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APPLICATION REF

A007047398



Town Planning Assessment Report

**24 Gaskell Street, Eight Mile Plains
Lot 2 on SP110621**

**Material Change of Use (Development Permit)
Building Work (Development Permit)**

Short-Term Accommodation

**Prepared by Plan A Town Planning Pty Ltd
For The Glen Hotel Pty Ltd**

**Version 1.0
June 2026**

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1.0 INTRODUCTION

This Town Planning Report has been prepared by Plan A Town Planning Pty Ltd on behalf of The Glen Hotel Pty Ltd to accompany an application to Brisbane City Council for the purpose of a Material Change of Use and Building Work for the purpose of a Short-Term Accommodation use, over land located at 24 Gaskell Street, Eight Mile Plains and described as Lot 2 on SP110621.

The information contained in this report demonstrates compliance with the relevant assessment benchmarks and confirms the proposal's suitability for the site.

1.1 DESCRIPTION OF PROPOSAL

The Applicant is seeking a Development Permit for a Material Change of Use and Building Work for the purpose of a Short-Term Accommodation use in the District Centre ((DC1) District) Zone.

The key details of the proposal are as follows:

- The proposal only involves the fifth storey of the new accommodation building on site;
- The proposed fifth storey involves 634.1m²; and
- The proposal accompanies a separate application on site for storeys 1-4 of the new accommodation building, bottle shop and the extensions to the existing pub building.

1.2 SUBURBAN PUB STAYS STRATEGY

The proposed fifth storey is in response to the Lord Mayor's Suburban Pub Stays Strategy, promoting additional accommodation on existing licenced sites.

Suburban pubs are being called on to help fill a critical shortage of hotel rooms ahead of the Brisbane 2032 Olympic and Paralympic Games.

The Suburban Pub Stays Strategy is encouraging suburban pub owners and operators to step up and deliver new accommodation and function spaces on large, underutilised sites in the suburbs.

The existing site currently contains a pub, bottle shop and 2 storey accommodation building. The proposal aims to deliver new accommodation and function spaces on a large and relatively under-utilised site given the 18,480m² area and District Centre ((DC1) District) Zoning.

The proposal is consistent with the established development on site will not adversely impact on adjoining properties. Further, the height, bulk, scale and siting of the extensions are generally in accordance with the requirements of the planning scheme as they apply.

On this basis, we request that the proposal be considered favourably by Council and subsequently approved subject to reasonable conditions.

2.0 APPLICATION DETAILS

2.1 SITE DETAILS

| | |
|--|---|
| Site Address | 24 Gaskell Street, Eight Mile Plains |
| RPD | Lot 2 on SP110621 |
| Site Area | 18,480m ² |
| Current Land Use | Hotel, Short-Term Accommodation and Shop |
| Local Government | Brisbane City Council |
| Planning Scheme Requirements | |
| Planning Scheme | City Plan 2014 |
| Zoning | District Centre ((DC1) District) Zone |
| Overlays | Airport Environs Overlay Bicycle Network Overlay Biodiversity Areas Overlay Bushfire Overlay Community Purposes Network Overlay Critical Infrastructure and Movement Network Overlay Flood Overlay Road Hierarchy Overlay Streetscape Hierarchy Overlay Transport Air Quality Corridor Overlay Transport Noise Corridor Overlay Waterway Corridors Overlay |
| Neighbourhood / Local Plan | Kuraby Neighbourhood Plan |
| Neighbourhood / Local Plan Precinct | N/A |

2.2 USE(S) AND IMPROVEMENTS

| | |
|--------------------------|---|
| Site Improvements | The site currently contains The Glen Hotel and associated retail and accommodation activities. |
| Site History | <p>We note the following current applications which have been approved on site:</p> <ul style="list-style-type: none">• Approved 21/5/2010 – A002472285 – Material Change of Use and Building Work – Extensions to Hotel use on site;• Approved 21/5/2010 – A002714593 – Material Change of Use – Office ancillary to Hotel;• Approved 7/3/2014 – A003805756 – Material Change of Use – Extensions to Hotel use (Short-Term Accommodation) <p>The following past approvals also were granted on site:</p> <ul style="list-style-type: none">• A001859897• A002067981• A002949161• A003516240 |
| Site Context | The site is located in the suburb of Eight Mile Plains, with the site located approximately 14km south-east of Brisbane's CBD. The area has largely been developed for the purposes of residential uses, with some industrial and commercial uses surrounding. |
| Street Frontage | The site has street frontage of approximately 122m to Gaskell Street. |
| Access | Appropriate access is demonstrated within the simultaneously lodged Code Assessable application. |
| Vegetation | The site is not identified as containing any significant vegetation. |

| | |
|-----------------------|--|
| Topography | The subject site slopes towards the eastern boundary. |
| Flooding | Appropriate flooding outcomes are demonstrated within the simultaneously lodged Code Assessable application. |
| Infrastructure | The site has access to all necessary services and infrastructure as demonstrated within the simultaneously lodged Code Assessable application. |
| Road Widening | Road widening will not be required for the proposal and the site does not appear to be subject to any proposed Council upgrades. |
| Easements | The site is impacted by Easement A on RP217267. |

The below aerial photo extract that shows the location of the site –



Figure 1- Aerial photo of subject site (Source: Nearmap)

 **Subject Site**

2.3 DEVELOPMENT APPLICATION DETAILS

| | |
|---------------------------------------|--|
| Applicant | The Glen Hotel Pty Ltd c/- Plan A Town Planning Pty Ltd PO Box 13 FORTITUDE VALLEY QLD 4006 Contact Person: Matt Geyle Phone: (07) 3846 0807 Email: planning@planatp.com.au |
| File Reference | 25-455 |
| PLANNING SCHEME CONSIDERATIONS | |
| Development Type | Material Change of Use (Development Permit) Building Work (Development Permit) |
| Planning Scheme Definition | Short-Term Accommodation |
| Description of Proposal | Additional storey (fifth) to Short-Term Accommodation use |

| | |
|---|--|
| Level of Assessment | Impact Assessable |
| OTHER CONSIDERATIONS | |
| State Interests (SPP) | <p>STRATEGIC AIRPORTS AND AVIATION FACILITIES</p> <ul style="list-style-type: none"> - Wildlife hazard buffer zone <p>BIODIVERSITY</p> <ul style="list-style-type: none"> - MSES - Regulated vegetation (intersecting a watercourse) - MSES - Wildlife habitat (endangered or vulnerable) - MSES - Wildlife habitat (special least concern animal) - MSES - Wildlife habitat (koala habitat areas - core) <p>TRANSPORT INFRASTRUCTURE</p> <ul style="list-style-type: none"> - State-controlled road <p>NATURAL HAZARDS RISK AND RESILIENCE</p> <ul style="list-style-type: none"> - Flood hazard area - local government flood mapping area - Bushfire prone area <p>AGRICULTURE</p> <ul style="list-style-type: none"> - Agricultural land classification - class A and B |
| SEQ Regional Plan Land Use Category | Urban Footprint |
| Referral triggers (See Section 3.1.4) | <ul style="list-style-type: none"> • Schedule 10, Part 9, Division 4, Subdivision 2, Table 4 – Material change of use of premises near a State transport corridor or that is a future State transport corridor (Planning Regulation 2017) |
| Specialist reports provided | <ul style="list-style-type: none"> • Flood Impact Assessment prepared by Bligh Tanner • Flood Emergency Management Plan prepared by Bligh Tanner • Engineering Services Report & Site Based Stormwater Management Plan prepared by Bligh Tanner • Traffic Impact Assessment prepared by Ratio Consultants • Acoustic Report prepared by Acoustic Works • Landscape Concept Plan prepared by Jeremy Ferrier Landscape Architect |
| Prelodgement advice sought | Yes – A006925065 |

2.4 RELEVANT ASSESSMENT CRITERIA

| | |
|-------------------------------------|---|
| Building height | 5 Storeys |
| Details of use/s | Short-Term Accommodation |
| Site cover | >40% |
| Gross floor area | Proposed GFA: 634.1m ² |
| Hours of operation | 24/7 |
| Number of car parking spaces | The site provides a compliant total of 221 car parking spaces as demonstrated within the simultaneously lodged Code Assessable application. |
| Access arrangements | <p>As demonstrated within the simultaneously lodged Code Assessable application, vehicle access for the site will continue to be provided via Gaskell Street as follows:</p> <ul style="list-style-type: none"> • The existing northern two-way connection will be reduced in width and restricted to entry movements only. • The existing southern two-way connection will be retained as per existing conditions. |
| Removal of street trees | The proposal does not involve the removal of street trees. |
| Servicing requirements | RCV – As demonstrated within the simultaneously lodged Code Assessable application.. |
| Minimum Flood levels | 34.2m AHD |

3.0 TOWN PLANNING STATUTORY CONSIDERATIONS

3.1 STATE GOVERNMENT CONSIDERATIONS

3.1.1 Planning Act 2016

In accordance with the provisions of the Planning Act 2016, the application is for a Material Change of Use (Development Permit) and Building Work (Development Permit). The application is subject to Code Assessment.

