

### 9.3.14 Multiple Dwelling Code – Version 35

Table 9.3.14.3.A – Performance Outcomes and Acceptable Outcomes

Performance Outcomes	Acceptable Outcomes	Response
<b>SITE AREA AND FRONTAGE</b>		
<p><b>P01</b></p> <p>Development has a site area and frontage width that is sufficient to:</p> <ul style="list-style-type: none"> <li>a. accommodate the scale and form of multiple dwelling buildings considering site features such as heritage or character buildings and slope;</li> <li>b. deliver useable communal open space areas and private open spaces;</li> <li>c. achieve viable areas of deep planting and landscaping to retain significant vegetation and protect or establish large subtropical shade trees;</li> <li>d. achieve safe and convenient vehicle access to the site;</li> <li>e. accommodate on-site parking and vehicle manoeuvring for residents, visitors and service providers;</li> <li>f. accommodate the location and size requirements of service authorities and site services to minimise adverse visual and amenity impacts on neighbours and the streetscape;</li> </ul>	<p><b>A01</b></p> <p>Development has a site area and frontage width that meets the minimum requirements set out in:</p> <ul style="list-style-type: none"> <li>a. a neighbourhood plan; or</li> <li>b. if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements set out in Table 9.3.14.3.B.</li> </ul>	<p><b>Not Applicable (A01)</b></p> <p>The proposed change does not alter the existing site area or frontage width and does not involve a multiple dwelling use.</p>

g. minimise the impact of new driveways on the streetscape.		
<p><b>P02</b></p> <p>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.</p>	<p><b>A02</b></p> <p>Development in the High density residential zone or the Medium density residential zone ensures that the site area and frontage width of an adjoining site in the High density residential zone or the Medium density residential zone meets the minimum requirements set out in:</p> <ul style="list-style-type: none"> <li>a. a neighbourhood plan; or</li> <li>b. if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements set out in Table 9.3.14.3.B.</li> </ul>	<p><b>Not Applicable (A02)</b></p> <p>The site is not located within the High Density Residential Zone or the Medium Density Residential Zone.</p>
<b>BUILDING DESIGN AND APPEARANCE</b>		
<p><b>P03</b></p> <p>Development height, bulk and scale, siting and layout ensures that:</p> <ul style="list-style-type: none"> <li>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;</li> <li>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</li> </ul>	<p><b>A03</b></p> <p>Development is contained within the building envelope for the site created by applying:</p> <ul style="list-style-type: none"> <li>a. the maximum building height in Table 9.3.14.3.B;</li> <li>b. front, rear and side boundary setback requirements in Table 9.3.14.3.C;</li> <li>c. car parking boundary setback requirements in Table 9.3.14.3.E;</li> <li>d. building separation requirements in Table 9.3.14.3.F;</li> </ul>	<p><b>Not Applicable (A03)</b></p> <p>The proposed change does not alter the current building height, boundary setbacks, car parking onsite, building separation, or landscaping of 107 James Street. The proposed change also does not involve a multiple dwelling use.</p>

<p>height towards site boundaries to a compatible scale;</p> <p>c. impacts on residential amenity and privacy from overlooking, visual dominance and overshadowing are minimised and adequate levels of natural light and breezes are maintained to habitable rooms, private and communal open space for both the development and residences on adjoining and nearby sites;</p> <p>d. sufficient visual and acoustic privacy is achieved between dwellings without reliance on screening;</p> <p>e. the development is consistent with the setback pattern and contributes to the character of the streetscape;</p> <p>f. adequate landscape buffering is achieved, including the retention and provision of large subtropical shade trees in deep planting areas.</p>	<p>e. building height transitions specified in Table 9.3.14.3.I where applicable;</p> <p>f. the acceptable outcomes for deep planting and landscaping areas.</p> <p>Refer to Figure b and Figure c.</p>	
<p><b>P04</b></p> <p>Development has a building height, scale and form that improves the amenity and achieves the intended outcomes of the zone or neighbourhood plan area, contributes to a cohesive streetscape and built form character and is:</p>	<p><b>A04.1</b></p> <p>Development has a maximum building height that complies with:</p> <p>a. a neighbourhood plan; or</p> <p>b. if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements set out in Table 9.3.14.3.B.</p>	<p><b>Not Applicable (A04.1)</b></p> <p>The proposed change does not alter the existing building height of the Dwelling House at 107 James Street and does not involve a multiple dwelling use.</p>

<p>a. consistent with the anticipated density and assumed infrastructure demand;</p> <p>b. aligned to community expectations about the number of storeys to be built, having regard to the intent for the zone precinct and the predominant height of approved buildings in the street;</p> <p>c. proportionate to and commensurate with the site area and frontage width so as not to be overbearing on the street or adjoining development;</p> <p>d. designed to avoid a significant and undue adverse amenity impact to adjoining development;</p> <p>e. sited to enable existing and future buildings to be well separated from each other and to avoid affecting the potential development of adjoining sites;</p> <p>f. considerate of street conditions, the topography of the area and site slope;</p> <p>g. designed to maintain significant view points and corridors;</p> <p>h. designed and orientated to retain solar access to key public spaces and adjoining buildings.</p>	<p>A04.2</p> <p>Development incorporates the building height transition requirements set out in Table 9.3.14.3.I.</p>	<p><b>Not Applicable (A04.2)</b></p> <p>The proposed change does not alter the existing building height of the Dwelling House at 107 James Street and does not involve a multiple dwelling use.</p>
<p><b>P05</b></p> <p>Development for services and related structures, including electricity</p>	<p><b>A05</b></p> <p>Development ensures that where services and related structures, including electricity</p>	<p><b>Not Applicable (A05)</b></p> <p>The proposed change does not result in any change to existing services for the Dwelling</p>

<p>transformers, fire hydrant and booster assemblies, air conditioning and other mechanical plant, vents, exhausts and refuse and recycling storage areas:</p> <ol style="list-style-type: none"> <li>are integrated into the development;</li> <li>do not dominate the site frontage;</li> <li>are compatible with the intended streetscape character;</li> <li>ensure adverse amenity impacts to the streetscape and habitable spaces are ameliorated.</li> </ol>	<p>transformers, fire hydrants and booster assemblies, air conditioning and other mechanical plant, vents, exhausts and refuse and recycling storage areas, are located within 4 metres of the front boundary:</p> <ol style="list-style-type: none"> <li>comprise no more than 5m or 10% of the street frontage, whichever is the lesser;</li> <li>are orientated towards the internal driveways or footpaths onsite;</li> <li>are located, screened or landscaped so as not to be visually obtrusive.</li> </ol>	<p>House at 107 James Street and does not involve a multiple dwelling use.</p>
<p><b>P06</b></p> <p>Development provides a front boundary setback that:</p> <ol style="list-style-type: none"> <li>defines the street edge;</li> <li>creates a clear threshold and transition from public to private space;</li> <li>assists in achieving visual privacy to ground-floor dwellings from the street;</li> <li>supports the location of balconies for casual surveillance of the street and modulation of the facade;</li> <li>allows for built form and facade articulation that contributes to the streetscape character and landscape;</li> <li>is consistent with the intended streetscape and setback pattern;</li> </ol>	<p><b>A06</b></p> <p>Development provides setbacks to the primary and secondary frontages that complies with:</p> <ol style="list-style-type: none"> <li>a neighbourhood plan; or</li> <li>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.</li> </ol>	<p><b>Not Applicable (A06)</b></p> <p>The proposed change does not alter the existing front, side or rear boundary setbacks to 107 James Street.</p>

