servicing by garbage trucks for residential buildings like this proposal. Despite the policy omitting to include rooming accommodation as a residential use, there is no question that it is actually a residential use. The proposal is certainly unable to be described as "non residential," as that term implies no long term residents, and rooming accommodation is undoubtedly used for long term residential occupation. Kerbside collection is both proposed and preferred.

   The policy nominates 60 litres of waste per room/person. The site has rooms for 10 persons, so that its 600 litres per week, which can be accommodated in 2 x 360 litre side-lift kerbside wheelie bins. Space for 4 such bins exists on the frontage (2 for recycling/green waste on alternate weeks, and 2 for general waste) Within the site, a collection space for 6 bins (2 for each type of waste) are located in the front yard. The revised plans show a fenced awning covering for this collection space. Incidentally, 2 x 360 litre bins would also be sufficient to service 12 persons (see references to 12 persons in the paragraph below)

   The residential services act does not deal with resident numbers other than for licensing. It is not legislation intended to be used as a design guide to the number of persons able to tenant a building. In any event, it is not even relevant, because this building cannot hold more than 12 persons. That is because the Building Act specifies a maximum of 12 persons for class 1B construction. This building must be for class 1b construction for physical reasons related to the fact that this old house cannot be upgraded to class 2 or 3. Whether occupied by 10 or 12 persons, the 2 x 360 litre bins proposed (for each category of waste) are sufficient to service 12 persons, which is the maximum occupation the Building Act allows in this building.

   Regarding the request for an RPEQ to state that a garbage truck cannot fit on the site, I refer you to the traffic report. There is no need for a truck on site because kerbside collection is both more feasible and more appropriate to service this site, as well as being a safer option for the general public by not requiring trucks to reverse off the site.

9. The refuse bin space is sized for 6 x 360 litre bins (2 general, 2 recycle, and 2 green waste). The revised plans show the space covered with an awning and fenced. Kerbside collection spaces for 4 x 360 litre wheelie bins (the maximum required at any time) are shown on the frontage of the site.

10. This issue relates to something that is strictly a Building Application matter and is more appropriately (and routinely) managed by building certifiers at the building application stage. The building class proposed is class 1B and it is already capable of being re-classified to that classification. However, the building is not capable of being re-classified to class 3. This Class 1B limitation restricts the maximum number of residents to 12.

kindest regards

Marc Joyce

Town Planning and Heritage Consultant
(BA, Dip.Urb.Reg.Plng, Dip.Miss, CLD3)

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.	N/A Table 9.3.14.3.B makes no reference to rooming accommodation The site is 405 m^2. Rooming accommodation in the LMR 2 (3-4 Storey Mix) zone is permitted on small lots as small as 180 m^2 (Table 5.5.2**)**. So the site has sufficient area for the small scale rooming accommodation building proposed
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	N/A – wrong zone

Multiple Dwelling Code		
Performance outcomes	**Acceptable outcomes**	**Response**
	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.	
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 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	**AO3** Development is contained within the building envelope for the site created by applying: a. the maximum building height in Table 9.3.14.3.B; b. front, rear and side boundary setback requirements in Table 9.3.14.3.C; c. car parking boundary setback requirements in Table 9.3.14.3.E; d. building separation requirements in Table 9.3.14.3.F; e. building height transitions specified in Table 9.3.14.3.I where applicable; f. the acceptable outcomes for deep planting and landscaping areas. Refer to Figure b and Figure c. Note—This acceptable outcome can be demonstrated by the preparation of a building envelope plan, elevations and sections.	Complies a) The proposal is 2 storeys consistent with the 3 to 4 storey height intended for the zone b) N/A – the building height is not 5 storeys. c) Neighbour amenity is preserved by privacy screens and opalescent glazing under 1500 mm high. d) Sufficient privacy is mainly achieved by selective use of high window sills. The use of privacy screening is minimised. Acoustic separation between the proposed residential use complies without the need for extra insulation of screening. e) The proposal maintains existing 1 m side setbacks and is consistent with side setbacks of existing housing in the locality (generally small lot side setbacks of 1 m) f) The proposal has sufficient setbacks for landscaping to either side.