3.1.2 South East Queensland Regional Plan

Under the South East Queensland Regional Plan, the subject site is included within the Urban Footprint. The Urban Footprint identifies land predominantly allocated to provide for the region's urban development needs.

The Regulatory provisions of the South East Queensland Regional Plan do not apply to the site as it is contained within the Urban Footprint.

3.1.3 State Planning Policy

The current state interests detailed within the State Planning Policy are listed below:

Liveable communities and housing:

- Liveable communities
- Housing supply and diversity

Economic growth:

- Agriculture
- Development and construction
- Mining and extractive resources
- Tourism

Environment and heritage:

- Biodiversity
- Coastal environment
- Cultural heritage
- Water quality

Hazards and safety:

- Emissions and hazardous activities
- Natural hazards

Infrastructure:

- Energy and water supply
- State transport infrastructure
- Strategic airports and aviation facilities
- Strategic ports

As identified in City Plan 2014, the Planning Scheme has adopted all elements of the SPP with the exception of the following:

- State interest – Natural hazards, risk and resilience – The bushfire prone area in the planning scheme does not reflect the State mapping layer.
- State interest – Strategic airports and aviation facilities – The building restricted area is not identified in the planning scheme. State interest policy (4) and Assessment benchmark (5), if the development and associated activities within the building restricted area are not addressed via the Australian Noise Exposure Forecast (ANEF) contours, obstacle limitation surfaces or height restriction zones, public safety area, lighting buffer areas, light restriction zones or wildlife hazard buffer zones.

The site is not located within bushfire mapping under the SPP and the proposal will not compromise the outcomes related to the Strategic Airports and Aviation Facilities mapping.

3.1.4 State Development Assessment Provisions

The proposal has been assessed against the State Development Assessment Provisions listed below:

- State Code 1: Development in a State-Controlled Road Environment
- State Code 2: Development in a Railway Environment
- State Code 3: Development in a Busway Environment
- State Code 4: Development in a Light Rail Environment
- State Code 5: Development in a State-Controlled Transport Tunnel Environment
- State Code 6: Protection of State Transport Networks
- State Code 7: Maritime Safety
- State Code 8: Coastal Development and Tidal Works
- State Code 9: Great Barrier Reef Wetland Protection Areas
- State Code 10: Taking or Interfering with Water
- State Code 11: Removal, Destruction or Damage of Marine Plants
- State Code 12: Development in a Declared Fish Habitat Area
- State Code 13: Unexploded Ordnance
- State Code 14: Queensland Heritage
- State Code 15: Removal of Quarry Material from a Watercourse or Lake
- State Code 16: Native Vegetation Clearing
- State Code 17: Aquaculture
- State Code 18: Constructing or Raising Waterway Barrier Works in Fish Habitats
- State Code 19: Category 3 Levees
- State Code 20: Referable Dams
- State Code 21: Hazardous Chemical Facilities
- State Code 22: Environmentally Relevant Activities
- State Code 23: Wind Farm Development
- State Code 24: Urban Design Outcomes for Significant Projects
- State Code 25: Development in South East Queensland Koala Habitat Areas

| Type | Trigger | Relevant State Codes |
|--|--|--|
| State Transport Corridors – Material Change of Use | <p>Schedule 10, Part 9, Division 4, Subdivision 2, Table 4</p> <p><i>Development application for a material change of use, other than an excluded material change of use, that is assessable development under a local categorising instrument, if all or part of the premises—</i></p> <p>(a) are within 25m of a State transport corridor;</p> <p>(b) are a future State transport corridor; or</p> <p>(c) are—</p> <p><i>(i) adjacent to a road that intersects with a State-controlled road; and</i></p> <p><i>(ii) within 100m of the intersection or</i></p> | <ul style="list-style-type: none"> • State code 1: Development in a state-controlled road environment |

3.2 LOCAL GOVERNMENT CONSIDERATIONS

The City Plan 2014 is the relevant Planning Scheme for the Local Government Area of Brisbane City Council. This section provides details of the relevant requirements which influence how the proposal is assessed against the Planning Scheme.

3.2.1 Zoning

The site is included within the District Centre ((DC1) District) Zone of City Plan 2014 which states:

“The purpose of the district centre zone is to provide for a large variety of uses and activities to service a district of the local government area, including, for example, administrative, business, community, cultural, entertainment, professional, residential or retail uses or activities.”



3.2.2 Local / Neighbourhood Plan

The site is located within the Kuraby Neighbourhood Plan.

3.2.3 Defined Development

The proposal is for a Short-Term Accommodation use which is consistent with the City Plan 2014 definition/s as follows:

“Short-term accommodation—

a. means the use of premises for—

- i. providing accommodation of less than 3 consecutive months to tourists or travellers; or*
- ii. a manager’s residence, office, or recreation facilities for the exclusive use of guests, if the use is ancillary to the use in subparagraph (i); but*

b. does not include a hotel, nature-based tourism, resort complex or tourist park.”

3.2.4 Level of Assessment

The application is seeking approval for Material Change of Use (Development Permit) and Building Work (Development Permit) for the purpose of Short-Term Accommodation and is subject to Impact Assessment.

3.2.5 Planning Scheme Assessment Benchmarks

The relevant assessment benchmarks have been identified and addressed in section 4.3 of this Report.

4.0 PLANNING SCHEME ASSESSMENT

This section includes an assessment of the proposal against the relevant assessment benchmarks within the planning scheme.

4.1 OVERVIEW OF RELEVANT MATTERS

The proposed development is considered appropriate for the site and beneficial to the sites future use. Reasons that the proposal should be granted approval are as follows:

- The proposal is for a Material Change of Use and Building Work for the purpose of a Short-Term Accommodation use on site;
- The proposal only relates to the fifth storey of the proposed new accommodation building on site;
- The proposal accompanies a simultaneously lodged application on site which involves the ground storey to fourth storey of the subject accommodation building and other extensions on site;
- The proposal involves a total of 634.1m² in gross floor area for the fifth storey of the accommodation building;
- The proposed fifth storey is in response to the Lord Mayors Suburban Pub Stays Strategy;
- The site provides for a total of 229 car parking spaces, in excess of the statutory requirement;
- The proposal retains the existing southern two-way access arrangement to Gaskell Street, and involves reducing the existing northern two-way access to entry movements only;
- The proposal involves appropriate manoeuvring on site for refuse collection (RCV);
- The proposal is supported by a Flood Impact Assessment and Flood Emergency Management Plan prepared by Bligh Tanner which demonstrates compliance with the relevant flood outcomes and provisions;
- The proposal is supported by an Engineering Services Report & Site Based Stormwater Management Plan prepared by Bligh Tanner which demonstrates that the proposal can be appropriately serviced with any adverse impacts to surrounding properties or existing infrastructure networks;
- The proposal is supported by a Traffic Impact Assessment prepared by Ratio Consultants;
- The proposal is supported by an Acoustic Report prepared by Acoustic Works which demonstrates compliance with the relevant acoustic provisions with regard to the bottle shop and accommodation building on site;
- The proposal is supported by a Landscape Concept Plan prepared by Jeremy Ferrier Landscape Architect which demonstrates compliance with the Landscape Work Code;
- The proposed extensions are consistent with the intent of the zoning and existing development on site, and are considered suitable for the site;
- The site is conveniently located in the suburb of Eight Mile Plains. The site is located within an established residential and mixed use area, with convenient proximity to transport options; and
- The proposal generally complies with the planning scheme requirements as they relate to the site.