<p>g. facilitates landscaping appropriate to soften and screen the built form of the development from the street.</p>		
<p><b>P07</b> Development provides side and rear boundary setbacks that:</p> <ul style="list-style-type: none"> <li>a. consider future development;</li> <li>b. minimise the impacts of development on the amenity and privacy of future and existing neighbourhood residents;</li> <li>c. support the separation of buildings to provide visual and acoustic privacy without reliance on screening, and ensure access to natural light, sunlight and breezes;</li> <li>d. contribute to the rhythm and pattern of the streetscape in keeping with the intended neighbourhood character;</li> <li>e. maximise the opportunity to retain significant vegetation and protect or establish large subtropical shade trees in deep-planting areas.</li> </ul>	<p><b>A07.1</b> Unless greater setbacks are required to achieve adequate building separation, development provides a rear boundary and side boundary setback that complies with:</p> <ul style="list-style-type: none"> <li>a. a neighbourhood plan; or</li> <li>b. if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements set out in Table 9.3.14.3.C.</li> </ul> <p>Refer to Figure d.</p> <p><b>A07.2</b> Development ensures that any built to boundary walls located in a zone in the residential zones category are:</p> <ul style="list-style-type: none"> <li>a. not located along both side boundaries unless in the Low-medium density residential zone, Medium density residential zone or High density residential zone;</li> <li>b. not located along a common boundary with a lot located in the Low density residential zone or Character residential zone;</li> <li>c. for non-habitable rooms or spaces only;</li> </ul>	<p><b>Not Applicable (A07.1)</b> The proposed change does not alter the existing building separation.</p> <p><b>Not Applicable (A07.2)</b> The proposed change does not introduce any new built to boundary walls.</p>

	<p>d. not located within 1.5m of a habitable room in an adjoining dwelling house where not located in the Medium density residential zone or High density residential zone;</p> <p>e. not located within the front or rear setback;</p> <p>f. where on the side boundaries of a corner lot, located towards the front of the development and separated;</p> <p>g. a maximum height of 3m;</p> <p>h. low maintenance or constructed of prefinished materials.</p> <p>Refer to Figure e.</p>	
	<p>A07.3</p> <p>Development ensures built to boundary walls:</p> <p>a. have a maximum cumulative length along each side boundary of 15m, where located in the Low-medium density residential zone, Medium density residential zone or High density residential zone; or</p> <p>b. have a maximum cumulative length of 9m, where permitted in the Infill housing zone precinct of the Character residential zone; or</p> <p>c. do not exceed the length of an abutting and lawfully constructed built to boundary wall on an adjoining lot.</p>	<p><b>Not Applicable (A07.3)</b></p> <p>The proposed change does not involve any new built to boundary walls.</p>
<p><b>P08</b></p>	<p><b>A08</b></p>	<p><b>Not Applicable (A08)</b></p>

<p>Development ensures that the proportion of buildings to open space and landscaping on a site:</p> <ul style="list-style-type: none"> <li>a. is consistent with the intended form, character and intensity of the local area and immediate streetscape;</li> <li>b. facilitates modulation and articulation of the building form;</li> <li>c. supports residential amenity for occupants and adjoining properties;</li> <li>d. supports private outdoor subtropical living;</li> <li>e. provides for well-located and functional communal open space areas;</li> <li>f. provides for deep planting areas to retain significant vegetation and protect or establish large subtropical shade trees.</li> </ul>	<p>Development has:</p> <ul style="list-style-type: none"> <li>a. a building footprint within the building envelope;</li> <li>b. a maximum site cover that: <ul style="list-style-type: none"> <li>i. complies with the requirements set out in a neighbourhood plan; or</li> <li>ii. if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan: <ul style="list-style-type: none"> <li>A. where in the Medium density residential zone, Low-medium density residential zone or the Infill housing zone precinct of the Character residential zone, is 45%; or</li> <li>B. where in the High density residential zone, is 40%.</li> </ul> </li> </ul> </li> </ul>	<p>The proposed change does not alter the existing building footprint or site cover.</p>
<p><b>P09</b></p> <p>Development balances the height and footprint of the building, providing modulation and variation in the facade's horizontal and vertical profiles that:</p> <ul style="list-style-type: none"> <li>a. reduces the appearances of bulk through changes in building depth, length and articulated form;</li> </ul>	<p>A09.1</p> <p>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.</p>	<p><b>Not Applicable (A09.1)</b></p> <p>The proposed change does not introduce any new walls.</p>
	<p>A09.2</p>	<p><b>Not Applicable (A09.2)</b></p>

<p>b. maintains a human scale and is consistent with the form and character intent of the neighbourhood and street;</p> <p>c. supports residential amenity to occupants and adjoining properties, including access to natural light and breezes;</p> <p>d. provides opportunities for dual aspect dwellings;</p> <p>e. incorporates changes in material, finish or texture at regular intervals;</p> <p>f. provides expressive shadow casting elements;</p> <p>g. provides opportunities for useable and functional open space.</p> <p>Refer to Figure i.</p>	<p>Development where in the High density residential zone, the maximum length of a wall in any direction is 50m with substantial articulation provided every 15m.</p>	<p>The site is not located within High Density Residential Zone.</p>
	<p>A09.3</p> <p>Development incorporates the following design elements:</p> <p>a. balconies, verandas or terraces on each level;</p> <p>b. variation in the treatment and patterning of windows to bring visual interest and activation to each facade;</p> <p>c. variation in building form, materials, colours, textures and finishes to articulate finer scale architectural features and building elements such as party walls and slab edges;recessions and projections in the roof and wall plane, such as steps, slopes or splays which cast shadows.</p> <p>Refer to Figure l, Figure m and Figure n.</p>	<p><b>Not Applicable (A09.3)</b></p> <p>The proposed change does not alter the existing built form.</p>
	<p>A09.4</p> <p>Development of the first 3 storeys of the building includes:</p> <p>a. balconies and outdoor living areas orientated to the street or public realm;</p> <p>b. expression and promotion of pedestrian entries;</p>	<p><b>Not Applicable (A09.4)</b></p> <p>The proposed change does not alter the existing built form.</p>