Multiple Dwelling Code		
Performance outcomes	**Acceptable outcomes**	**Response**
large subtropical shade trees in deep planting areas		
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 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.	**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 The proposal is 2 storeys - Up to 4 storeys is permitted on this site.
	AO4.2 Development incorporates the building height transition requirements set out in Table 9.3.14.3.I.	Complies The proposal is 2 storeys, to comply with transitions requirements to the neighbouring 2 storey building heights

Multiple Dwelling Code		
Performance outcomes	**Acceptable outcomes**	**Response**
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; c. are located, screened or landscaped so as not to be visually obtrusive when viewed.	Complies
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 The proposal maintains the extant building setback

Multiple Dwelling Code		
Performance outcomes	**Acceptable outcomes**	**Response**
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; c. support the separation of building to provide visual and acoustic privacy without reliance on screening, and ensure access to natural light, sunlight and breezes; 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.	**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 neighbourhood plan, the requirements set out in Table 9.3.14.3.C. Refer to Figure d.	Complies The proposal complies with the existing 1 m side setbacks of both the extant house and the neighbours. The rear setback is > 6 m. The existing 4 m front setback is maintained.
	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;	N/A

Multiple Dwelling Code		
Performance outcomes	**Acceptable outcomes**	**Response**
	h. low maintenance or constructed of prefinished materials. Refer to Figure e.	
	AO7.3 Development ensures built to boundary walls: a. have a maximum cumulative length along each side boundary of 15m, where located in the Low-medium density residential zone, Medium density residential zone or High density residential zone; or b. have a maximum cumulative length of 9m, where permitted in the Infill housing zone precinct of the Character residential zone; or c. do not exceed the length of an abutting and lawfully constructed built to boundary wall on an adjoining lot.	N/A

Multiple Dwelling Code		
Performance outcomes	**Acceptable outcomes**	**Response**
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; a) provides for deep planting areas to retain significant vegetation and protect or establish large subtropical shade trees.	**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 B. where in the High density residential zone, is 40%.	Complies The proposal has site cover of 48.6%
PO9 Development balances the height and footprint of the building, providing modulation and variation in the facades 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;	**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.	Complies Building length is 25 m
	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.	N/A

Multiple Dwelling Code		
Performance outcomes	**Acceptable outcomes**	**Response**
e. incorporates changes in material, finish or texture at regular intervals; f. provides expressive shadow casting elements; g. provides opportunities for useable and functional open space. Refer to Figure i.	**AO9.3** 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.	Complies The building maintains its current 4 m setback and the pre 1911 building appearance of the extant cottage on the site is retained
	AO9.4 Development of the first 3 storeys of the building includes: a. balconies and outdoor living areas orientated to the street or public realm; b. expression and promotion of pedestrian entries; c. elements of a finer scale than the buildings main structure framing such as party walls and slab edges; d. recesses in built form to allow natural light to access habitable rooms within the building. Refer to Figure j, Figure k and Figure l.	Complies
PO10 Development for rooftops and building caps:	**AO10.1** Development provides building caps and rooftops which:	Complies

Multiple Dwelling Code		
Performance outcomes	**Acceptable outcomes**	**Response**
a. is contextually and climatically appropriate in form; b. reduces the bulk and scale of development when viewed from the street; c. is responsive to orientation and solar access; d. is attractive and not marred by plant and equipment.	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.	The roof form is a simple hip form, with minimal eaves consistent with the extant cottage.
	AO10.2 Development for rooftop service structures, lift motor rooms and mechanical plant and equipment is: a. designed as an architectural feature of the building; b. incorporated into the roof form; c. designed to enable future inclusion of plant and equipment such as telecommunications facilities in an unobtrusive manner; d. visually and acoustically screened from any communal open space on the rooftop.	N/A
	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.	N/A
PO11 Development provides a building that must define the street edge and reinforce the desired character of the neighbourhood through:	**AO11.1** Development provides a building front elevation that is parallel or nearly parallel to the street frontage.	Complies

Multiple Dwelling Code		
Performance outcomes	**Acceptable outcomes**	**Response**
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.	**AO11.2** 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 The3 extant 4 m setback is maintained
	AO11.3 Development provides balconies and windows from the primary living area that face and overlook the street or public space.	Complies The enclosed balcony facing the south street façade is maintained. The enclosed balcony is living area for proposed bedrooms 6 and 7. The ground level entry also has windows facing the carpark area and street
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.	N/A Not a multiple dwelling. The entry point is prominent behind the parking area.
	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.	N/A Not a multiple dwelling. The entry point is prominent behind the parking area. It includes a patio area for waiting off the footpath, under shelter and includes mailboxes at the front boundary