4.2 KEY CONSIDERATIONS

The key considerations for the development are as follows:

Building Height

The proposal relates to the fifth storey of the proposed accommodation building on site only.

The proposed fifth storey is in response to the Lord Mayor's Suburban Pub Stays Strategy, promoting additional accommodation on existing licenced sites. The Suburban Pub Stays Strategy is encouraging suburban pub owners and operators to step up and deliver new accommodation and function spaces on large, underutilised sites in the suburbs.

The existing site currently contains a pub, bottle shop and 2 storey accommodation building. The proposal aims to deliver new accommodation and function spaces on a large and relatively under-utilised site given the 18,480m² area and District Centre ((DC1) District) Zoning.

The proposed 1 additional storey in exceedance of the provisioned maximum building height is considered

appropriate given the subject site's size, scale and proximity to transport routes. The proposal will not impact on any surrounding sites with respect to privacy, amenity, view points or overshadowing.

The application complies with all other relevant acceptable outcomes and as such complies with the relevant assessment benchmarks.

4.3 PLANNING SCHEME ASSESSMENT BENCHMARKS

The below codes have been identified as assessment benchmarks under the planning scheme and an assessment against these provisions are included in the following section of this report.

| | |
|--|---|
| Zone Code | <ul style="list-style-type: none"> • District Centre Zone Code |
| Development Codes | <ul style="list-style-type: none"> • Centre or Mixed Use Code • Filling and Excavation Code • Infrastructure Code • Landscape Work Code • Outdoor Lighting Code • Stormwater Code • Transport, Access, Parking and Servicing Code • Wastewater Code |
| Local / Neighbourhood Plan Code | <ul style="list-style-type: none"> • Kuraby Neighbourhood Plan Code |
| Overlay Codes | <ul style="list-style-type: none"> • Airport Environs Overlay Code • Bicycle Network Overlay Code • Biodiversity Areas Overlay Code • Bushfire Overlay Code • Community Purposes Network Overlay Code • Critical Infrastructure and Movement Network Overlay Code • Flood Overlay Code • Road Hierarchy Overlay Code • Streetscape Hierarchy Overlay Code • Transport Air Quality Corridor Overlay Code • Transport Noise Corridor Overlay Code • Waterway Corridors Overlay Code |

4.3.1 District Centre Zone Code

1. *The purpose of the district centre zone is to provide for a large variety of uses and activities to service a district of the local government area, including, for example, administrative, business, community, cultural, entertainment, professional, residential or retail uses or activities.*

Note—Land in the District centre zone is contained in either the District zone precinct or the Corridor zone precinct.

Note—The Corridor zone precinct is fully covered by neighbourhood plans that contain specific provisions responding to the individual roles and characteristics of the areas that comprise this zone precinct, being corridor centres. As neighbourhood planning is undertaken by the Council, where it is intended that a concentrated node of more intense economic activity be promoted, capitalising on the centre's proximity to a high-frequency public transport station, the Corridor zone precinct may be applied to additional centres along Growth Nodes on Selected Transport Corridors.

2. *The purpose of the zone will be achieved through overall outcomes for:*
 - a. *zone role;*
 - b. *development location and uses;*
 - c. *development form;*
 - d. *the following zone precincts:*
 - i. *District zone precinct;*
 - ii. *Corridor zone precinct.*
3. *Zone role overall outcomes are:*
 - a. *Development in the zone supports the implementation of the policy direction set in the Strategic framework, in particular:*

- i. *Theme 1: Brisbane's globally competitive economy and Element 1.3 – Brisbane's population-serving economy;*
 - ii. *Theme 5: Brisbane's CityShape, Element 5.5 – Brisbane's Suburban Living Areas and Element 5.8 – Brisbane's Growth Nodes on Selected Transport Corridors.*
- 4. *Development location and uses overall outcomes are:*
 - a. *Development provides a diverse range of centre activities, comprising commercial, retail, government, service, community and cultural activities and level of economic and social activity to serve a district catchment, along with visitors, workers and residents in the centre.*
 - b. *Development creates community destinations at public transport points within residential neighbourhoods and within a walkable catchment of residents.*
 - c. *Development is:*
 - i. *tailored to its specific location and to the role of the individual centre in the District centre zone and the relevant zone precinct;*
 - ii. *consistent with the location-specific provisions in the relevant neighbourhood plan.*
 - d. *Development provides activation and surveillance at ground level where adjoining streets and other public spaces.*
 - e. *Development for a parking station where a car park is not accommodated.*
 - f. *Development for entertainment functions being a bar, restaurant, hotel or nightclub entertainment facility is appropriately scaled, positioned and operated to enable an 18 hour-a-day 7 day-a-week activity centre.*
 - g. *Development for a residential use:*
 - i. *does not compromise the provision of a fully active street frontage and the mix of uses required to sustain an economically and socially sustainable centre serving district needs;*
 - ii. *supports the creation of a walkable centre with the potential for residents to live within walking distance of and be well connected to high-frequency public transport and employment, entertainment and community facilities existing within the centre and reduces vehicle-based trips to work, shops or centres;*
 - iii. *provides a wide choice in housing sizes and housing adaptability that meets the needs of a diverse population and responds to residents' changing life-cycle needs;*
 - iv. *may include a home-based business where it is of a scale and nature that protects the amenity of adjoining residents.*
 - h. *Development for residential accommodation such as rooming accommodation, a residential care facility or a retirement facility may be suitable where it is consistent with the urban form and primary functions of the centre.*
 - i. *Development is designed, sited and constructed to minimise noise, odour and air-quality impacts on residents consistent with its location in the District centre zone, although residents cannot expect to enjoy the same level of noise, odour and air-quality amenity as compared with low density suburban areas (due to the high levels of activity envisaged during the day and evening).*
 - j. *Development for a car wash or service station is carefully sited and designed to minimise any adverse impacts on the vibrancy of the centre and to protect surrounding residential amenity, health and wellbeing.*
 - k. *Development for uses that are often provided in a large-scale format such as hardware and trade supplies, garden centre or showroom:*
 - i. *is limited in area and frontage;*
 - ii. *provides the level of activation and interface with the street expected of other non-residential uses in the District centre zone;*
 - iii. *does not dominate the centre or compromise its capacity to accommodate a diversity of uses.*
- 5. *Development form overall outcomes are:*
 - a. *Development is of a scale and intensity that reflects the centre's proximity to, and frequency of, suburban public transport networks and services, and reflects the nature of the surrounding neighbourhood.*
 - b. *Development incorporates a height and setback that sensitively transitions to adjoining lower density zones or zone precincts.*
 - c. *Development provides a built form that creates a consistent and cohesive streetscape and continuous pedestrian connections and shelter.*
 - d. *Development addresses and interfaces with the street and other adjoining public spaces by incorporating active uses at ground level (with parking located below buildings) to ensure highly active streets and to provide surveillance of the public domain.*

- e. *Development provides consistent and cohesive landscaping and streetscaping treatments, including deep planting, that reinforce the District centre zone identity, enhance the functionality of public spaces and footpaths, provide breathing space for users and encourage outdoor activity.*
- f. *Development on an independent or large site:*
 - i. *occurs in an integrated and coordinated manner both within the site and in relation to surrounding land uses;*
 - ii. *tailors a proposal to increase gross floor area of an existing premises to respond to its specific location and to the characteristics of the site and the centre including:*
 - A. *the location of existing buildings, specialist uses and public transport interchanges;*
 - B. *access arrangements;*
 - C. *the location of and connections to active transport networks;*
 - D. *the shape, frontage, size, orientation and slope of the site;*
 - E. *local neighbourhood identity, topography and views;*
 - F. *the mix of surrounding uses;*
 - G. *the location of surrounding heritage places, parks and environmental features;*
 - iii. *creates an activated public domain both internally and at the centre edges, with intensive and interactive outward looking uses at ground level that maintain visual connection and physical integration with surrounding land uses;*
 - iv. *provides clear, direct, safe and comfortable internal fine-grained connectivity for pedestrians to key destinations throughout the centre, including to public transport service and active transport links that provide viable modal choice to centre users and to public spaces and connection points with surrounding land uses.*
- g. *Development provides vehicular access arrangements that minimise impacts on surrounding land, including amenity and pedestrian connectivity, and protect the functionality of both local and higher order road networks.*
- h. *Development is sensitively designed and operated to avoid or mitigate any potential adverse impact on an adjoining use.*
- i. *Development responds to land constraints, mitigates any adverse impacts on environmental values and addresses other specific characteristics, as identified by overlays affecting the site or in codes applicable to the development.*