	<p>c. elements of a finer scale than the building's main structure framing such as party walls and slab edges;</p> <p>d. recesses in built form to allow natural light to access habitable rooms within the building.</p> <p>Refer to Figure j, Figure k and Figure l.</p>	
<p><b>P010</b></p> <p>Development for rooftops and building caps:</p> <p>a. is contextually and climatically appropriate in form;</p> <p>b. reduces the bulk and scale of development when viewed from the street;</p> <p>c. is responsive to orientation and solar access;</p> <p>d. is attractive and not marred by plant and equipment.</p> <p>e. may incorporate a rooftop garden where integrated as part of the overall building design and enhancing the presentation and visual amenity of the rooftop and skyline when viewed from external public vantage points.</p>	<p>A010.1</p> <p>Development provides building caps and rooftops which:</p> <p>a. contribute to the architectural distinction of the building and roofs;</p> <p>b. include interesting forms created through pitches, gables, skillions or other features;</p> <p>c. provides opportunity for landscaping, alternative water sources, solar energy and communal open space area.</p> <p>Refer to Figure m and Figure n.</p>	<p><b>Not Applicable (A010.1)</b></p> <p>The proposed change does not alter the existing built form.</p>
	<p>A010.2</p> <p>Development for rooftop service structures, lift motor rooms and mechanical plant and equipment is:</p> <p>a. designed as an architectural feature of the building;</p> <p>b. incorporated into the roof form;</p>	<p><b>Not Applicable (A010.2)</b></p> <p>The proposed change does not involve any new rooftop service structures, lift motor rooms or mechanical plant and equipment.</p>

<p>Note–External public vantage points means from at least two mostly unobstructed views of the development from a public area.</p>	<p>c. designed to enable future inclusion of plant and equipment such as telecommunications facilities in an unobtrusive manner;</p> <p>d. visually and acoustically screened from any communal open space on the rooftop.</p>	
	<p>A010.3</p> <p>Development for a rooftop garden:</p> <p>a. incorporates a combination of built form and soft landscape elements integrated with the overall building design;</p> <p>b. enhances the presentation and visual amenity of the rooftop and skyline when viewed from external public vantage points.</p> <p>Note–External public vantage points means from at least two mostly unobstructed views of the development from a public area.</p>	<p><b>Not Applicable (A010.3)</b></p> <p>The proposed change does not involve a rooftop garden.</p>
<p><b>P011</b></p> <p>Development provides a building that must define the street edge and reinforce the desired character of the neighbourhood through:</p> <p>a. orientation to the street;</p> <p>b. front boundary setback;</p>	<p>A011.1</p> <p>Development provides a building front elevation that is parallel or nearly parallel to the street frontage.</p>	<p><b>Not Applicable (A011.1)</b></p> <p>The proposed change does not alter the existing built form.</p>
	<p>A011.2</p> <p>Unless required to achieve landscaping and streetscape outcomes, development provides a building that is not set back further than 2m</p>	<p><b>Not Applicable (A011.2)</b></p> <p>The proposed change does not alter the existing built form.</p>

<p>c. balconies and windows to provide overlooking and casual surveillance;</p> <p>d. building entrances;</p> <p>e. the treatment of retaining walls or basement car parking edges.</p> <p>Refer to Figure r and Figure u.</p>	<p>beyond the minimum required street front setback.</p> <p>A011.3</p> <p>Development provides balconies and windows from the primary living area that face and overlook the street or public space.</p>	<p><b>Not Applicable (A011.3)</b></p> <p>The proposed change does not alter the existing built form.</p>
<p><b>P012</b></p> <p>Development provides an entrance that must define the threshold between public and private space and provide:</p> <p>a. safe, secure and convenient access to the site for residents and visitors;</p> <p>b. a sufficiently scaled and sheltered entry and meeting space;</p> <p>c. clear building signage and numbering for emergency access;</p> <p>d. lighting to ensure the safety of residents and visitors whilst not causing undue nuisance to adjoining premises;</p> <p>e. conveniently located mailboxes;</p> <p>f. individual entrances to ground storey dwellings provide for a varied streetscape.</p>	<p>A012.1</p> <p>Development of a small-scale multiple dwelling of 5 or fewer dwellings in attached form, such as townhouses, ensures access to the front door of each dwelling is at the ground storey and clearly identifiable and visible from the public street or internal driveway.</p> <p>A012.2</p> <p>Development where not a small-scale multiple dwelling of 5 or less dwellings, provides at least one prominent pedestrian entry that connects a foyer or building entry directly with the public verge, is separated from the vehicle entry and includes:</p> <p>a. entry and waiting space off the footpath;</p> <p>b. shelter;</p> <p>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;</p>	<p><b>Not Applicable (A012.1)</b></p> <p>The proposed change does not involve a multiple dwelling use.</p> <p><b>Not Applicable (A012.2)</b></p> <p>The proposed change does not involve a multiple dwelling use.</p>

	<p>d. mailboxes. Refer to Figure s.</p> <p>A012.3 Development provides direct entry from the street for any ground storey dwellings that are adjacent to the street front and ensures that:</p> <ul style="list-style-type: none"> <li>a. any steps are set back a minimum of 1m and are perpendicular to the front boundary;</li> <li>b. retaining walls step to the street level and provide a transition from private outdoor space and the street;</li> <li>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;</li> <li>d. street numbering is provided to support visitor and emergency access.</li> </ul> <p>Refer to Figure t.</p>	<p><b>Not Applicable (A012.3)</b></p> <p>The proposed change does not involve a multiple dwelling and does not alter the existing built form.</p>
<b>SAFETY, PRIVACY AND AMENITY</b>		
<p>P013 If:</p>	<p>A013.1 Where identified in a neighbourhood plan, development provides a building height transition which ensures that buildings and</p>	<p><b>Not Applicable (A013.1)</b></p> <p>The proposed change does not alter the existing building form.</p>

<p>a. identified in a neighbourhood plan as a building height transition; or</p> <p>b. in the High density residential zone or the Medium density residential zone and sharing a common boundary with, or located fronting a minor road that is opposite premises in the Low-medium density residential zone, Low density residential zone or Character residential zone.</p> <p>Development provides a transitional built form which protects the amenity of lower density residential areas by:</p> <p>a. stepping down in height and scale;</p> <p>b. heavily landscaping interface area;</p> <p>c. minimising impacts including overlooking and visual dominance through building articulation;</p> <p>d. maintaining adequate levels of natural ventilation and light penetration to habitable rooms and private open space;</p> <p>e. avoiding large blank walls on steeply sloping sites.</p>	<p>structures comply with the requirements specified in the neighbourhood plan.</p> <p>A013.2</p> <p>Where no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, development in the High density or Medium density residential zones provides a building height transition that complies with the requirements specified in Table 9.3.14.3.I.</p> <p>Refer to Figure f.</p>	<p><b>Not Applicable (A013.2)</b></p> <p>The site is not located within the High Density Residential Zone or the Medium Density Residential Zone.</p>
<p><b>P014</b></p> <p>Development separates buildings from existing or future buildings within a site or on an adjoining site to:</p>	<p>A014.1</p> <p>Development provides building placement and design that:</p> <p>a. complies with Table 9.3.14.3.F; or</p>	<p><b>Not Applicable (A014.1)</b></p> <p>The proposed change does not alter the existing built form.</p>

