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APPLICATION REF
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BRISBANE CITY PLAN (2014) CODES

SANDGATE DISTRICT NEIGHBOURHOOD PLAN CODE

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
If in the Sandgate centre precinct (Sandgate district neighbourhood plan/NPP-001)		
PO1 Development is of a height, scale and form that achieves the intended outcome for the neighbourhood plan, improves the amenity of the neighbourhood plan area, contributes to a cohesive streetscape and built form character and is: a. consistent with anticipated density and assumed infrastructure demand; b. proportionate to and commensurate with the site area and frontage width; c. designed to avoid adverse impacts to adjoining development; d. sited with appropriate setbacks to enable existing and future buildings to be well separated from each other and to avoid affecting the potential development of an adjoining site. Note—Development that exceeds the intended number of storeys or building height can place disproportionate pressure on the transport network, public space or community facilities in particular. Note—Development that is over-scaled for its site can result in an undesirable dominance of vehicle access, parking and manoeuvring areas that significantly reduce streetscape character and amenity.	**AO1** a. Development complies with: building heights in Table 7.2.19.1.3.B; b. front, side and rear setback requirements in Table 7.2.19.1.3.C. Note—Neighbourhood plans will mostly specify a maximum number of storeys where zone outcomes have been varied in relation to building height. Some neighbourhood plans may also specify height in metres. Development must comply with both parameters where maximum number of storeys and height in metres are specified.	**Not Applicable** The proposed development is not located in the Sandgate centre precinct.
PO2	**AO2.1**	**Not Applicable**

SECURITY LABEL: OFFICIAL

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
Development provides for pedestrian activity, safety and interaction with active ground floor uses between the railway station and centre, along Brighton Road and around Einbunpin Lagoon Park.	Development provides active frontages in accordance with Figure a.	The proposed development is not located in the Sandgate centre precinct.
If in the Brighton Road sub-precinct (Sandgate district neighbourhood plan/NPP-001a)		
PO3 Development provides a building bulk and scale consistent with the intended form and character of the Brighton Road sub-precinct through: a. building frontages that provide a consistent edge with the street aligning with the built form of adjoining commercial buildings; b. ensuring the upper levels above the podium are set back to reduce the bulk and scale visible from the opposite side of street frontage. (i) Note—Refer to Figure b for guidance in achieving this performance outcome.	**AO3** Development is contained within the building envelope for the site by applying: a. the maximum building height in Table 7.2.19.1.3.B; b. front, side and rear setbacks requirements in Table 7.2.19.1.3.C. Note—The building envelope must include all requirements from any applicable overlay codes. Note—This can be demonstrated by a building envelope plan, elevations and sections.	**Not Applicable** The proposed development is not located in the Brighton Road sub-precinct.
PO4 Development protects the character, privacy and amenity of adjoining land in the Residential zones category through: a. stepping down in height and scale towards the residential site boundary; b. a sympathetic built form along an interface that does not create an overbearing appearance or significantly impact on the privacy and amenity of adjoining buildings; c. landscaped buffers and screens to provide visual privacy, shading and amenity;	**AO4.1** (ii) Development where adjoining a zone in the Residential zones category provides a building height transition through setbacks that comply with Table 7.2.19.1.3.C.	**Not Applicable** The proposed development is not located in the Brighton Road sub-precinct.
	AO4.2 Development where adjoining a zone in the Residential zones category provides a 2m wide landscaping strip along the adjoining boundary which: a. retains and includes new mature trees;	**Not Applicable** The proposed development is not located in the Brighton Road sub-precinct.