Note—The District centre zone accommodates two distinct built forms:

- *groups of small tenancies within a limited area – traditional strip shopping centres and associated new infill development, usually located along busier roads and Growth Nodes on Selected Transport Corridors;*
- *larger tenancies over a broader area – usually stand-alone or independent shopping centres with a distinct population-serving catchment, often in predominantly suburban locations.*

While specific provisions within codes recognise these differences, the desired overall outcomes for the built form of centres, including activation and integration with their surrounds, remain the same.

6. *District zone precinct overall outcomes are:*
 - a. *Development ensures an intensity and form that maintains a human scale, respects existing heritage, character and grain and is of a height that complements surrounding residential areas.*
 - b. *Development creates a centre which provides localised access to goods and services.*
 - c. *Development provides for a medium rise built form of a height similar to surrounding residential areas.*
7. *Corridor zone precinct overall outcomes are:*
 - a. *Development provides for a greater intensity of economic activity at highly accessible Growth Nodes on Selected Transport Corridors that are associated with high-frequency public transport stations or interchanges, to serve a growing population.*
 - b. *Development creates a mixed use centre of commercial, retail and residential activities and local services capitalising on its location at a key public transport node.*
 - c. *Development provides for a more intense built form than in the District zone precinct, with the bulk and scale of the building reflecting the purpose of the centre, its level of accessibility, position within the city, distinctive identity, desired built form and local character and values.*

The proposal complies with the outcomes prescribed by the District Centre Zone. The proposal involves an additional storey to the new accommodation building proposed on site. The proposal will provide for an intensity and form which maintains the character on site and complements the surrounding uses.

4.3.2 Centre or Mixed Use Code

| Centre or Mixed Use Code | | |
|--|---|--|
| Performance outcomes | Acceptable outcomes | Proposed Solutions |
| Section A—If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development | | |
| <p>PO1 Development:</p> <p>(a) has hours of operation which are controlled so that the use does not detrimentally impact on the amenity of adjoining residents;</p> <p>(b) does not result in noise emissions that exceed the noise (planning) criteria in Table 9.3.3.3.F, low frequency noise criteria in Table 9.3.3.3.G and night-time noise criteria in Table 9.3.3.3.H in a sensitive zone or a nearby sensitive use, except music noise where located in a Special entertainment precinct identified in a neighbourhood plan.</p> <p>Note—A noise impact assessment report prepared in accordance with the Noise impact assessment planning scheme policy can assist in demonstrating achievement of this performance outcome.</p> | <p>AO1.1 Development:</p> <p>(a) for accommodation activities, dwelling unit or emergency services has unlimited hours of operation;</p> <p>(b) for a club, if licensed, bar, function facility, hotel or nightclub entertainment facility does not generate noise which is clearly audible and detectable, or impacts on the amenity of a resident, in a dwelling or other sensitive use;</p> <p>Note—Development for a club, if licensed, bar, function facility, hotel or nightclub entertainment facility is not expected to achieve this outcome.</p> <p>(c) for any other use:</p> <p>(i) where in the Principal centre zone or Major centre zone has unlimited hours of operation;</p> <p>(ii) where in the District centre zone, Neighbourhood centre zone or Mixed use zone:</p> <p>(A) has hours of operation, including for deliveries, which are limited to 6am to 10pm; or</p> <p>(B) does not generate noise which is clearly audible and disturbing in a dwelling or other sensitive use;</p> <p>(iii) where in any other zone:</p> <p>(A) has hours of operation, including for deliveries, which are limited to 6am to 8pm; or</p> <p>(B) does not generate noise which is clearly audible and disturbing in a dwelling or other sensitive use.</p> | <p>AO1.1 Complies The proposal relates to the fifth storey of the proposed accommodation building on site only and will involve unlimited hours of operation.</p> |
| | <p>AO1.2 Development ensures mechanical plant or equipment is acoustically screened from an adjoining</p> | <p>AO1.2 Complies The proposal ensures that any new mechanical plant or equipment will be screened accordingly.</p> |



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| | <p>sensitive use.</p> <p>Note—Mechanical plant includes generators, motors, compressors and pumps e.g. air-conditioning, refrigeration or cold room motors</p> | |
| <p>PO2</p> <p>Development protects the visual amenity of the centre, public realm and any adjacent residential use.</p> | <p>AO2</p> <p>Development including mechanical plant, refuse and recycling area, vent and exhaust is not visible from:</p> <p>(a) a street or public space;</p> <p>(b) an adjacent residential use.</p> <p>Note—Mechanical plant includes generators, motors, compressors and pumps e.g. air-conditioning, refrigeration and coldroom motors.</p> | <p>AO2 Complies</p> <p>Mechanical plant, refuse and recycling areas not be visible from public space or adjacent residential uses.</p> |
| <p>PO3</p> <p>Development:</p> <p>(a) avoids or minimises air emissions;</p> <p>(b) complies with the air quality (planning) criteria in Table 9.3.3.3.I and odour criteria in Table 9.3.3.3.J in a sensitive zone or sensitive use.</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>AO3.1</p> <p>Development ensures that air pollutants, including odour, are not released external to the development except where complying with AO3.2 and AO3.3.</p> | <p>AO3.1 Complies</p> <p>The proposed development will not emit pollutants except where complying with AO3.2 and AO3.3.</p> |
| | <p>AO3.2</p> <p>Development ensures that if food and cooking odour is released, exhaust vent outlets are discharged vertically and directed away from any sensitive use with the following constraints:</p> <p>(a) separated by a minimum of 6m from a sensitive use, including any outdoor air intake of a sensitive use;</p> <p>(b) does not cause an odour or air emission which is detectable and disturbing at a sensitive use.</p> | <p>AO3.2 Not Applicable</p> <p>The proposal relates to the fifth storey of the proposed accommodation building on site only.</p> |
| | <p>AO3.3</p> <p>Development ensures that exhaust vents from any car park or bus station are separated from any sensitive use by a minimum of 15m.</p> | <p>AO3.3 Not Applicable</p> <p>The proposal does not involve any car parks or bus stations which involve exhaust vents.</p> |
| <p>PO4</p> <p>Development for a sensitive use is located to achieve the air quality planning criteria in Table 9.3.3.3.I and odour criteria in Table 9.3.3.3.J.</p> <p>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>AO4</p> <p>Development for a sensitive use 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>AO4 Complies</p> <p>The proposal is not located within 150m of a spray painting workshop.</p> |
| <p>PO5</p> <p>Development for outdoor lighting:</p> <p>(a) does not have an adverse impact on any person, activity or fauna because of light emissions, either directly or by reflection;</p> | <p>AO5.1</p> <p>Development provides for outdoor lighting:</p> <p>(a) with technical parameters, design, installation, operation and maintenance which comply with the requirements of AS 4282-1997 Control of</p> | <p>AO5.1-AO5.3 Complies</p> <p>The proposal will generally retain existing outdoor lighting arrangements.</p> <p>Any lighting will be restricted to types that do not produce an upward facing component of light and will comply</p> |