<p>a. be consistent with the form and character intent for the local area;</p> <p>b. protect residential amenity including access to natural light, sunlight and breeze;</p> <p>c. provide visual privacy to reduce the need for fixed screening.</p>	<p>b. positions the primary balcony or private open space to face the street frontage or rear boundary or adjoining public open space;</p> <p>c. offsets balconies or habitable rooms so that they are positioned outside the cone of vision of existing or approved habitable rooms or outdoor spaces.</p> <p>Refer to Figure g and Figure h.</p> <p>A014.2</p> <p>Development with a secondary private open space or balcony used for drying or services is located to the side boundary with fixed screens.</p>	<p><b>Not Applicable (A014.2)</b></p> <p>The proposed change does not alter the existing private open spaces.</p>
<p><b>P015</b></p> <p>Development of a building 8 storeys and over ensures that the design mitigates the impacts of ground-level wind acceleration to ensure safe and amenable environment for pedestrians and building occupants.</p>	<p><b>A015</b></p> <p>Development with a building between 8 storeys and 15 storeys provides wind mitigation that uses at least 2 of the following strategies:</p> <p>a. building orientation, plan shape, massing and facade articulation to avoid tall and wide facades that face prevailing winds;</p> <p>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;</p>	<p><b>Not Applicable (A015)</b></p> <p>The proposed change does not involve a building height between 8 storeys and 15 storeys.</p>

	<ul style="list-style-type: none"> <li>c. canopies, roof structures and awnings to protect pedestrians and building occupants at ground and podium levels;</li> <li>d. trellis structures and a dense network of trees onsite at ground or podium level.</li> </ul>	
<b>P016</b> <b>Development provides screening and partial enclosure of balconies to:</b> <ul style="list-style-type: none"> <li>a. balance the privacy needs of neighbouring dwellings with the comfort of building occupants;</li> <li>b. ensure buildings are subtropical and climatically responsive;</li> <li>c. reduce the appearance of excessive bulk;</li> <li>d. provide opportunities for passive surveillance of the street or public spaces.</li> </ul>	<b>A016.1</b> Development where providing balconies with solid balustrades on the street frontage or visible from public space, limits solid balustrading to a maximum of: <ul style="list-style-type: none"> <li>a. 50% of the balconies on the first 3 storeys;</li> <li>b. 25% on the 4th storey and above.</li> </ul> Refer to Figure w.	<b>Not Applicable (A016.1)</b> The proposed change does not alter the existing built form.
	<b>A016.2</b> Development where providing solid walls or fixed screening to balconies limits the walls and screening to: <ul style="list-style-type: none"> <li>a. the side directly adjoining another balcony or private open space within the same building;</li> <li>b. a maximum of 20% or 1m of 1 external face, whichever is lesser, to screen utilities or private clothes lines;</li> <li>c. the full extent of a secondary balcony on a side elevation where for utilities or services.</li> </ul>	<b>Not Applicable (A016.2)</b> The proposed change does not alter the existing built form.
	<b>A016.3</b>	<b>Not Applicable (A016.3)</b>

	<p>Development where providing operable, moveable or adjustable screening of balconies, limits the screening to a maximum of:</p> <ul style="list-style-type: none"> <li>a. 60% of the front side or rear boundary balconies to achieve visual privacy to an existing dwelling within 9m;</li> <li>b. 100% of west-facing primary balconies.</li> </ul>	The proposed change does introduce any screening devices.
<p><b>P017</b></p> <p>Development must minimise direct overlooking between buildings through appropriate building layout, location and the design of windows and balconies or screening devices.</p>	<p>A017.1</p> <p>Development where the dwelling is located within 2m at ground storey or 9m above ground storey of a habitable room window or private open space of an existing dwelling house, ensures habitable rooms and any private outdoor spaces have:</p> <ul style="list-style-type: none"> <li>a. an offset from the habitable room or private open space of the existing dwelling to limit direct outlook; or</li> <li>b. sill heights a minimum of 1.5m above floor level; or</li> <li>c. fixed obscure glazing in any part of the window below 1.5m above floor level; or</li> <li>d. fixed external screens; or</li> <li>e. in the case of screening for a ground floor level, fencing to a minimum 1.8m above the ground storey floor level.</li> </ul> <p>Refer to Figure h.</p>	<p><b>Not Applicable (A017.1)</b></p> <p>The proposed change does not alter the existing built form.</p>
	<p>A017.2</p>	<p><b>Not Applicable (A017.2)</b></p>

	<p>Development where a direct view is available from balconies, terraces, decks or roof decks into windows of habitable rooms, balconies, terraces or decks in an adjacent existing dwelling house, is screened from floor level to a height above 1.5m above floor level.</p>	<p>The proposed change does not alter the existing built form.</p>
	<p><b>A017.3</b></p> <p>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.</p>	<p><b>Not Applicable (A017.3)</b></p> <p>The proposed change does not introduce any screening devices.</p>
<p><b>P018</b></p> <p>Development minimises light nuisance to residents and adjoining premises whilst maintaining safety of publicly accessible areas of the development.</p>	<p><b>A018</b></p> <p>Development of outdoor lighting is in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting.</p>	<p><b>Not Applicable (A018)</b></p> <p>The proposed change does not introduce outdoor lighting.</p>
<p><b>P019</b></p> <p>Development for a building must not incorporate any type of glass or other surface likely to reflect specular rays that could create undue nuisance, discomfort or hazard to the surrounding locality.</p>	<p><b>A019</b></p> <p>Where development incorporates reflective glass material, it is to have:</p> <ol style="list-style-type: none"> <li>a. a level of light reflectivity of not greater than 20%;</li> <li>b. a level of heat transmission of not less than 20%.</li> </ol>	<p><b>Not Applicable (A019)</b></p> <p>The proposed change does not alter the existing built form.</p>
<p><b>P020</b></p>	<p><b>A020.1</b></p> <p>Development in a zone in the centre zones category or the Mixed use zone, including any</p>	<p><b>Not Applicable (A020.1)</b></p> <p>The site is not located within a Centre Zone Category or the Mixed Use Zone.</p>

<p>Development is located, designed and constructed to achieve the:</p> <p>air quality (planning) criteria in Table 9.3.14.3.G;</p> <p>odour criteria in Table 9.3.14.3.H.</p>	<p>outdoor air intakes for the development, is separated from:</p> <p>a. exhaust vent outlets of premises where food or cooking odour is released, by a minimum of 6m;</p> <p>b. exhaust vent outlets from car parks or bus stations, by a minimum of 15m.</p>	
	<p>A020.2</p> <p>Development is located no closer than 150m to a spray painting workshop.</p>	<p><b>Complies (A020.2)</b></p> <p>The site is not located within 150m of a spray painting workshop.</p>
<p><b>P021</b></p> <p>Development in a zone in the centre zones category or the Mixed use zone must:</p> <p>a. be located, designed and constructed to protect bedrooms and other habitable rooms from exposure to noise arising from non-residential activities outside the building;</p> <p>b. be designed and constructed to achieve a minimum reduction in sound pressure level between the exterior of the building and the bedrooms or indoor primary living areas of 30dBA.</p>	<p>A021</p> <p>Development in a zone in the centre zones category or the Mixed use zone has a minimum acoustic performance of:</p> <p>a. Rw 35 for glazing (windows and doors) where total area of glazing is greater than 1.8m<sup>2</sup>;</p> <p>b. Rw 32 for glazing (windows and doors) where total area of glazing is less than or equal to 1.8m<sup>2</sup>.</p>	<p><b>Not Applicable (A021)</b></p> <p>The site is not located within a Centre Zone Category or the Mixed Use Zone.</p>
<p><b>P022</b></p> <p>Development that includes mechanical plant (including air-conditioning plant, heat pumps and swimming pool pumps) ensures it is</p>	<p>A022</p> <p>Development ensures mechanical plant is acoustically screened from nearby sensitive uses.</p>	<p><b>Not Applicable (A022)</b></p> <p>The proposed change does not introduce mechanical plant.</p>