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d. boundary treatments that mitigate noise impacts from vehicle entries, loading areas, services and equipment areas.	b. incorporates additional landscaping planted at regular intervals to ensure a significant level of screening is provided.	
	AO4.3 Development where adjoining a zone in the Residential zones category provides that noise generating impacts are mitigated with sympathetic acoustic and landscape boundary treatments or site design, in accordance with a noise impact assessment report prepared in accordance with the Noise impact assessment planning scheme policy.	**Not Applicable** The proposed development is not located in the Brighton Road sub-precinct.
PO5 Development provides building frontages that: a. protect and complement the character of the existing commercial development along Brighton Road; b. contribute to a fine grain urban form and maintain low-scale footpath awnings to the street, similar to traditional buildings in the street; c. create a strong visual interest that is complementary to the level of detail and articulation of the existing streetscape.	**AO5** Development: a. provides building frontages in accordance with Figure b; b. is clearly expressed as individual shop fronts of 5m to 10m width to complement the existing fine grain nature of the street; c. incorporates a continuous awning at a height, and constructed of materials, consistent with the existing streetscape; d. has building facades that are articulated with frequent recesses and projections and elements of a finer scale than the main structural framing of the building; e. is built to the front alignment of Brighton Road at the ground floor.	**Not Applicable** The proposed development is not located in the Brighton Road sub-precinct.

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
PO6 Development reinforces the role of Brighton Road as a pedestrian-oriented shopping street by: a. ensuring all sites in this sub-precinct have appropriate rear access so that no vehicle crossovers are created to Brighton Road; b. maintaining or enhancing existing pedestrian connections.	**AO6.1** Development maintains or provides the shared service lane shown in Figure c that: a. contributes to pedestrian permeability in the centre; b. facilitates vehicle access to the rear; c. provides opportunities for dual frontage tenancies or rear tenancies; d. integrates the shared service lane with any adjoining pedestrian links and crossings.	**Not Applicable** The proposed development is not located in the Brighton Road sub-precinct
	AO6.2 Development provides that: a. no vehicle crossovers are created to Brighton Road; b. rear access is provided to surrounding sites with a frontage to Brighton Road.	**Not Applicable** The proposed development is not located in the Brighton Road sub-precinct.
If in the Lagoon Street sub-precinct (Sandgate district neighbourhood plan/NPP-001b)		
PO7 Development is of a bulk, scale and form that contributes to a cohesive streetscape and built form character through siting and design that: a. avoids adverse amenity impacts on adjoining development; b. enables existing and future buildings to be well separated from each other to allow for light penetration, air circulation between buildings, and the preservation of views, vistas and residential privacy;	**AO7** Development: a. has a maximum podium height of 2 storeys; b. complies with the setbacks in Table 7.2.19.1.3.C; c. applies rear boundary setback requirements to boundaries identified in Figure d.	**Not Applicable** The proposed development is not in the Lagoon Street sub-precinct.

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c. respects the existing built form and setting of properties in the Heritage overlay; d. provides subtropical planting that contributes to the landscape character of the neighbourhood plan area; e. results in a sensitive massing and articulation that ensures the building does not dominate the street or other pedestrian spaces. Note—Development that is over-scaled for its site can result in an undesirable built form that significantly reduces amenity and streetscape character.		
PO8 Development of the podium levels of the building exhibit a human-scale, fine grain and architectural interest having regard to the characteristics of adjoining development and supporting an attractive, safe and comfortable pedestrian environment.	**AO8** Development is designed so that the ground floor and first storeys incorporate: a. individual shop fronts of 10m to 20m in width; b. awnings and sun protection devices; c. balconies oriented to the street; d. elements of a finer scale than the main structural framing; e. display windows, showcases or public art.	**Not Applicable** The proposed development is not in the Lagoon Street sub-precinct. **Not Applicable** The proposed development is not in the Lagoon Street sub-precinct.
PO9 Development is designed to promote a strong visual and pedestrian connection to Einbunpin Lagoon Park, as shown in Figure e, by: a. providing articulated facades above 2 storeys with a high proportion of transparent openings to enable casual surveillance;	**AO9** No acceptable outcome is prescribed.	**Not Applicable** The proposed development is not in the Lagoon Street sub-precinct.