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| (b) ensures that the external appearance of the premises is similar to adjoining non-residential premises with lighting that does not impact adversely on centre amenity and the public realm. | the obtrusive effects of outdoor lighting; (b) which maintains a minimum of 20lux at the footpath level where in a zone in the centre zones category or the Mixed use zone. Note—The effect of outdoor lighting is to be mitigated where a window of a habitable room of a nearby dwelling will be illuminated beyond maximum permissible values outlined in AS 4282-1997 Control of the obtrusive effects of outdoor lighting. | with the relevant provisions. |
| | AO5.2 Development ensures that floodlighting is restricted to types that do not produce an upward component of light where mounted horizontally such as a full cut off luminaire. | |
| | AO5.3 Development facade has no flashing lights. | |
| PO6 Development for urban purposes is serviced adequately with: (a) water supply which meets the stated standard of service for intended use and fire-fighting purposes; (b) waste disposal. | AO6 Development provides for all lots to be provided with reticulated water supply and sewerage. | AO6 Complies The proposal will utilise existing water and sewerage infrastructure to the sites. |
| Additional criteria for development if for a food and drink outlet | | |
| PO7 Development mitigates impacts on residential amenity in or adjoining the building through: (a) providing an outdoor dining area that is appropriately located; (b) ensuring external dining and entertainment areas are visually and acoustically screened from an adjoining dwelling. | AO7 Development provides for external dining or entertainment areas to be: (a) located in or directly adjacent to the public realm; (b) visually and acoustically screened from an adjoining dwelling. | AO7 Not Applicable The proposal is not for a Food and Drink Outlet. |
| Additional criteria for development if for a garden centre or hardware and trade supplies | | |
| PO8 Development contributes to the creation of a vibrant and attractive public realm and centre amenity. | AO8.1 Development provides for the gross floor area for any individual tenancy to be no greater than 1,500m ² if in the Centre frame zone precinct of the Mixed use zone or the Corridor zone precinct of the Mixed use zone. | AO8.1-AO8.3 Not Applicable The proposal does not involve a garden centre or hardware and trade supplies. |
| | AO8.2 Development: (a) is not located on land identified as active frontage – primary; or (b) if located on land identified as active frontage – primary, is | |

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| | located behind a highly active non-residential use. | |
| | AO8.3 Development if located on an active frontage – secondary: (a) ensures that: (i) separate tenancies do not amalgamate to create a frontage wider than 20m; (ii) windows are not obscured with signage or fixtures; (iii) the tenancy interior is able to be viewed from the street; or (b) is located behind active non-residential uses. | |
| Additional criteria if for development if a shop or shop component of a shopping centre | | |
| PO9 Development contributes to the creation of a vibrant and attractive public realm and centre amenity. | AO9 Development provides for a gross floor area of no greater than 1,500m ² for any individual tenancy in the Centre frame zone precinct of the Mixed use zone or Corridor zone precinct of the Mixed use zone. | AO9 Not Applicable The proposal does not involve a shopping centre. |
| Additional criteria for development if for a showroom | | |
| PO10 Development contributes to the creation of a vibrant and attractive public realm and centre amenity. | AO10.1 Development provides a gross floor area of no greater than 1,500m ² for any individual tenancy if in the Centre frame zone precinct of the Mixed use zone or the Corridor zone precinct of the Mixed use zone. | AO10.1-AO10.2 Not Applicable The proposal does not involve a showroom. |
| | AO10.2 Development located on an active frontage – primary: (a) ensures that: (i) separate tenancies do not amalgamate to create frontages wider than 10m; (ii) windows are not obscured with signage or fixtures; (iii) the tenancy interior is able to be viewed from the street; or (b) is located behind active non-residential uses. Note—Highly active non-residential uses are required on an active frontage – primary to create the greatest degree of pedestrian activity and interaction. These uses are mostly accommodated in small individual tenancies with narrow building frontages, such as shops, restaurants and cafes. | AO10.2 Not Applicable The proposal does not involve a showroom. |
| Additional criteria for development if for an adult store | | |
| PO11 | AO11 | AO11 Not Applicable |

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| Development for an adult store is located to avoid a conflict with an existing childcare centre, place of worship or educational establishment that caters for children of primary or secondary school age. | Development for an adult store is separated from an existing childcare centre, place of worship or educational establishment that caters for children of primary or secondary school age, by the greater of the following: (a) 200 metres according to the shortest route a person may lawfully take, by vehicle or on foot; or (b) 100 metres measured in a straight line. | The proposal does not involve an adult store. |
| Section B—If for assessable development involving demolition | | |
| PO12 Development provides that a vacant development site presents an attractive temporary parkland and does not impact adversely on the visual amenity of the centre or mixed use area or the public realm. | AO12 Development for the demolition of a building, where redevelopment is delayed for more than 3 months, ensures the site is: (a) cleared of all rubble, debris and demolition materials; (b) turfed so it can be mowed; (c) landscaped with perimeter planting consisting of advanced specimens of fast-growing species in compliance with the Planting species planning scheme policy; (d) provided with drainage to prevent ponding; (e) maintained so that there is no sediment run-off onto adjacent premises, roads or footpaths; (f) provided with public access where public safety can be maintained; (g) provided with at least 50% transparent street-front fencing if fenced; (h) maintained to ensure no nuisance or amenity impacts to adjacent premises, residents, roads or footpaths. | AO12 Not Applicable The proposal relates to the fifth storey of the proposed accommodation building on site only. |
| Section C—If for assessable development | | |
| PO13 Development ensures that the site is of sufficient area and frontage width to: (a) achieve convenient and safe vehicle, pedestrian and cyclist access; (b) minimise traffic hazard and inconvenience; (c) achieve sufficient car parking and manoeuvring on site for short-term and long-term use by customers, building | AO13 Development ensures that: (a) the site area and frontage width is in compliance with the requirements identified in a neighbourhood plan; or (b) if no neighbourhood plan applies, or the neighbourhood plan does not address the site area and frontage width, the site area is a minimum of 800m ² and has a minimum frontage width of 20m. Note—The site frontage is measured at the boundary line on the primary road. | AO13 Complies The proposal is located on a site with an area in excess of 800m ² and a frontage width in excess of 20m. |

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| <p>occupants, residents, visitors and service providers;</p> <p>(d) accommodate adequate services areas to minimise adverse impacts on neighbours;</p> <p>(e) allow service providers convenient access to service areas;</p> <p>(f) minimise the proportion of frontage dedicated to driveways;</p> <p>(g) manage building bulk, scale and form;</p> <p>(h) accommodate sufficient areas of deep planting and landscaping for amenity and recreation and to contribute to an attractive subtropical public realm;</p> <p>(i) allow room for useable open space to promote casual surveillance and good public realm interface.</p> | | |
| <p>PO14 Development does not isolate or negatively impact on the development potential or future amenity of an adjoining site.</p> | <p>AO14 Development ensures that:</p> <p>(a) the site area and frontage width of an adjoining site within a zone in the centre zones category or the Mixed use zone:</p> <p>(i) complies with the minimum requirements set out in a neighbourhood plan; or</p> <p>(ii) does not isolate lots less than 800m² in area or with a frontage width less than 20m or prohibit access to an existing access easement arrangement or laneway; or</p> <p>(b) a concept plan for the development demonstrates that development can be physically achieved on an adjoining site at a later stage, commensurate with the intent of the zone and zone precinct or neighbourhood plan requirements.</p> | <p>AO14 Complies The proposal does not isolate or negatively impact on adjoining sites.</p> |
| <p>PO15 Development enhances the role and function of the centre or mixed use area as a place of economic and community activity considering its strategic location, form and character intent and the catchment which it services, through its</p> | <p>AO15 Development is designed and sited in compliance with:</p> <p>(a) the structure outlined in a neighbourhood plan, an existing development approval or a preliminary approval that is relevant to the full nature</p> | <p>AO15 Not Applicable The proposal is not located within the Emerging Community Zone and does not have a structure plan outlined within the neighbourhood plan.</p> |