Multiple Dwelling Code		
Performance outcomes	**Acceptable outcomes**	**Response**
	AO12.3 Development provides direct entry from the street for any ground storey dwellings that are adjacent to the street front and ensures that: a. any steps are set back a minimum of 1m and are perpendicular to the front boundary; b. retaining walls step to the street level and provide a transition from private outdoor space and the street; 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.	Complies
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.	Complies The neighbours are 2 storey. The proposal is 2 storey
	AO13.2 Where no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, development in the high density or medium density residential zones provides a building height transition that complies with the requirements specified in Table 9.3.14.3.I. Refer to Figure f.	Complies The neighbours are 2 storey. The proposal is 2 storey

Multiple Dwelling Code		
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.		
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; provide visual privacy to reduce the need for fixed screening.	**AO14.1** Development provides building placement and design that: a. complies with Table 9.3.14.3.F; or b. positions the primary balcony or private open space to face the street frontage or rear boundary or adjoining public open space; c. offsets balconies or habitable rooms so that they are positioned outside the cone of vision of existing or approved habitable rooms or outdoor spaces. Refer to Figure g and Figure h. Note—This is demonstrated by a site context plan that includes adjoining and adjacent buildings (including habitable rooms) and strategies to address separation issues. Note— Considered site planning and design and strategies such as offsetting balconies, the location of private space, selective screening or other design elements can reduce building separation requirements.	Complies The building retains the extant cottage in place and the addition is located behind it and is of a scale and form consistent with housing in the area. The building is setback to comply with the side setbacks to maintain light and air movement for the sit and for neighbours

Multiple Dwelling Code		
Performance outcomes	**Acceptable outcomes**	**Response**
	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.	N/A
PO15 Development of a building 8 storeys and over ensures that the design mitigates the impacts of ground-level wind acceleration to ensure safe and amenable environment for pedestrians and building occupants. Note—Where building height exceeds 15 storeys, a wind impacts report prepared by a suitably qualified professional is required to be submitted to demonstrate achievement of the above outcome.	**AO15** Development with a building between 8 storeys and 15 storeys provides wind mitigation that uses at least 2 of the following strategies: a. building orientation, plan shape, massing and facade articulation to avoid tall and wide facades that face prevailing winds; b. a podium and tower building form with tower set back at least 10m from all streets above the podium level to deflect wind downdrafts from penetrating to street level; c. canopies, roof structures and awnings to protect pedestrians and building occupants at ground and podium levels; d. trellis structures and a dense network of trees onsite at ground or podium level. Note—No acceptable outcome is prescribed for a development if more than 15 storeys in height. Note—Where a podium provides for unroofed private or communal open space areas, a wind impact report prepared by a suitably qualified professional may be required to justify appropriate wind mitigation measures to ensure the safety of residents and visitors of the building.	N/A
PO16 Development provides screening and partial enclosure of balconies to: a. balance the privacy needs of neighbouring dwellings with the comfort of building occupants;	**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;	N/A

Multiple Dwelling Code		
Performance outcomes	**Acceptable outcomes**	**Response**
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.	b. 25% on the 4th storey and above. Refer to Figure w.	
	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 1.0m 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.	N/A
	AO16.3 Development where providing operable, moveable or adjustable screening of balconies, limits the screening to a maximum of: a. 60% of the front side or rear boundary balconies to achieve visual privacy to an existing dwelling within 9m; b. 100% of west-facing primary balconies. Refer to Figure w.	N/A
PO17 Development must minimise direct overlooking between buildings through appropriate building layout, location and the design of windows and balconies or screening devices.	**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,	Complies

Multiple Dwelling Code		
Performance outcomes	**Acceptable outcomes**	**Response**
Note—Siting and building separation is used to minimise privacy screening requirements.	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.	
	AO17.2 Development where a direct view is available from balconies, terraces, decks or roof decks into windows of habitable rooms, balconies, terraces or decks in an adjacent existing dwelling house, is screened from floor level to a height above 1.5m above floor level.	N/A
	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.	Complies
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.	Complies