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b. maintaining the amenity of adjacent parks and open space; c. reducing vehicle movement over footpaths to ensure pedestrian safety and continuity of movement.		
PO10 Development for residential uses at the ground floor where not an active frontage shown on Figure a: a. maintains the ability for commercial uses to be developed adjoining or adjacent to the dwelling; b. can be adapted for conversion to and between non-residential and residential uses; c. provides a consistent, high amenity streetscape combining a mix of residential and commercial uses; d. provides open spaces that provide amenity for residents to the rear and side of a building.	**AO10** No acceptable outcome is prescribed.	**Not Applicable** The proposed development is not in the Lagoon Street sub-precinct.
If in the Rainbow Street sub-precinct (Sandgate district neighbourhood plan/NPP-001c)		
PO11 Development has a building footprint or site cover which: a. is of an appropriate form and intensity for the location; b. balances built form with open space, parking and landscaping at ground level; c. limits areas of external surface car parking.	**AO11** Development provides a maximum building footprint or site cover of 75%. Note—The building footprint or site cover includes at-grade car parking areas that are covered with shelter. Enclosed car parking areas are included if they protrude more than 1m above ground level.	**Not Applicable** The proposed development is not in the Rainbow Street sub-precinct.

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PO12 Buildings define the street edge and reinforce the desired character of the precinct through: a. orientation to the street; b. providing overlooking and casual surveillance from upper level balconies and windows; c. clearly defined building entrances; d. high quality finishes at the ground storey pedestrian level.	**AO12** No acceptable outcome is prescribed.	**Not Applicable** The proposed development is not in the Rainbow Street sub-precinct.
PO13 Development provides site entrances which: a. are clearly visible from the street, and are not obstructed by fencing, walls, advertising or car parking; b. define the threshold between public and private space; c. provide safe, secure and convenient access to the site for building occupants and visitors; d. provide a sufficiently scaled and sheltered entry and meeting space; e. provide lighting.	**AO13** No acceptable outcome is prescribed.	**Not Applicable** The proposed development is not in the Rainbow Street sub-precinct.
PO14 Development provides car parking which: a. minimises the impact on the quality of adjoining streetscapes or public spaces in terms of location, bulk, form and amenity impacts including noise, light or odours; b. includes: i. setback distances to mitigate impacts;	**AO14.1** Development provides car parking which is: a. located underground; or b. has limited visibility from the street, other public spaces or adjoining properties; or c. is set back from front, rear and side boundaries in compliance with the requirements in Table 7.2.19.1.3.C.	**Not Applicable** The proposed development is not in the Rainbow Street sub-precinct.

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ii. scale and detail of any parking structure walls that minimise visual impacts from the street and adjoining properties; iii. measures to minimise the visual impacts of open car parking and vehicle movement areas on the street and adjoining properties; iv. convenient, safe and legible vehicle access and car parking for users.	Note—Car parking which extends 1m above ground level will be counted in the maximum height and will be subject to the relevant boundary setback requirements.	
	AO14.2 Development does not provide a basement parking structure which: a. extends above ground level forward of the main building line; b. impacts on connections between the public footpath or space and the development.	**Not Applicable** The proposed development is not in the Rainbow Street sub-precinct.
	AO14.3 Development only provides car parking located above ground if: a. it is fully integrated within the building design and is sleeved by development; or b. it offers short-term car parking for customer, visitors or service providers, that is a portion of the total required car parking; or c. it is located to the side or rear of the site away from the primary street.	**Not Applicable** The proposed development is not in the Rainbow Street sub-precinct.
If in The Gas Works precinct (Sandgate district neighbourhood plan/NPP-002)		
PO15 Development is undertaken in accordance with a structure plan that demonstrates it is well integrated with: a. adjoining residential development on Towner Street;	**AO15** Development is undertaken in accordance with an approved structure plan prepared in accordance with Structure planning planning scheme policy. Note—A structure plan prepared in accordance with the Structure planning planning scheme policy can assist in demonstrating achievement of this outcome and is a useful tool to integrate development layout	**Not Applicable** The proposed development is not in the Gas Works precinct.