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| <p>overall structure and integration in its location with use and site planning including building, open space, landscape and parking which:</p> <ul style="list-style-type: none"> (a) retain or respect valued site features; (b) reflect local valued streetscape forms, features and character; (c) contribute to the desired character and form of the local area; (d) align buildings and towers to the street pattern and respects the continuity of street facades; (e) are transit supportive; (f) connect with the neighbourhood or local structure; (g) provide direct and convenient site access for pedestrians and cyclists to local transport networks, key destinations and public transport facilities; (h) provides for safe vehicle access; (i) provides opportunities for integrated access and parking with adjoining developments; (j) locates uses to minimise impacts on adjoining residents; (k) assists with mitigation of air and noise quality impacts on the health and amenity of building occupants and residents. <p>Refer to Figure a. Note—A structure plan prepared in accordance with the Structure planning planning scheme policy can assist in demonstrating achievement of this performance outcome. A structure plan must be prepared where in the Emerging community zone.</p> | <p>and extent of the development; or</p> <ul style="list-style-type: none"> (b) a structure plan prepared in accordance with the Structure planning planning scheme policy where in the Emerging community zone. | |
| <p>PO16 Development adjoining or in the vicinity of a railway or busway station is transit supportive to:</p> <ul style="list-style-type: none"> (a) facilitate safe, logical and direct pedestrian access to the railway and busway station entry points; (b) activate public space and the edges of the railway or busway station environment; (c) create vibrant and attractive street environments; | <p>AO16 Development frontage is treated as an active frontage—primary where within 200m walking distance of a dedicated public pedestrian access point of a railway or busway station.</p> | <p>AO16 Not Applicable The site is not located within 200m walking distance of a public pedestrian access point of a railway or busway station.</p> |



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| <p>(d) enable casual surveillance of streets, public spaces and the immediate station environment entries and platform;</p> <p>(e) provide a high level of personal and community safety, and physical and visual integration with the station.</p> <p>Refer to Figure b.</p> | | |
| <p>PO17 Development protects, provides or supports as appropriate public spaces and structuring elements within the centre or mixed use area and site to:</p> <p>(a) provide pedestrian and cycle connections to key public transport facilities, community facilities or services and the surrounding neighbourhood;</p> <p>(b) create a permeable and interconnected activity centre or corridor;</p> <p>(c) provide sufficient open space for pedestrian activity and use by building occupants, residents, customers and visitors.</p> | <p>AO17.1 Development provides public spaces and links, including public roads and verges, parks or urban common and cross block links, in the locations identified in:</p> <p>(a) an overlay; or (b) a neighbourhood plan; or (c) an existing development approval; or (d) a preliminary approval; or (e) as otherwise identified as part of a structure planning process as part of development.</p> <p>Note—</p> <ul style="list-style-type: none"> Refer to the Streetscape hierarchy overlay and code for further information. Refer to the Park planning and design code for the design of parks. Refer to the Infrastructure design code for further guidance on the design of public infrastructure. | <p>AO17.1 Not Applicable No public space is required as a part of this development application.</p> |
| | <p>AO17.2 Development provides publicly accessible spaces and links (privately owned), including plazas, arcades, pedestrian pathways, shelters and queuing areas for public transport, in the locations identified in:</p> <p>(a) an overlay; or (b) a neighbourhood plan; or (c) an existing development approval; or (d) a preliminary approval; or (e) as otherwise identified as part of a structure planning process as part of development.</p> | <p>AO17.2 Not Applicable The proposal does not involve publicly accessible spaces and links.</p> |
| | <p>AO17.3 Development for a park, public open space or plaza, is co-located with community services and civic facilities.</p> | <p>AO17.3 Not Applicable Development does not involve a park, public open space or plaza.</p> |
| <p>PO18 Development provides a land use mix which:</p> | <p>AO18 Development provides a land use mix or maximum gross floor area or plot ratio for particular uses that:</p> | <p>AO18 Complies The proposal provides a maximum gross floor area which does not exceed 50% of the site area.</p> |

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| <ul style="list-style-type: none"> (a) supports the intended function of the centre or mixed use area; (b) does not prevent commercial or employment growth; (c) includes: <ul style="list-style-type: none"> (i) complementary uses such as retail, employment, residential and community facilities; (ii) uses that provide for the everyday needs of the local community; (iii) a fine grain of uses particularly on active frontages and adjoining public footpaths and spaces; (iv) residential uses in centres including live-work configurations. | <ul style="list-style-type: none"> (a) is in compliance with any limit set in a neighbourhood plan; or (b) if no neighbourhood plan applies, or no requirements are specified in a neighbourhood plan: <ul style="list-style-type: none"> (i) is no more than 50% residential in a Principal centre zone or Major centre zone; (ii) or otherwise no acceptable outcome is prescribed. | |
| <p>PO19 Development for a residential use does not compromise the economic function or activity of a centre and street level activation.</p> | <p>AO19 Development for a residential use is not located on the ground floor where in a zone in the centre zones category or the Mixed use zone, except if:</p> <ul style="list-style-type: none"> (a) located behind an active frontage with a non-residential use; or (b) located in the Frame zone precinct of a zone in the centre zones category or Corridor zone precinct of a zone in the centre zones category and providing a transition to adjoining lower intensity or residential neighbourhoods; or (c) in a Mixed use zone the ground floor of which includes adaptable building design; or (d) short-term accommodation that has a foyer or a non-residential use providing a minimum of 50% active frontage to the street or public space. | <p>AO19 Complies The proposal does not provide any residential rooms as part of the hotel use on the ground floor.</p> |
| <p>PO20 Development minimises the adverse impact of a use on building occupants and residents in or adjoining the site through appropriate land use mix. Note—Low impact commercial activities are shops, banks, offices and similar.</p> | <p>AO20 Development provides:</p> <ul style="list-style-type: none"> (a) co-location of low impact commercial activities where air or noise impacts are not detectable and disturbing in a dwelling or other sensitive use; (b) co-location of uses with potential air or noise impacts away from sensitive uses; | <p>AO20 Complies The proposal relates to the fifth storey of the proposed accommodation building on site only. The proposal will not result in the worsening or adversely impact on any sensitive land uses.</p> |



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| | <ul style="list-style-type: none"> (c) mitigation of impacts resulting from co-location of food and drink outlet uses such as a restaurant with residential uses in the same building; (d) that nightclub entertainment facilities are not co-located with residential or other sensitive development within the same building; (e) that the location of exhaust or ventilation outlets from food outlets, drycleaners, salons, car parks and bus stations as far from a sensitive use as practicable; (f) adequate separation distances between service stations and any sensitive use; (g) dwelling balconies and windows do not overlook ventilation stacks and bulk waste bin storage areas. | |
| <p>PO21 Development ensures that the building bulk and scale is consistent with the intended form and character of the centre, mixed use or local area considering:</p> <ul style="list-style-type: none"> (a) existing buildings to be retained; (b) existing significant vegetation; (c) significant infrastructure constraints; (d) adjoining existing and proposed building height; (e) adjoining existing and proposed building setbacks and separation of buildings necessary to ensure impacts on amenity and privacy are minimised; (f) building height transitions where required. | <p>AO21 Development is contained within the building envelope for the site by applying:</p> <ul style="list-style-type: none"> (a) the maximum building height; (b) building height transition requirements, where required; (c) front, rear and side setback requirements; (d) building separation requirements; (e) car parking setback requirements; (f) active frontage requirements for stand-alone shopping centres or shops or for development in traditional strip centres or corridors. <p>Refer to Figure c and Figure d examples.</p> <p>Note—The building envelope must include all requirements from any applicable overlay codes or a neighbourhood plan. Note—This can be demonstrated by a building envelope plan, elevations and sections.</p> | <p>PO21 Performance Solution The proposal relates to the fifth storey of the proposed accommodation building on site only.</p> <p>The proposed fifth storey is in response to the Lord Mayor's Suburban Pub Stays Strategy, promoting additional accommodation on existing licenced sites.</p> <p>The Lord Mayor has identified existing licenced sites to be under-utilised given their size, which is considered to be applicable in this case.</p> <p>The proposed 1 additional storey in exceedance of the provisioned maximum building height is considered appropriate given the subject site's size, scale and proximity to transport routes.</p> <p>The proposal will not impact on any surrounding sites with respect to privacy, amenity, view points or overshadowing.</p> |
| <p>PO22 Development ensures that the building height is consistent with the centre or mixed use area intent and local and street context considering:</p> <ul style="list-style-type: none"> (a) the size of the lot; | <p>AO22 Development ensures that the maximum building height is in compliance with:</p> <ul style="list-style-type: none"> (a) a neighbourhood plan; or (b) if no neighbourhood plan applies or no requirements are specified in the | <p>PO22 Performance Solution The proposal relates to the fifth storey of the proposed accommodation building on site only.</p> <p>The proposed fifth storey is in response to the Lord Mayor's Suburban Pub Stays Strategy,</p> |