Multiple Dwelling Code		
Performance outcomes	**Acceptable outcomes**	**Response**
	Note—This includes outdoor lighting to communal open spaces on the roof.	
PO19 Development for a building must not incorporate any type of glass or other surface likely to reflect specular rays that could create undue nuisance, discomfort or hazard to the surrounding locality.	**AO19** Where development incorporates reflective glass material, it is to have: a. a level of light reflectivity of not greater than 20%; b. a level of heat transmission of not less than 20%.	Complies
PO20 Development is located, designed and constructed to achieve the: a. air quality (planning) criteria in Table 9.3.14.3.G; b. odour criteria in Table 9.3.14.3.H. Note—An air quality impact report prepared in accordance with the Air quality planning scheme policy can assist in demonstrating achievement of this performance outcome.	**AO20.1** Development in a zone in the centre zones category or the Mixed use zone, including any outdoor air intakes for the development, is separated from: a. exhaust vent outlets of premises where food or cooking odour is released, by a minimum of 6m; b. exhaust vent outlets from car parks or bus stations, by a minimum of 15m.	N/A
	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.	N/A
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	**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;	N/A

Multiple Dwelling Code		
Performance outcomes	**Acceptable outcomes**	**Response**
non-residential activities outside the building; b. be designed and constructed to achieve a minimum reduction in sound pressure level between the exterior of the building and the bedrooms or indoor primary living areas of 30dBA. Note—A noise impact assessment report prepared in accordance with the Noise impact assessment planning scheme policy can assist in demonstrating achievement of this performance outcome. Note—Site-specific criteria will be identified in a neighbourhood plan for sites within a Special Entertainment Precinct Area or within the Transport noise corridor overlay.	b. Rw 32 for glazing (windows and doors) where total area of glazing is less than or equal to 1.8m^2.	
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	**AO22** Development ensures mechanical plant is acoustically screened from nearby sensitive uses.	N/A

Multiple Dwelling Code		
Performance outcomes	**Acceptable outcomes**	**Response**
T, adjusted for tonal and impulsive noise characteristics, determined in accordance with the methodology described in the Noise impact assessment planning scheme policy. • The rating background level is determined in accordance with the methodology described in the Noise impact assessment planning scheme policy. Note—A noise impact assessment report prepared in accordance with the Noise impact assessment planning scheme policy can assist in demonstrating achievement of this performance outcome.		
PO23 Development must create a safe environment by incorporating the key elements of crime prevention through environmental design in its layout, building or structure design and landscaping by: a. facilitating casual surveillance opportunities and including good sightlines to publicly accessible 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	**AO23** No acceptable outcome prescribed.	Complies

Multiple Dwelling Code		
Performance outcomes	**Acceptable outcomes**	**Response**
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.		
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
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.	N/A
Subtropical design and landscaping		
PO26 Development supports Brisbane's subtropical character and sustainable lifestyle through	**AO26.1** Development is designed to provide all dwellings with:	Complies

Multiple Dwelling Code		
Performance outcomes	**Acceptable outcomes**	**Response**
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.	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.	
	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
PO27 Development ensures significant vegetation and large subtropical shade trees are retained, or where retention is not possible, compensatory planting is established to balance the bulk, scale and form of the building and provide a subtropical landscape setting including natural shade to mitigate heat island effects. Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy.	**AO27.1** Development ensures that the location of new buildings, car parking, driveways, crossovers, retaining walls, filling and excavation, utilities or services will not adversely impact the long-term viability of significant vegetation, including large subtropical shade trees to be retained. Note—Invasive species listed as 'Undesirable plant species' in the Planting species planning scheme policy are not required to be retained unless the tree is a significant, mature and healthy shade tree. Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy.	Complies
	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.	Complies There is space for deep planting in the large rear yard (refer landscape plan)

Multiple Dwelling Code		
Performance outcomes	**Acceptable outcomes**	**Response**
	Note—Landscape design incorporates planting in accordance with the Planting species planning scheme policy. Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy.	
	AO27.3 Development provides tree species that are selected and planted to provide a minimum 50% shade cover to a site's open space within 10 years. Note—Shade cover is to be measured at 12pm on 21 December.	Complies
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; d. contribute positively to amenity and the subtropical microclimate of the site, streetscape and public spaces; e. reduce the appearance of building built and soften built form, driveways and hardstand areas from the street and adjoining properties; f. contribute to privacy between residences; 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.	**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 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.	Complies
	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;	Complies The side setback is 1 m, and is sufficient for landscaping