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
b. the existing road network with access from Towner Street; c. Sandgate railway station (including car parking) and other public transport; d. the local pedestrian network.	with all relevant spatial attributes as addressed in overlays and neighbourhood plans.	
PO16 Development avoids unacceptable exposure of property, infrastructure and residents to environmental constraints.	**AO16** Development is not located within the environmental constraints area indicated in Figure f. Note: Figure f reflects extent of the Biodiversity areas overlay, Coastal hazard overlay high storm-tide inundation area sub-category, Flood overlay Creek/waterway flood planning area sub-category and Waterway corridors overlay.	**Not Applicable** The proposed development is not in the Gas Works precinct.
PO17 Development is located, designed and constructed to achieve the air quality (planning) criteria in Table 8.2.13.3.B, odour criteria in Table 8.2.13.3.C and health risk criteria in Table 8.2.13.3.D. Note—An air quality impact report prepared in accordance with the Air quality planning scheme policy can assist in demonstrating achievement of this performance outcome. Note—The tables referenced in the performance outcome are contained within the Industrial amenity overlay code.	**AO17** Development for sensitive uses is not located within the area indicated in Figure g. Note—Sensitive uses may be accommodated in the area indicated in Figure g subject to further detailed assessment where air emission sources cease to lawfully operate in the Rainbow Street sub-precinct (NPP-001c).	**Not Applicable** The proposed development is not in the Gas Works precinct.
PO18 Development of difficult to evacuate uses is not located in the precinct.	**AO18** No acceptable outcome is prescribed.	**Not Applicable** The proposed development is not in the Gas Works precinct.
PO19	**AO19.1**	**Not Applicable**

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Development ensures that residential car parking is appropriately designed, located and enclosed to avoid potential impacts to people and property from coastal hazards.	Development of multiple dwellings in the Coastal hazard overlay (Medium storm-tide inundation area sub-category or Erosion prone area – permanent inundation due to sea level rise at 2100 sub-category), ensures that: a. car parking is provided in the basement; b. basement car parking entry is provided at 3.4m AHD; c. basement car parking is a waterproof structure with walls and floors impermeable to the passage of water with all entry points and services located at or above 3.4m AHD.	The proposed development is not in the Gas Works precinct.
	AO19.2 Development involving basement car parking that relies on a pumping solution to manage floodwater ingress or for dewatering after a flood provides a secondary pump system with a backup power source for the pump.	**Not Applicable** The proposed development is not in the Gas Works precinct.
	AO19.3 Development ensures that basement car parking that extends above ground level is screened and landscaped.	**Not Applicable** The proposed development is not in the Gas Works precinct.
PO20 Development provides a pedestrian link between Curlew Park and Sandgate railway station along the northern boundary of the precinct.	**AO20** Development provides the pedestrian connections identified in Figure h.	**Not Applicable** The proposed development is not in the Gas Works precinct.
If in the Deagon racecourse sub-precinct (Sandgate district neighbourhood plan/NPP-003a)		
PO21	**AO21**	**Not Applicable**

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
Development is undertaken in accordance with a structure plan that demonstrates an integrated long-term vision for the Deagon racecourse and provides that: a. the function of the racecourse as a Major sport, recreation and entertainment facility is maintained and supported by associated non-residential uses including animal keeping, training facilities, veterinary service, educational establishment, and low impact industry; b. the cultural heritage significance of the racecourse, its significant built elements and the relationship between built and open spaces is conserved and acknowledged; c. new infrastructure meets the needs of the community; d. footpaths, bicycle paths and roads integrate with and enhance existing networks; e. the precinct is well designed and is sympathetic to the local character and environment; f. new buildings are oriented toward adjoining streets and reinforce Board Street as a gateway into Sandgate. Note—A structure plan prepared in accordance with the Structure planning planning scheme policy can assist in demonstrating achievement of this outcome and is a useful tool to integrate development layout with all relevant spatial attributes as addressed in overlays and neighbourhood plans.	No acceptable outcome is prescribed.	The proposed development is not in the Deagon racecourse sub-precinct. **Not Applicable** The proposed development is not in the Deagon racecourse sub-precinct. **Not Applicable** The proposed development is not in the Deagon racecourse sub-precinct.
If in the Deagon stables sub-precinct (Sandgate district neighbourhood plan/NPP-003b)		