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| <ul style="list-style-type: none"> (b) the scale of development reinforcing the preferred city-wide form; (c) proximity to high-frequency public transport services; (d) the height of existing adjoining buildings and proposed heights; (e) street conditions such as street width; (f) the topography of an area and site slope; (g) view points and corridors; (h) solar access to key public spaces. | <p>neighbourhood plan, the requirements in Table 9.3.3.3.B.</p> <p>Note—The building height is determined by the number of storeys rather than metres except where varied by a neighbourhood plan. Some neighbourhood plans may also specify a maximum height of buildings in metres.</p> <p>Note—Roofs are excluded from the calculation of maximum height of buildings to encourage interesting subtropical roof forms able to respond to solar orientation and site context.</p> | <p>promoting additional accommodation on existing licenced sites.</p> <p>The Lord Mayor has identified existing licenced sites to be under-utilised given their size, which is considered to be applicable in this case.</p> <p>The proposed 1 additional storey in exceedance of the provisioned maximum building height is considered appropriate given the subject site's size, scale and proximity to transport routes.</p> <p>The proposal will not impact on any surrounding sites with respect to privacy, amenity, view points or overshadowing.</p> |
| <p>PO23</p> <p>Development where identified in a neighbourhood plan as a building height transitions, or where sharing a common boundary with, or located fronting a minor road that is opposite, premises in the Low-medium density residential zone, Low density residential zone or Character residential zone provides buildings that are reduced in bulk and form to provide a transitional built form of a compatible scale which protects the amenity of lower density residential areas bordering centre or mixed use areas by:</p> <ul style="list-style-type: none"> (a) stepping down in height and scale; (b) minimising impacts including those from overlooking and visual dominance; (c) maintaining adequate levels of natural ventilation and light penetration to a habitable room, balcony and private open space. | <p>AO23.1</p> <p>Development where identified in a neighbourhood plan as a building height transitions or where sharing a common boundary with premises in the Low-medium density residential zone, Low density residential zone or Character residential zone provides a building height transition which complies with:</p> <ul style="list-style-type: none"> (a) a neighbourhood plan; or; (b) if no neighbourhood plan applies, or no requirements are specified in the neighbourhood plan, the following: <ul style="list-style-type: none"> (i) the building height within 10m of the common boundary is no more than 1 storey greater than the maximum acceptable outcome for building height on the adjoining site; (ii) the building height within 20m of the common boundary is no more than 2 storeys greater than the maximum acceptable outcome for building height on the adjoining site; (iii) all structures, except adjoining boundary fences, are set back a minimum of 4m from the common boundary; (iv) an acoustic and visual screen fence of 2m | <p>AO23.1 Not Applicable</p> <p>The subject site is not located within the Low-Medium Density Residential, Low Density Residential or Character Residential zone.</p> |



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| | <p>height is provided on the common boundary.</p> <p>AO23.2 Development where located fronting a minor road that is opposite premises in the Low–medium density residential zone, Low density residential zone or Character residential zone provides a building height transition which complies with:</p> <ul style="list-style-type: none"> (a) a neighbourhood plan; or (b) if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the following: <ul style="list-style-type: none"> (i) the building height within 10m of the front boundary is no more than 2 storeys greater than the maximum acceptable outcome for building height on a site located on the opposite side of the minor road; (ii) all structures, except boundary fences, are set back a minimum of 4m from the front boundary; (iii) buildings are provided with modulation and articulation with variations in the wall and roof plane every 10m. <p>Note—Minor road is defined in the Transport, access, parking and servicing planning scheme policy. Where mixed residential and non-residential development, site access may be provided from a minor road for the residential component of the development.</p> | <p>AO23.2 Not Applicable Development is not located opposite premises in the Low-Medium Density Residential, Low Density Residential or Character Residential Zone.</p> |
| <p>PO24 Development ensures that the front boundary setbacks:</p> <ul style="list-style-type: none"> (a) positively define the street edge; (b) relate to the existing streetscape and setback pattern and reinforce the preferred character and form intent; (c) provide for connections between footpaths, public spaces and private entries where level differences are proposed; (d) provide for the queuing of patrons at entertainment venues; | <p>AO24 Development ensures that the front boundary setback for non-residential and residential development in a zone in the centre zones category or the Mixed use zone are in compliance with:</p> <ul style="list-style-type: none"> (a) a neighbourhood plan; or (b) if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements in Table 9.3.3.3.C. | <p>AO24 Complies The proposal relates to the fifth storey of the proposed accommodation building on site only.</p> <p>The proposal provides a compliant front setback to the accommodation building.</p> |



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| <p>(e) consider waiting areas at bus stops, taxi ranks and display windows;</p> <p>(f) where a residential use and outside the core of a centre, takes on a more residential interface with the street;</p> <p>(g) where facing lower intensity development or a residential neighbourhood provide for an appropriate interface and transition;</p> <p>(h) provide for deep-planting areas and landscaping where a built to the front boundary edge is not required.</p> | | |
| <p>PO25 Development ensures that the rear boundary and secondary street setbacks:</p> <p>(a) provide for deep-planting areas;</p> <p>(b) support building separation to provide visual and acoustic privacy without screening where residential uses are adjoining or proposed;</p> <p>(c) maximise the opportunity to retain and protect existing mature vegetation;</p> <p>(d) enable a suitable frontage treatment to be presented where there is a transition to a residential neighbourhood.</p> | <p>AO25 Development ensures that the rear and secondary street boundary setbacks for non-residential and residential development in a centre or mixed use or for a centre activity or mix of uses are in compliance with:</p> <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 in Table 9.3.3.3.C.</p> | <p>AO25 Complies The proposal does not alter the existing rear setbacks.</p> |
| <p>PO26 Development ensures that the side boundary setbacks:</p> <p>(a) minimise the impact of development on the amenity and privacy of adjoining existing residents;</p> <p>(b) contribute to the rhythm and pattern of the streetscape in keeping with the intended neighbourhood character;</p> <p>(c) provide for breezes and sunlight where a residential use is included on upper levels above podium levels;</p> <p>(d) consider future development.</p> | <p>AO26 Development ensures that side boundary setbacks for non-residential and residential development in a centre or mixed use or for a centre activity or mix of uses are in accordance with:</p> <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 in Table 9.3.3.3.C.</p> | <p>AO26 Not Applicable The proposed extensions do not alter the existing side boundary setbacks.</p> |
| <p>PO27 Development ensures that the separation of buildings within a site and to an adjoining existing or future building which includes a residential dwelling:</p> <p>(a) is consistent with the form and character intent for the local area;</p> | <p>AO27.1 Development ensures that the building separation within a site and to adjoining buildings is in compliance with Table 9.3.3.3.E. Note—This is demonstrated by a site context plan that includes adjoining and adjacent buildings and strategies to address separation issues.</p> | <p>PO27 Complies The proposal involves a 9.98m building separation between the existing accommodation building and the new accommodation building on site. The proposed new accommodation building provides for screening to the habitable rooms which address the</p> |