Multiple Dwelling Code		
Performance outcomes	**Acceptable outcomes**	**Response**
	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.	
Development provides deep planting areas that: a. are of sufficient size and dimension to contain large subtropical shade tree species; b. are maintained exclusively for landscaping, with no underground development or infrastructure; c. are open to the sky with access to light and rainfall into the natural ground; d. are planted with subtropical tree species that at maturity are complementary in scale and height to the building form and respond to the site location and design needs; 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.	**AO29.1** Development locates deep-planting areas: a. to protect existing significant vegetation including large subtropical shade trees; b. to provide an opportunity for the co-location of deep soil plants and large subtropical shade trees within the street or on adjoining premises; c. within the front or rear set back to soften the built form for the street and adjoining premises. Note—In regards to (c) above, deep planting is not required within the front setback where a front boundary setback of zero metres is required, such as in a zone in the centre zones category or Mixed use zone.	Complies
	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
	AO29.3	Complies

Multiple Dwelling Code		
Performance outcomes	**Acceptable outcomes**	**Response**
	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.	
	AO29.4 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.	Complies
Private and communal open space		
PO30 Development provides communal space that must be designed to provide:	**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:	N/A The proposal is one shared dwelling. No communal open space is required

Multiple Dwelling Code		
Performance outcomes	**Acceptable outcomes**	**Response**
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.	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; g. is designed to provide a range of recreational facilities such as seating, barbeque, swimming pool and vegetable gardens; h. incorporates a flat paved or grassed area with a minimum dimension of 5m in any direction. Note—Deep planting areas can be located within communal open space. However, the minimum site percentage requirements for communal open space and deep planting must be calculated separately. Note—In regards to (b) above, one space may be provided on ground as a swimming pool and barbeque area with substantial landscaping, and another on the roof to take advantage of views. Note—Internal spaces may include a gymnasium, movie room or entertainment room. Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy.	
	AO30.2 Development ensures that communal outdoor space areas do not contain: a. vehicle driveways, manoeuvring or hardstand areas; or	N/A - See AO30.1

Multiple Dwelling Code		
Performance outcomes	**Acceptable outcomes**	**Response**
	b. surface structures and infrastructure such as rainwater tanks, transformers and water boosters. Note—Bioretention areas can form part of communal open space provided it is designed as a component of the landscape area but not any area of deep planting. Lightweight shade structures such as pergolas are able to be located within communal open space.	
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.	The building is not a dwelling house or a multiple dwelling. It is rooming accommodation. The proposal has a large rear yard for private open space, considered more than sufficient for rooming accommodation
	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;	Complies The building is not a dwelling house or a multiple dwelling. It is rooming accommodation. The private open space available on the site is large measuring approx. 10 x 10 m includes deep planting and is considered suitable for rooming accommodation (refer landscape plan)

Multiple Dwelling Code		
Performance outcomes	**Acceptable outcomes**	**Response**
	c. provided with adjustable, moveable or operable privacy screening where appropriate.	
	AO31.3 Development provides balconies that are located to the front or rear of a building except where adequate building separation and screen landscaping can be achieved to maintain privacy along side boundaries.	Complies
	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
	AO31.5 Development provides a minimum of 75% of a dwelling's outdoor living area positioned to the north or north-east. This is balanced with street interface desired outcomes. Note—Side boundary facing north or north-east facing windows or balconies may be permitted where this will significantly improve passive solar design, provided privacy for occupants and adjacent dwellings is maintained.	Complies
Refuse storage and collection		
PO32	**AO32**	Complies

Multiple Dwelling Code		
Performance outcomes	**Acceptable outcomes**	**Response**
Development provides refuse and recycling collection and storage facilities that: a. are located conveniently in an unobtrusive dedicated storage room or separate screened structure; b. are located and managed so that adverse impacts on building occupants, neighbouring properties and the public realm are minimised; c. provide for refuse and recycling including source separation; d. are of a design that allows low-frequency service collection; e. minimise ongoing building management cost for occupants. Note—Refer to the Refuse planning scheme policy for further guidance.	Development provides refuse and recycling collection and storage facilities, including source separation, in accordance with the Refuse planning scheme policy.	The proposal shares bin space with room for 6 large bins located in the covered enclosure between the extant building and the street. The bins provided will be 6 x 360 litre wheelie bins for kerbside collection
Car parking, manoeuvring and hardstand areas		
PO33 Development provides car parking areas, vehicle site access, services and utilities that do not adversely impact on a positive streetscape character and interface being established.	**AO33.1** Development ensures that vehicle access comprises no more than 30% of the street frontage width at the front boundary and is located away from the main pedestrian entry. Note—This excludes driveway splays to the kerb.	Refer attached traffic report
	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.	Refer attached traffic report
	AO33.3 Development, where above-ground or partially above-ground car parking, is located so that:	Refer attached traffic report