<p>located, designed and attenuated to achieve the following criteria:</p> <ul style="list-style-type: none"> <li>- LAeq,adj,T emitted from mechanical plant is not greater than the rating background level plus 3 at a sensitive use not associated with the development.</li> </ul>		
<p><b>P023</b></p> <p>Development must create a safe environment by incorporating the key elements of crime prevention through environmental design in its layout, building or structure design and landscaping by:</p> <ol style="list-style-type: none"> <li>a. facilitating casual surveillance opportunities and including good sightlines to publicly accessible areas such as car parks, pathways, public toilets, and communal areas;</li> <li>b. defining different uses and ownerships through design and restricting access from non-residential uses into private residential dwellings;</li> <li>c. promoting safety and minimising opportunities for graffiti and vandalism through exterior building design and orientation of buildings and use of active frontages;</li> <li>d. ensuring publicly accessible areas such as car parks, pathways, public toilets, and communal areas are well lit;</li> </ol>	<p><b>A023</b></p> <p>No acceptable outcome prescribed.</p>	<p><b>Not Applicable (P023)</b></p> <p>The proposed change does not alter the existing built form and does not involve a multiple dwelling use.</p>

<p>e. including way-finding cues;</p> <p>f. minimising predictable routes and entrapment locations near public spaces such as car parks, public toilets, ATMs, communal areas.</p>		
<p><b>P024</b></p> <p>Development incorporates graffiti and vandalism prevention techniques in its layout, building or structure design and landscaping, by:</p> <p>a. denying access to potential canvases through access control techniques;</p> <p>b. reducing potential canvases through canvas reduction techniques;</p> <p>c. ensuring graffiti can be readily and quickly removed through easy maintenance selection techniques.</p>	<p><b>A024</b></p> <p>No acceptable outcome prescribed.</p>	<p><b>Not Applicable (P024)</b></p> <p>The proposed change does not alter the existing built form and does not involve a multiple dwelling use.</p>
<p><b>P025</b></p> <p>Development has hours of operation which are controlled so that the use does not detrimentally impact on the amenity of adjoining residents.</p>	<p><b>A025</b></p> <p>Development:</p> <p>a. for accommodation activities, dwelling unit or emergency services has unlimited hours of operation;</p> <p>b. for any other use, has hours of operation, including deliveries, which are limited to 6am to 8pm, or as otherwise identified in a neighbourhood plan.</p>	<p><b>Not Applicable (A025)</b></p> <p>The proposed change does not involve a use that requires deliveries.</p>
<p><b>SUBTROPICAL DESIFN AND LANDSCAPING</b></p>		

<p><b>P026</b></p> <p>Development supports Brisbane's subtropical character and sustainable lifestyle through functional and climatically responsive building design, layout and orientation that:</p> <ul style="list-style-type: none"> <li>a. reduces the need for mechanical heating, cooling and lighting;</li> <li>b. ensures access to sunlight and natural heating, cooling and ventilation for residents;</li> <li>c. provides protection and relief from the subtropical climate;</li> <li>d. mitigates the impact of urban heat island.</li> </ul>	<p>A026.1</p> <p>Development is designed to provide all dwellings with:</p> <ul style="list-style-type: none"> <li>a. floor-to-ceiling heights of at least 2.7m;</li> <li>b. habitable rooms with a minimum of 2 dual aspect windows or openings.</li> </ul> <p>Refer to Figure o and Figure p.</p> <p>A026.2</p> <p>Development includes:</p> <ul style="list-style-type: none"> <li>a. weather protection and sun shading to all external doors and windows to habitable rooms;</li> <li>b. deep recesses, eaves and sun-shading devices on the north-facing building facades;</li> <li>c. extensively shaded west-facing building facades using building and landscape elements such as adjustable screens, awnings or pergolas, green walls and planting.</li> </ul>	<p><b>Not Applicable (A026.1)</b></p> <p>The proposed change does not alter the existing built form.</p> <p><b>Not Applicable (A026.2)</b></p> <p>The proposed change does not alter the existing built form.</p>
<p><b>P027</b></p> <p>Development ensures significant vegetation and large subtropical shade trees are retained, or where retention is not possible, compensatory planting is established to balance the bulk, scale and form of the building and provide a</p>	<p>A027.1</p> <p>Development ensures that the location of new buildings, car parking, driveways, crossovers, retaining walls, filling and excavation, utilities or services will not adversely impact the long-term viability of significant vegetation, including large subtropical shade trees to be retained.</p>	<p><b>Not Applicable (A027.1)</b></p> <p>The proposed change does not introduce any new built form, car parking, driveways, crossovers, retaining walls, filling and excavation or utility and services.</p>

<p>subtropical landscape setting including natural shade to mitigate heat island effects.</p>	<p>A027.2</p> <p>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.</p>	<p><b>Not Applicable (A027.2)</b></p> <p>107 James Street is a rear lot, therefore, no street tree is required to be provided along the frontage. The proposed change does not involve the removal of any street trees within the verge.</p>
	<p>A027.3</p> <p>Development provides tree species that are selected and planted to provide a minimum 50% shade cover to a site's open space within 10 years.</p>	<p><b>Not Applicable (A027.3)</b></p> <p>The proposed change does not introduce any new trees to the Dwelling House at 107 James Street.</p>
<p><b>P028</b></p> <p>Development provides landscaping that must:</p> <ul style="list-style-type: none"> <li>a. provide shade to pedestrian pathways;</li> <li>b. maintained sightlines and support personal safety by allowing for the overlooking of the street and public spaces from the site and balconies;</li> <li>c. present an integrated landscape, neighbourhood and streetscape character;</li> <li>d. contribute positively to amenity and the subtropical microclimate of the site, streetscape and public spaces;</li> <li>e. reduce the appearance of building bulk and soften built form, driveways and hardstand areas from the street and adjoining properties;</li> <li>f. contribute to privacy between residences;</li> </ul>	<p>A028.1</p> <p>Development provides landscaping within the site along the frontage of the site that consists of:</p> <ul style="list-style-type: none"> <li>a. a minimum of 1 area of deep planting with a dimension of 4m x 4m;</li> <li>b. shade and/or rounded canopy trees located to cast a minimum of 50% shade over the adjacent verge within 5 years of planting;</li> <li>c. a minimum of 50% of frontage length planted for a minimum width of 2m, excluding the driveway crossover and pedestrian access.</li> </ul>	<p><b>Not Applicable (A028.1)</b></p> <p>The proposed change does not introduce any additional landscaping to the Dwelling House at 107 James Street.</p>
	<p>A028.2</p> <p>Development provides landscaping along side boundaries as follows:</p>	<p><b>Not Applicable (A028.2)</b></p> <p>The proposed change does not introduce additional landscaping to the Dwelling House at 107 James Street.</p>