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
PO22 Development for the purpose of a stable avoids or minimises adverse impacts on the amenity of land uses and residents of the subject site or adjoining sites, particularly in terms of noise and odour.	**AO22.1** Development for a stable locates: a. stable buildings, waste storage bin areas and horse transport vehicle loading areas, a minimum of 10m from any residential building on an adjoining site without a stable; b. horse-training facilities, a minimum of 5m from any residential building on an adjoining site without a stable; **c.** stable buildings and horse-training facilities, a minimum of 1.5m from any residential building on an adjoining site that also includes a stable.	**Not Applicable** The proposed development is not in the Deagon stables sub-precinct.
	AO22.2 Development for a stable includes: a. rubber mats (or similar) on concrete floors, pavements, loading ramps, transport vehicles and trailers, where horses are walked and loaded into vehicles; b. stable doors and gates (including their component parts) that are made of non-metal materials, or include materials and components that prevent metal-on-metal contact; c. stable feed or waste storage containers that are made of non-metal materials, or include materials and components that prevent metal-on-metal contact; d. an acoustic fence that is 2m high along the boundary with a residential premises adjoining the site.	**Not Applicable** The proposed development is not in the Deagon stables sub-precinct.

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DWELLING HOUSE CODE

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
PO1 Development ensures that a building other than a dwelling house on the site: a. is used for a domestic residential purpose, in conjunction with and subordinate to the dwelling house on the same site; b. is smaller in size and scale than the dwelling house; c. has the appearance of a building ancillary to the dwelling house; d. is occupied by no more than 1 household.	**AO1.1** Development comprises not more than one dwelling house and one secondary dwelling, occupied by one household.	**Complies** The proposed development will not result in more than one dwelling on site.
	AO1.2 Any development for a secondary dwelling is: a. a maximum of 80m2 in gross floor area; b. located within 20m of the dwelling house;	**Not applicable** The proposed development does not involve a secondary dwelling.
PO2 Development has a building height that: a. does not unduly overshadow adjoining dwelling houses and their associated private open space in terms of access to sunlight and daylight; b. is consistent with the building height of dwelling houses prevailing in the immediate vicinity; c. contains a 3 storey component only where necessary to enable a predominantly 2 storey dwelling to address the local circumstances of topography (refer to Figure a); d. may be higher than adjoining properties only to the extent required to achieve the minimum	**AO2** Development in the Low density residential zone, Character residential zone, 2 storey mix zone precinct of the Low–medium density residential zone, 2 or 3 storey mix zone precinct of the Low–medium density residential zone, Rural residential zone, Environmental management zone, Rural zone or Emerging community zone results in a maximum building height of 9.5m and: a. 2 storeys; or b. 1 storey if the development also includes a space that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above that contains only a bathroom, shower room,	**Complies** The proposed building works do not result in the dwelling exceeding 2 storeys or 9.5m above ground level.

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
habitable floor levels required for flood immunity. Note–In interpreting PO2(b), the term 'prevailing in the immediate vicinity' means the building height of the majority (more than 50%) of all the dwelling houses in the same zone as the subject site and within 35m of any point of the street frontage of the subject site.	laundry, water closet, or other sanitary compartment. Editor's note—This acceptable outcome is only for the maximum building height. Side boundary setbacks are provided in accordance with the Queensland Development Code; which vary according to the height of the building. Editor's note—For the purposes of determining compliance with AO2 reference is to be made to section 1.7.7.	
PO3 Development has a building height that: a. does not unduly overshadow adjoining dwelling houses and their associated private open space in terms of access to sunlight and daylight; b. is consistent with the building height of dwelling houses prevailing in the immediate vicinity. Note—In interpreting PO3(b), the term 'prevailing in the immediate vicinity' means the building height of the majority (more than 50%) of all the dwelling houses in the same zone as the subject site and within 35m of any point of the street frontage of the subject site.	**AO3** Development in the 3 or 4 storey mix zone precinct of the Low-medium density residential zone or in the Medium density residential zone results in a maximum building height of 11.5m and: a. 3 storeys; or b. 2 storeys if the development also includes a space that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above that contains only a bathroom, shower room, laundry, water closet or other sanitary compartment. Editor's note—This acceptable outcome is only for the maximum building height. Side boundary setbacks are provided in accordance with the Queensland Development Code, which vary according to the height of the building.	**Not Applicable** The subject site is not located within the 3 or 4 storey mix zone precinct of the Low-medium density residential zone or in the Medium density zone.