Multiple Dwelling Code		
Performance outcomes	**Acceptable outcomes**	**Response**
	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.	
PO34 Development where not in a zone in the centre zones category or the Mixed use zone, provides car parking that is sited and of a bulk and form that: a. does not dominate the street frontage of the development; b. does not impact on the safety and efficiency of the road networks; c. does not detract from the quality of adjoining streetscape or public spaces; d. is safe and convenient for residents, visitors and service providers; 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;	**AO34.1** Development where not in a zone in the centre zones category or the Mixed use zone, provides car parking that is: a. located: i. below ground; or ii. at ground level or above ground level only if contained within the development footprint and located behind the main building line, except where for visitor parking; iii. set back from front, rear and side boundaries in accordance with a neighbourhood plan or if no neighbourhood plan applies or no requirements are 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.	Refer attached traffic report

Multiple Dwelling Code		
Performance outcomes	**Acceptable outcomes**	**Response**
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.	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.	Refer attached traffic report
	AO34.3 Development, where not in a zone in the centre zones category or the Mixed use zone, for a basement car parking structure that is 1m or less above ground and located on the side or rear boundary ensures that where retaining walls and fencing are proposed: a. the maximum combined height of basement structure, retaining walls and fencing is 2m; b. structures and fences are finished with low-maintenance and pre-finished materials. 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.	Refer attached traffic report
	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;	Refer attached traffic report

Multiple Dwelling Code		
Performance outcomes	**Acceptable outcomes**	**Response**
	d. separated from the street frontage boundary by a 4m wide deep planting area.	
	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.	Refer attached traffic report
PO35 Development where not in a zone in the centre zones category or the Mixed use zone, ensures that car parking, hardstand or manoeuvring areas are: 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;	**AO35.1** Development where not in a zone in the centre zones category or the Mixed use zone, ensures that a hardstand or manoeuvring area situated at or above ground level is: 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.	Refer attached traffic report
	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;	Refer attached traffic report

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Performance outcomes	**Acceptable outcomes**	**Response**
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.	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.	
	AO35.3 Development, where not in a zone in the centre zones category or the Mixed use zone, and where car parking is above ground and uncovered, provides: a. a minimum of 1 shade tree for every 6 car spaces; b. trees which are planted to achieve a minimum 50% shade cover along internal pedestrian paths and driveways within 5 years of certification in accordance with the Landscape work code and the Planting species planning scheme policy. Note—Trees which are planted to achieve a minimum 50% shade cover along internal pedestrian paths and driveways within 5 years of certification in accordance with the Landscape work code and the Planting species planning scheme policy.	Refer attached traffic report
	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;	Complies There is a delineated footpath beside the car spaces Refer landscape and traffic reports

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Performance outcomes	**Acceptable outcomes**	**Response**
	b. exterior vehicle movement areas that are broken up by alternative materials, patterns or threshold treatments.	
	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 Refer landscape plan
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	**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	N/A

Multiple Dwelling Code		
Performance outcomes	**Acceptable outcomes**	**Response**
station environment through pedestrian orientated building and landscape design.	street environments whilst not preventing casual surveillance of streets, public spaces and the immediate station environment, entries and platform.	
Fencing and retaining walls		
PO37 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.	**AO37.1** 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.	N/A No retaining walls required or proposed
	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,	N/A