<p>g. provide natural shade to mitigate heat island impacts.</p>	<p>a. a minimum of 1.5m wide landscaping for a side boundary excluding the area for built to boundary walls;</p> <p>b. a minimum of 1.5m wide landscaping for a side boundary where a driveway, or at ground level open parking area, is located adjacent to the boundary</p>	
<p><b>P029</b></p> <p>Development provides deep planting areas that:</p> <p>a. are of sufficient size and dimension to contain large subtropical shade tree species;</p> <p>b. are maintained exclusively for landscaping, with no underground development or infrastructure;</p> <p>c. are open to the sky with access to light and rainfall into the natural ground;</p> <p>d. are planted with subtropical tree species that at maturity are complementary in scale and height to the building form and respond to the site location and design needs;</p> <p>e. soften the impact of building and hardstand areas and reduces impervious areas to improve stormwater;</p> <p>f. provides natural shade to mitigate heat island effects;</p>	<p><b>A029.1</b></p> <p>Development locates deep-planting areas:</p> <p>a. to protect existing significant vegetation including large subtropical shade trees;</p> <p>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;</p> <p>c. within the front or rear set back to soften the built form for the street and adjoining premises.</p>	<p><b>Not Applicable (A029.1)</b></p> <p>The proposed change does not involve any change to deep planting to the Dwelling House at 107 James Street.</p>
	<p><b>A029.2</b></p> <p>Development provides deep-planting areas that are:</p> <p>a. a minimum of 10% of the site area;</p> <p>b. a minimum unobstructed dimension of 4m in any direction;</p> <p>c. able to accommodate trees planted in natural ground;</p> <p>d. 100% open to the sky;</p>	<p><b>Not Applicable (A029.2)</b></p> <p>The proposed change does not introduce any new deep planting areas to the Dwelling House at 107 James Street.</p>

<p>g. provides informal recreation spaces that are easily accessible for building occupants;</p> <p>h. is located to retain and protect existing site features such as significant vegetation or grouped with deep-planted areas on adjacent sites to maximise contiguous areas of deep planting.</p>	<p>e. can be accessed for maintenance purposes.</p> <p>A029.3</p> <p>Where there are no existing large subtropical shade trees on the site, development provides trees in the deep-planting areas which:</p> <p>a. are capable of growing to a minimum canopy diameter of 5m and a minimum height of 5m within 5 years of planting;</p> <p>b. are subtropical tree species consistent with the Planting species planning scheme policy.</p>	<p><b>Not Applicable (A029.3)</b></p> <p>The proposed change does not involve a multiple dwelling use, therefore this requirement is not considered to be relevant to the proposed development.</p>
	<p>A029.4</p> <p>Development ensures that deep-planting areas are exclusively for landscaping and do not contain:</p> <p>a. vehicle driveways, manoeuvring or hardstand areas and pedestrian paths;</p> <p>b. surface structures and infrastructure such as water conservation services, refuse storage areas, fire hydrants or boosters, electrical transformers or other utilities;</p> <p>c. sub-surface structures or infrastructure such as piping, bioretention pits, basement car parking structures.</p>	<p><b>Not Applicable (A029.4)</b></p> <p>The proposed change does not introduce any new deep planting areas to the Dwelling House at 107 James Street.</p>
<p><b>PRIVATE AND COMMUNAL OPEN SPACE</b></p>		
<p>P030</p>	<p>A030.1</p>	<p><b>Not Applicable (A030.1)</b></p>

<p>Development provides communal space that must be designed to provide:</p> <ul style="list-style-type: none"> <li>a. residents with passive and active recreation opportunities;</li> <li>b. a pleasant outlook for residents and maximise opportunities for shared views or access to viewing points;</li> <li>c. opportunity for a range of uses and flexible use.</li> </ul>	<p>Development consisting of 10 or more dwellings provides communal open space, that is clearly distinguished from deep planting areas and private open space, and:</p> <ul style="list-style-type: none"> <li>a. is a minimum of 5% or 40m<sup>2</sup> of the site area, whichever is greater;</li> <li>b. is one consolidated useable space, or where exceeding 100m<sup>2</sup>, two separate useable areas within the site;</li> <li>c. is a minimum 50% open to the sky;</li> <li>d. is a minimum of 25% landscaping;</li> <li>e. is a minimum of 25% shaded by trees within 5 years;</li> <li>f. is a maximum 25% as internal dedicated created space;</li> <li>g. is designed to provide a range of recreational facilities such as seating, barbeque, swimming pool and vegetable gardens;</li> <li>h. incorporates a flat paved or grassed area with a minimum dimension of 5m in any direction.</li> </ul>	<p>The proposed change does not involve a multiple dwelling use.</p>
	<p>A030.2</p> <p>Development ensures that communal outdoor space areas do not contain:</p> <ul style="list-style-type: none"> <li>a. vehicle driveways, manoeuvring or hardstand areas; or</li> </ul>	<p><b>Not Applicable (A030.2)</b></p> <p>The proposed change does not introduce any new communal outdoor space areas.</p>

	b. surface structures and infrastructure such as rainwater tanks, transformers and water boosters.	
<b>P031</b> <b>Development must provide attractive and functional private open space for residents that:</b> <b>a. is appropriately sized and located to enhance amenity and liveability for residents;</b> <b>b. is designed to be functional for the use of the possible number of residents in each dwelling;</b> <b>c. is designed to contribute to the form and detail of the building.</b>	<b>A031.1</b> Development provides private open space which comprises: a. for ground storey dwellings, a minimum area of 35m <sup>2</sup> with a minimum dimension of 3m; b. for dwellings above ground storey, a balcony with a minimum area of 12m <sup>2</sup> and a minimum dimension of 3m.	<b>Not Applicable (A031.1)</b> The proposed change does not introduce any new private open space areas.
	<b>A031.2</b> 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 <sup>2</sup> minimum dimension capable of screening air-conditioning plant, private clothes drying, etc.; c. provided with adjustable, moveable or operable privacy screening where appropriate.	<b>Not Applicable (A031.2)</b> The proposed change does not introduce any new private open space areas.
	<b>A031.3</b> Development provides balconies that are located to the front or rear of a building except where adequate building separation and	<b>Not Applicable (A031.3)</b> The proposed change does not alter the existing built form.