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	Editor's note—For the purposes of determining compliance with AO3 reference is to be made to section 1.7.7.	
PO4 Development ensures that residents' vehicles are accommodated on site.	**AO4** Development provides a minimum number of on-site parking spaces comprising: a. 1 car parking space for the dwelling house; b. 1 car parking space for any secondary dwelling on the same site.	**Complies** There will be a parking space provided as part of this application providing a minimum of 1 car parking space for the dwelling house.
PO5 Development ensures that the location and design of a dwelling house, secondary dwelling or domestic outbuilding does not expose surrounding properties to additional adverse impacts of overland flow.	**AO5** Development and associated site works, including filling or excavation, are designed and constructed to ensure overland flow is not worsened, impeded, or otherwise diverted to adversely affect other properties.	**Complies** The proposed building works will not impede or worsen any overland flow within the site or adjoining properties.
PO6 Development for a dwelling house, secondary dwelling or domestic outbuilding, including associated site works such as retaining walls, filling or excavation ensures that if a surface- or roof-water drainage system connection is required through an adjoining property, the surface- or roof-water drainage system is managed to prevent water seepage, concentration of run-off or ponding on an adjoining property. Note—The Queensland Development Code outlines requirements for surface- and roof-water drainage systems for Class 1 buildings and Class 10 buildings and structures where a surface- or roof-water drainage	**AO6** Development for a dwelling house, secondary dwelling or domestic outbuilding, including associated site works such as retaining walls, filling or excavation ensures that if a surface- or roof-water drainage system connection is required through an adjoining property, the owner of the adjoining property has provided written permission for the connection.	**Complies** Drainage will continue to be discharged to the kerb of Yundah Street as per the existing situation.

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
connection is not required through an adjoining property.		
If for a site with an approved building envelope plan or development footprint plan		
PO7 Development is sited to complement and be consistent with the form and character of the local area, having regards to: a. values of the locality expressed in overlays, neighbourhood plans, zones and infrastructure; b. location of buildings on adjoining sites, ensuring sufficient separation of buildings to minimise impacts on residential amenity and privacy; c. the impact of slope.	**AO7** Development has a footprint that fits entirely within the approved building envelope or development footprint plan.	**Not Applicable** The subject site does not have an approved building envelope plan or development footprint plan.
If in the Environmental management zone, Rural zone, Rural residential zone or in a very-low density residential area identified in a neighbourhood plan		
PO8 Development does not adversely impact on scenic features.	**AO8** Development maximum building height is located a minimum of 15m vertically below any ridgeline within 150m horizontal distance of the dwelling house.	**Not applicable** The subject site is located in the Low Density Residential zone.

HERITAGE OVERLAY CODE

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
Section A—If in the Local heritage place sub-category		

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PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	JUSTIFICATION FOR COMPLIANCE
PO1 Development provides for the future protection of the heritage place and does not damage or diminish its cultural heritage significance including by: a. retaining and conserving all significant features that contribute to cultural heritage significance; b. not introducing new elements that detrimentally impact on or detract from cultural heritage significance. Note—Where necessary, a heritage impact assessment report is prepared verifying the proposal is in accordance with The Australia ICOMOS Burra Charter.	**AO1** No acceptable outcome is prescribed.	**Complies** The proposed development does not damage or diminish the cultural heritage significance of *Ardovie*. The building and its setting are retained and conserved as part of a viable, continued residential use. A Heritage Impact Report has been prepared with this application in accordance with The Australia ICOMOS Burra Charter. Refer to this report for more information and detail.
PO2 Development is based on and takes account of all aspects of the cultural significance of the heritage place including: a. the cultural heritage values; b. the periods of development that contribute to cultural heritage significance. Note—Where necessary, a heritage impact assessment report is prepared verifying the proposal is in accordance with the Guidelines to the Burra Charter–Cultural Significance.	**AO2** No acceptable outcome is prescribed.	**Complies** The proposal satisfies this criterion. The place's significance as a whole, and that of its parts, have been carefully and appropriately considered. A Heritage Impact Report has been prepared with this application in accordance with The Australia ICOMOS Burra Charter. Refer to this report for more information and detail.
PO3 Development protects the fabric and setting of the heritage place while providing for its use, interpretation and management including:	**AO3** No acceptable outcome is prescribed.	**Complies** The proposal retains and conserves virtually all significant fabric and the setting of *Ardovie* with minimal impact, while providing for its use, interpretation and management.