Multiple Dwelling Code		
Performance outcomes	**Acceptable outcomes**	**Response**
	indentations, material variation and landscaping is provided to add visual interest and soften the visual impact.	
	AO37.3 Development for a retaining wall is: a. 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.	N/A
Adaptable housing		
PO38 Development meets a diverse range of community needs by providing adaptable housing that is responsive to changing community life-cycle needs.	**AO38** Where development provides housing, including associated outdoor living areas intended to be adaptable to different persons and households with differing mobility needs, the dwelling units and other site features are constructed in accordance with Table 9.3.14.3.D.	N/A
Additional requirements for sites with an area of 7,000m² or greater, or for 20 or more dwellings if in the Emerging community zone		
PO39 Development contributes to contained, sustainable and functional communities and provides housing to suit residents through different life-cycle stages at a scale and density appropriate for the site's location and commensurate with ease of access to services, facilities and high quality public transport through: a. inclusion of dwelling types, tenures, mix and forms consistent with the outcomes of the zones, zone precincts, neighbourhood plans and overlays applicable to the site;	**AO39** Development is designed and sited in compliance with a structure plan prepared in accordance with the Structure planning planning scheme policy.	N/A

Multiple Dwelling Code		
Performance outcomes	**Acceptable outcomes**	**Response**
b. retaining or respecting the character and environmental values of the site; c. reflecting local streetscape forms, features and character; d. contributing to the desired character and form of the locality; e. the establishment or extension of public streets and pathways; f. the provision of parks and other public spaces as appropriate to the scale of development; g. buildings that address existing streets; h. building height and setback transitions to an adjoining existing dwelling house and areas of lower density residential development. Note—A structure plan prepared in accordance with the Structure planning planning scheme policy can assist in demonstrating achievement of this performance outcome. A structure plan must be prepared where in the Emerging community zone.		
Additional criteria for development if identified in a neighbourhood plan		
PO40 Development on a landmark site identified in a neighbourhood plan provides a prominent visual reference and contribution to the city's public realm by: a. exhibiting subtropical architectural excellence through design, treatment and articulation; b. defining the site and its setting through building form, expression, silhouette, scale, materials and landscaping; c. reinforcing a sense of arrival to the neighbourhood plan area, precinct or sub-	**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; d. provides an interesting and varied skyline and silhouette;	N/A

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Performance outcomes	**Acceptable outcomes**	**Response**
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.	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.	N/A
PO41 Development minimises visual impacts on a view corridor of local significance and enhances opportunities for observation of key vistas and views from identified view points.	**AO41.1** Development ensures building placement and design minimise visual impacts on a view corridor identified in a neighbourhood plan. Note—A neighbourhood plan may identify view corridors and may or may not identify any specific view points from which they are observed.	N/A
	AO41.2 Development enhances opportunities for views and vistas from a view point identified in a neighbourhood plan.	N/A

Multiple Dwelling Code		
Performance outcomes	**Acceptable outcomes**	**Response**
	Note—A neighbourhood plan may identify view points and may or may not identify any specific view corridor that they observe.	
PO42 Development on a significant corner site identified in a neighbourhood plan provides a prominent visual reference and contribution to the neighbourhood's public realm by: a. accommodating high levels of pedestrian movement at the corner and enhancing the pedestrian experience; b. emphasising the corner setting through building form, expression, silhouette, scale, materials and landscaping; c. reinforcing a sense of arrival to the neighbourhood plan area, precinct or sub-precinct through marking a node, intersection or connection point in the neighbourhood; 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.	**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.	N/A
	AO42.2 Development provides a significant corner land dedication of a significant corner site identified in a neighbourhood plan, adjacent to the existing verge of the building which: a. complies with any dimensions identified in the neighbourhood plan; b. accommodates a deep-planted feature tree in compliance with the road corridor design section 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.	N/A
	AO42.3 Development ensures that any part of the building, including the basement but excluding	N/A

Multiple Dwelling Code		
Performance outcomes	**Acceptable outcomes**	**Response**
	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.	
If in the Infill housing zone precinct of the Character residential zone		
PO43 Development in the Infill housing zone precinct of the Character residential zone respects the intensity and form of the neighbourhood and demonstrates an appropriate site density.	**AO43** Development in the Infill housing zone precinct of the Character residential zone does not exceed 1 dwelling per 300m^2 of site area.	N/A
PO44 Development provides a side boundary setback that reflects the character and form intent of the area, generally characterised by the separation of buildings.	**AO44** Development in the Character residential zone: a. does not incorporate a built to boundary wall; or b. matching the extent of an existing built to boundary wall on the adjoining property; or c. incorporates a maximum of 1 built to the boundary wall on a side boundary where the owner of the adjoining premises does not object. Editor's note—Confirmation in writing in the form of a statutory declaration from the registered owner of the adjoining premises is required to be submitted to demonstrate compliance.	N/A