	screen landscaping can be achieved to maintain privacy along side boundaries.	
	<p>A031.4</p> <p>Development ensures that private open space areas do not contain:</p> <p>a. vehicle driveways, manoeuvring or hardstand areas; or</p> <p>b. surface structures and infrastructure such as retaining walls, rainwater tanks, electricity transformers and fire hydrants and boosters.</p>	<p><b>Not Applicable (A031.4)</b></p> <p>The proposed change does not introduce any new private open space areas.</p>
	<p>A031.5</p> <p>Development provides a minimum of 75% of a dwelling's outdoor living area positioned to the north or north-east. This is balanced with street interface desired outcomes.</p>	<p><b>Not Applicable (A031.5)</b></p> <p>The proposed change does not alter the existing built form of the Dwelling House at 107 James Street and does not involve a multiple dwelling.</p>
<b>REFUSE STORAGE AND COLELCTION</b>		
<p><b>P032</b></p> <p>Development provides refuse and recycling collection and storage facilities that:</p> <p>a. are located conveniently in an unobtrusive dedicated storage room or separate screened structure;</p> <p>b. are located and managed so that adverse impacts on building occupants, neighbouring properties and the public realm are minimised;</p>	<p>A032</p> <p>Development provides refuse and recycling collection and storage facilities, including source separation, in accordance with the Refuse planning scheme policy.</p>	<p><b>Not Applicable (A032)</b></p> <p>The proposed change provides for kerb side collection for the Dwelling House.</p>

<ul style="list-style-type: none"> <li>c. provide for refuse and recycling including source separation;</li> <li>d. are of a design that allows low-frequency service collection;</li> <li>e. minimise ongoing building management cost for occupants.</li> </ul>		
<b>CAR PARKING, MANEUVERING AND HARDSTAND AREAS</b>		
<b>Not Applicable</b>		
The proposed change does not alter the existing car parking or maneuvering arrangements and do not introduce any additional hardstand area.		
<b>TRANSIT ORIENTED DEVELOPMENT</b>		
<p><b>P036</b></p> <p>Development adjoining or in the immediate vicinity of a railway or busway station or in a location identified in a neighbourhood plan, supports a high level of personal and community safety, and promotes activity at the street front, in public spaces and at the interface with railway and busway stations through:</p> <ul style="list-style-type: none"> <li>a. building design that enables future adaptation to facilitate non-residential uses;</li> <li>b. provision or contribution towards safe, logical and direct pedestrian access to railway or busway station entry points;</li> <li>c. enabling casual surveillance of the street, public spaces and immediate station environment, entries and platform;</li> </ul>	<p><b>A036</b></p> <p>Development within 200m walking distance of a dedicated public pedestrian access point of a railway or busway station or in a location identified in a neighbourhood plan, is designed to have an active frontage that:</p> <ul style="list-style-type: none"> <li>a. includes ground storey tenancies, with commercial ceiling heights, increased glazing to front facades, and individual pedestrian entries, that can be adapted for conversion to and between non-residential and residential uses;</li> <li>b. provides safe, logical and direct pedestrian access to and from the development to the street front or adjoining public areas;</li> <li>c. provides or maintains safe, logical and direct pedestrian access to the railway or</li> </ul>	<p><b>Not Applicable (A036)</b></p> <p>The site is not located within 200m walking distance of a dedicated public pedestrian access point of a railway or busway station.</p>

<p>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.</p>	<p>busway station entry points in accordance with the Infrastructure design planning scheme policy;</p> <p>d. ensures that any screening and landscaping provided within the development creates vibrant and attractive street environments whilst not preventing casual surveillance of streets, public spaces and the immediate station environment, entries and platform.</p>	
<p><b>FENCING AND RETAINING WALLS</b></p>		
<p><b>Not Applicable</b></p> <p>The proposed development does not introduce any new fencing or retaining walls.</p>		
<p><b>ADAPATABLE HOUSING</b></p>		
<p><b>P038</b></p> <p>Development meets a diverse range of community needs by providing adaptable housing that is responsive to changing community life-cycle needs.</p>	<p><b>A038</b></p> <p>Where development provides housing, including associated outdoor living areas intended to be adaptable to different persons and households with differing mobility needs, the dwelling units and other site features are constructed in accordance with Table 9.3.14.3.D.</p>	<p><b>Not Applicable (A038)</b></p> <p>The proposed change does not alter the existing built form.</p>
<p><b>ADDITIONAL REQUIREMENTS FOR SITES WITH AN AREA OF 7,000m<sup>2</sup> OR GREATER, OR FOR 20 OR MORE DWELLINGS IF IN THE EMERGING COMMUNITY ZONE</b></p>		
<p><b>Not Applicable</b></p> <p>The site does not have an area greater than 7,000m<sup>2</sup>, does not involve twenty (20) or more dwellings and is not located in the emerging community zone.</p>		
<p><b>ADDITIONAL CRITERIA FOR DEVELOPMENT IF IDENTIFIED IN A NEIGHBOURHOOD PLAN</b></p>		
<p><b>P040</b></p>	<p><b>A040.1</b></p> <p>Development:</p>	<p><b>Not Applicable (A040.1)</b></p>

<p>Development on a landmark site identified in a neighbourhood plan provides a prominent visual reference and contribution to the city's public realm by:</p> <ul style="list-style-type: none"> <li>a. exhibiting subtropical architectural excellence through design, treatment and articulation;</li> <li>b. defining the site and its setting through building form, expression, silhouette, scale, materials and landscaping;</li> <li>c. reinforcing a sense of arrival to the neighbourhood plan area, precinct or sub-precinct through marking a node, an intersection or major connection point in the city;</li> </ul>	<p>emphasises a landmark site identified in a neighbourhood plan and its setting;</p> <ul style="list-style-type: none"> <li>a. addresses all elevations, with front, side and rear facades all displaying a high level of modulation and articulation;</li> <li>b. both vertically and horizontally articulates building form and mass with proportions compatible with the height, scale and setting of the building;</li> <li>c. provides an interesting and varied skyline and silhouette;</li> <li>d. uses high-quality and durable materials and finishes;</li> <li>e. integrates landscaping, building entries and the public realm at the ground plane.</li> </ul>	<p>The site is not nominated as being a landmark site.</p>
<ul style="list-style-type: none"> <li>d. respecting the prominence of any adjoining or nearby heritage place or local landmark;</li> <li>e. providing a corner land dedication, if required, that: <ul style="list-style-type: none"> <li>i. accommodates a deep-planted large feature tree within the dedication area;</li> <li>ii. provides a building envelope that acknowledges and integrates the presence of the large feature tree canopy;</li> </ul> </li> </ul>	<p>A040.2</p> <p>Development provides a corner land dedication adjacent to the existing verge area which:</p> <ul style="list-style-type: none"> <li>a. complies with any dimensions identified in a neighbourhood plan;</li> <li>b. accommodates a deep-planted feature tree in compliance with the Infrastructure design planning scheme policy;</li> <li>c. is embellished in compliance with the Infrastructure design planning scheme policy.</li> </ul>	<p><b>Not Applicable (A040.2)</b></p> <p>The Dwelling House is not located on a corner site.</p>