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a. the features and values of the heritage place are not altered, removed or concealed in a way that would diminish the cultural significance of the heritage place; b. changes to significant views, circulation, access, spatial patterns and layout do not diminish the cultural significance of the heritage place. Note—Where necessary, a heritage impact assessment report is prepared verifying the proposal has been prepared in accordance with the Guidelines to the Burra Charter–Conservation Policy.		A Heritage Impact Report has been prepared with this application in accordance with The Australia ICOMOS Burra Charter. Refer to this report for more information and detail.
PO4 Development is based on the issues relevant to the conservation of the heritage place. Note—Where necessary, a heritage impact assessment report is prepared verifying the proposal is in accordance with the Guidelines to the Burra Charter–Procedures for Undertaking Studies and Reports.	**AO4** Development is compatible with a Conservation Management Plan for the heritage place approved as part of the development application. Note—An approved Conservation Management Plan is prepared in accordance with the Australian ICOMOS Charter for Places of Cultural Significance (Burra Charter).	**Complies** The proposal addresses all relevant issues in that the significant aspects of the building's setting, form and fabric have been considered, and retained with minimal impact. A Heritage Impact Report has been prepared with this application in accordance with The Australia ICOMOS Burra Charter. Refer to this report for more information and detail.
PO5 Development does not impair any culturally significant attributes of the heritage place identified by the Aboriginal people for whom the heritage place is significant. Note—Heritage places with Aboriginal cultural values are assessed by a suitably qualified person and as detailed in the Heritage planning scheme policy.	**AO5** No acceptable outcome is prescribed.	**Not Applicable** Not a heritage place with Aboriginal cultural values.

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Additional performance outcomes and acceptable outcomes if in the Latrobe and Given Terraces neighbourhood plan area		**Not Applicable** The subject site is not located in the Latrobe and Given Terraces neighbourhood plan area.
Additional performance outcomes and acceptable outcomes if in the New Farm and Teneriffe Hill neighbourhood plan area		**Not Applicable** The subject site is not located in the New Farm and Teneriffe Hill neighbourhood plan area.
Additional performance outcomes and acceptable outcomes if in the Woolloongabba centre neighbourhood plan area		**Not Applicable** The subject site is not located in the Woolloongabba centre neighbourhood plan area.
Additional performance outcomes and acceptable outcomes if in the Albion neighbourhood plan area where in the Station precinct		**Not Applicable** The subject site is not located in the Albion neighbourhood plan area.
Additional performance outcomes and acceptable outcomes if in the Centenary suburbs neighbourhood plan area where in the Sinnamon Farm heritage precinct		**Not Applicable** The subject site is not located in the Centenary suburbs neighbourhood plan area.
Additional performance outcomes and acceptable outcomes if in the Kelvin Grove urban village neighbourhood plan area		**Not Applicable** The subject site is not located in the Kelvin Grove urban village neighbourhood plan area.
Section B—If in the Area adjoining heritage sub-category **Note—These provisions do not apply to development adjoining a place in the State heritage place sub-category.**		**Not Applicable** The subject site is not in the Area adjoining heritage sub-category.
Section C—General performance outcomes and acceptable outcomes for the Heritage overlay		**Not Applicable** The subject site is not located in the City Centre neighbourhood plan area or the Lutwyche Road corridor neighbourhood plan area.

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