<p>iii. accommodates high levels of pedestrian movement and a high quality pedestrian setting.</p>		
<p><b>P041</b> Development minimises visual impacts on a view corridor of local significance and enhances opportunities for observation of key vistas and views from identified view points.</p>	<p>A041.1 Development ensures building placement and design minimise visual impacts on a view corridor identified in a neighbourhood plan.</p>	<p><b>Not Applicable (A041.1)</b> The proposed change does not alter the existing built form.</p>
	<p>A041.2 Development enhances opportunities for views and vistas from a view point identified in a neighbourhood plan</p>	<p><b>Not Applicable (A041.2)</b> The proposed change does not alter the existing built form what would impact on views or vistas.</p>
<p><b>P042</b> Development on a significant corner site identified in a neighbourhood plan provides a prominent visual reference and contribution to the neighbourhood’s public realm by:</p> <ul style="list-style-type: none"> <li>a. accommodating high levels of pedestrian movement at the corner and enhancing the pedestrian experience;</li> <li>b. emphasising the corner setting through building form, expression, silhouette, scale, materials and landscaping;</li> <li>c. reinforcing a sense of arrival to the neighbourhood plan area, precinct or sub-precinct through marking a node, intersection or connection point in the neighbourhood;</li> </ul>	<p>A042.1 Development is designed to emphasise the corner setting of a significant corner site identified in a neighbourhood plan and provides:</p> <ul style="list-style-type: none"> <li>a. building entries on both street frontages; or</li> <li>b. a single main entry at the corner.</li> </ul>	<p><b>Not Applicable (A042.1)</b> The Dwelling House is not located on a corner site.</p>
	<p>A042.2 Development provides a significant corner land dedication of a significant corner site identified in a neighbourhood plan, adjacent to the existing verge of the building which:</p> <ul style="list-style-type: none"> <li>a. complies with any dimensions identified in the neighbourhood plan;</li> <li>b. accommodates a deep-planted feature tree in compliance with the road corridor design</li> </ul>	<p><b>Not Applicable (A042.2)</b> The proposed change is not required to provide a significant corner land dedication.</p>

<p>d. respecting the prominence of any adjoining or nearby heritage places, traditional character buildings or local landmarks;</p> <p>e. if a corner land dedication is required:</p> <p style="padding-left: 20px;">i. accommodating a deep-planted feature tree within the dedication area;</p> <p style="padding-left: 20px;">ii. providing a building envelope that acknowledges and respects the presence of the feature tree canopy.</p>	<p>section of the Infrastructure design planning scheme policy;</p> <p>c. is embellished in compliance with the road corridor design section of the Infrastructure design planning scheme policy.</p>	
	<p>A042.3</p> <p>Development ensures that any part of the building, including the basement but excluding awnings, is outside the corner land dedication area.</p>	<p><b>Not Applicable (A042.3)</b></p> <p>The site is not located within a corner land dedication area.</p>
<p><b>IF IN THE INFILL ZONE PRECINCT OF THE CHARACTER RESIDENTIAL ZONE</b></p>		
<p><b>Not Applicable</b></p> <p>The site is not located within the infill zone precinct of the Character Residential Zone.</p>		

9.3.22 Short Term Accommodation Code – Version 35

Table 9.3.22.3.A – Performance Outcomes and Acceptable Outcomes

Performance Outcomes	Acceptable Outcomes	Response
<p><b>P01</b></p> <p>Development is located on a site with high accessibility to:</p> <ul style="list-style-type: none"> <li>a. a principal, major or district centre;</li> <li>b. high-frequency public transport with services every 15 minutes or less;</li> <li>c. long-distance transport routes;</li> <li>d. social, cultural, tourist and leisure facilities and shopping facilities.</li> </ul>	<p><b>A01</b></p> <p>Development is on a site located in one of the following:</p> <ul style="list-style-type: none"> <li>a. Principal centre zone; or</li> <li>b. Major centre zone; or</li> <li>c. District centre zone; or</li> <li>d. High density residential zone.</li> </ul>	<p><b>Complies (P01)</b></p> <p>The site is located within a high frequency public transport area with services every 15 minutes or less.</p>
<p><b>P02</b></p> <p>Development, including parking, is of a nature, scale, layout, design and construction that do not cause adverse impact on the amenity of nearby sensitive uses.</p>	<p><b>A02.1</b></p> <p>Development:</p> <ul style="list-style-type: none"> <li>a. is on a site located in one of the following:</li> <li>b. Principal centre zone; or</li> <li>c. Major centre zone; or</li> <li>d. District centre zone; or</li> <li>e. High density residential zone; or</li> <li>f. does not generate noise that is clearly audible and creates a disturbance within a nearby sensitive use, including a dwelling or its associated balconies/patios, between 7pm and 6am.</li> </ul>	<p><b>Complies (A02.1)</b></p> <p>The proposed change does not generate noise that is clearly audible or creates disturbances onto other sensitive uses.</p>

	<p>A02.2</p> <p>Development ensures that where food or cooking odour is released, exhaust vents are discharged vertically and directed away from the sensitive use and separated from sensitive uses by the following distances:</p> <ul style="list-style-type: none"> <li>a. minimum of 6m horizontally from a sensitive use;</li> <li>b. minimum of 2m above a thoroughfare or roof with regular foot traffic.</li> </ul>	<p><b>Not Applicable (A02.2)</b></p> <p>The proposed change does not involve food or cooking odours which exceed a domestic expectation.</p>
<p><b>P03</b></p> <p>Development is of a nature and scale which does not result in noise emissions that exceed the following criteria:</p> <p><math>L_{Aeq,adj,T}</math> emitted from short-term accommodation is not greater than the rating background level plus 3 at a sensitive use.</p> <p>Where T is:</p> <ul style="list-style-type: none"> <li>a. Day (7am to 6pm): 11hr</li> <li>b. Evening (6pm to 10pm): 4hr</li> <li>c. Night (10pm to 7am): 9hr.</li> <li>d. Where <math>L_{Aeq,adj,T}</math> 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</li> </ul>	<p>A03.1</p> <p>Development ensures mechanical plant or equipment is acoustically screened from adjoining sensitive uses.</p> <p>Note—Mechanical plant includes generators, motors, compressors and pumps such as air-conditioning, refrigeration or cold room motors.</p>	<p><b>Not Applicable (A03.1)</b></p> <p>The proposed change does not introduce any mechanical plant equipment.</p>
	<p>A03.2</p> <p>Development:</p> <p>provides a 2m high acoustic fence along a boundary with a sensitive use;</p> <p>ensures car parking areas used at night are acoustically screened from adjoining residential dwellings.</p>	<p><b>Not Applicable (A03.2)</b></p> <p>The proposed change does not alter the existing built form or increase any noise or light emissions onto adjoining sensitive land uses.</p>

<p>described in the Noise impact assessment planning scheme policy.</p> <p>Note–Rating background level is to be determined in accordance with the methodology described in the Noise impact assessment planning scheme policy.</p> <p>Note–A noise impact assessment report prepared in accordance with the Noise impact assessment planning scheme policy can assist in demonstrating achievement of this performance outcome.</p>		
<p><b>P04</b></p> <p>Development is located to achieve the air quality (planning) criteria in Table 9.3.22.3.B and odour criteria in Table 9.3.22.3.C.</p> <p>Note–An air quality impact report prepared in accordance with the Air quality planning scheme policy can assist in demonstrating achievement of this performance outcome.</p>	<p><b>A04</b></p> <p>Development is located at least 150m from a spray painting workshop.</p> <p>Note–This distance is to be measured between the building containing the spray painting workshop and the property boundary of the sensitive use.</p>	<p><b>Not Applicable (A04)</b></p> <p>The site is not located within 150m of a spray painting workshop.</p>