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| <p>(b) is located to provide residential amenity including access to natural light, sunlight and breeze;</p> <p>(c) provides a degree of visual privacy via site planning and design without a reliance on fixed screening;</p> <p>(d) reasonably addresses and considers the amenity of adjoining residents and future development potential.</p> | | <p>existing accommodation building to the south-west, ensuring that the privacy and amenity is maintained for both buildings.</p> <p>Additionally, the proposed separation distance allows for appropriate access to natural light and breezes.</p> |
| | <p>AO27.2 Development ensures that the building separation to an adjoining residential building:</p> <p>(a) complies with Table 9.3.3.3.E; or</p> <p>(b) positions the primary balcony or private open space to street or rear;</p> <p>(c) offsets balconies or habitable rooms so they are positioned outside the cone of vision of existing or approved habitable rooms or outdoor spaces; or</p> <p>(d) uses moveable or adjustable screening to regulate privacy between lots or dwellings which do not exceed balcony screening acceptable outcomes.</p> <p>Note—Separation distances are intended to protect amenity and provide for private open spaces on upper levels that do not require full screening for privacy. Note—Considered site planning and design and strategies such as offsetting balconies, the location of private space, selective screening and other design elements can reduce the boundary separation requirements.</p> | <p>AO27.2 Complies The proposed new accommodation building is located to the centre of the site and provides a compliant separation distance to the adjoining sites.</p> |
| <p>PO28 Development is of an intensity that supports both the strategic and local role and function of the centre or mixed use area and the development of a vibrant public realm considering the capacity of infrastructure.</p> | <p>AO28 Development has a gross floor area or plot ratio which:</p> <p>(a) complies with a neighbourhood plan; or</p> <p>(b) if no neighbourhood plan applies or a neighbourhood plan does not specify a gross floor area or plot ratio, is provided for in a building contained within the building envelope that does not exceed the maximum building footprint for the site.</p> | <p>AO28 Complies The proposal does not exceed the maximum building footprint for the site.</p> |
| <p>PO29 Development has a building footprint or site cover which:</p> <p>(a) is of an appropriate form and intensity for the activity centre or mixed use location;</p> <p>(b) balances built form with open space, parking and landscaping at ground level;</p> | <p>AO29 Development provides a maximum building footprint or site cover which:</p> <p>(a) complies with the requirements in a neighbourhood plan;</p> <p>(b) if no neighbourhood plan applies or no requirements are specified in a</p> | <p>AO29 Complies The proposal does not exceed the maximum building footprint for the site.</p> |



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| <p>(c) limits areas of external surface car parking;</p> <p>(d) provides for landscaping and deep planting areas.</p> | <p>neighbourhood plan, the maximum building footprint or site cover is 90%.</p> <p>Note—The building footprint or site cover includes at-grade car parking areas that are covered with shelter. Enclosed car parking areas are included if they protrude more than 1m above ground level.</p> | |
| <p>PO30 Development ensures that the podium building forms:</p> <p>(a) positively contribute to centre or mixed use character;</p> <p>(b) are consistent with the local or street form and character intent;</p> <p>(c) are proportional to the total height;</p> <p>(d) do not negatively impact on the streetscape;</p> <p>(e) do not negatively impact on the amenity of adjoining residents or building occupants;</p> <p>(f) are set back considering the height, length, degree of enclosure and treatment of walls.</p> | <p>AO30.1 Development with podium design including setback:</p> <p>(a) complies with the requirements in a neighbourhood plan;</p> <p>(b) if no neighbourhood plan applies, or if no requirements are specified in the neighbourhood plan:</p> <p>(i) is set back in accordance with Table 9.3.3.3.C and Table 9.3.3.3.D if parking is included in a podium;</p> <p>(ii) is not built to the boundary on a boundary where a building height transition is required;</p> <p>(iii) provides a continuous frontage built to the alignment where continuity with adjoining buildings is important;</p> <p>(iv) is of a height that matches to the existing streetscape and to neighbouring buildings;</p> <p>(v) does not exceed 3 storeys, if no podium or parapet line is established in the immediate streetscape.</p> | <p>AO30.1 Not Applicable No podium is proposed.</p> |
| | <p>AO30.2 Development ensures that podium walls:</p> <p>(a) are built to the side or rear boundary of an allotment;</p> <p>(b) are blank;</p> <p>(c) have no windows or openings.</p> | <p>AO30.2 Not Applicable No podium proposed.</p> |
| <p>PO31 Development ensures that built to boundary walls do not negatively impact on the amenity of adjoining residents or building occupants.</p> | <p>AO31 Development ensures that its built to boundary walls are:</p> <p>(a) not located on a boundary adjoining land located within the Low density residential zone or Character residential zone;</p> <p>(b) not located on a boundary where a building height transition is required;</p> <p>(c) not located in front or rear setbacks;</p> | <p>AO31 Not Applicable No built to boundary walls are proposed as part of the gaming extension and new accommodation building.</p> |

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| | (d) constructed with pre-finished and low-maintenance materials. | |
| PO32 Development for a building in a centre or mixed use area provides for adaptable use over time, in particular on the ground storey and lower levels with: (a) a mix of adaptable floor plates at ground storey and podium levels; (b) higher floor-to-ceiling heights, capable of accommodating commercial, retail or other non-residential uses at different stages of the building's life cycle. | AO32 Development includes a minimum floor-to-ceiling height of 4.2m on the ground storey if: (a) identified as an active frontage in a neighbourhood plan; or (b) in the Principal centre zone, Major centre zone, District centre zone or Mixed use zone; or (c) within 200m walking distance of a dedicated public pedestrian access point of a railway or bus station. | AO32 Not Applicable The proposal relates to the fifth storey of the proposed accommodation building on site only. |
| PO33 Development ensures that building bulk and scale: (a) is consistent with the form and character intent for the local area and street; (b) is reduced by design elements to provide: (i) visual interest and contribution to the character of the centre or mixed use area; (ii) reflection of valued local form elements such as podium or parapet heights in traditional strip shopping centres; (iii) adequate amenity for building occupants and residents in terms of access to natural light and ventilation; (iv) a comfortable and attractive pedestrian environment; (v) a building base which exhibits a human-scale and fine-grain building rhythm; (vi) variations in horizontal and vertical profile. | AO33.1 Development ensures that the length of a uniform treatment of an elevation above ground level without variation, substantial articulation or openings is no more than 30m. <small>Note—Substantial articulation is a full break of 6m or a change in building line of 2m plus or minus for a length not less than 5m.</small> | AO33.1 Complies The proposal does not involve an elevation above ground level in excess of 30m without variation, openings or articulation. |
| | AO33.2 Development reduces building bulk by a combination of: (a) balconies orientated towards the street; (b) variation in materials, colours, or textures including between levels; (c) recessions and projections in the roof and wall plane; (d) variations in the building form. | AO33.2 Complies The proposal provides a building bulk which involves a variation in materials, colours and textures between levels, and provides recessions and projections in the roof and wall plane. |
| | AO33.3 Development maximises recessed forms and openings around the building perimeter to allow external space to merge with the interior of the building, except where they would compromise safety and security. | AO33.3 Not Applicable The proposal provides for recessed building forms and openings to allow the external space to merge with the interior of the building. |
| | AO33.4 Development of the lower 3 storeys of the building includes: (a) awnings and sun-protection devices; (b) operable elements within the facade; (c) elements of a finer scale than the main structural framing; (d) display windows, showcases or public art where identified as an active frontage. Refer to Figure j. | AO33.4 Not Applicable The proposal relates to the fifth storey of the proposed accommodation building on site only. |

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| <p>PO34 Development of buildings is finished with high-quality materials, selected for their durability and the contribution they make to the character of the centre or mixed use area.</p> | <p>AO34.1 Development: (a) respects and reflects the architectural theme in the area; (b) respects the traditional frontages, facades, architectural qualities and traditional materials of buildings within the area; (c) does not necessarily imitate historical architectural styles. Refer to Figure j.</p> | <p>AO34.1 Complies The proposal relates to the fifth storey of the proposed accommodation building on site only. The proposed addition will reflect the architectural theme in the area and provides a design which is of a high quality, aligning with the character of the centre.</p> |
| | <p>AO34.2 Development provides materials and finishes which are all easily maintained and do not readily stain, discolour or deteriorate.</p> | <p>AO34.2 Complies The proposal provides materials and finishes which are easily maintained and do not readily stain, discolour or deteriorate.</p> |
| <p>PO35 Development for a building exhibits subtropical design elements to support a building's occupant, resident and user comfort and outdoor activities and living.</p> | <p>AO35.1 Development includes ventilation in and around a building through strong sectional and facade articulation, breezeways, open courtyards and landscaped areas.</p> | <p>AO35.1 Complies The proposed extensions allow for ventilation in and around the building through breezeways, open space and façade articulation.</p> |
| | <p>AO35.2 Development includes weather protection and sun shading to: (a) all pedestrian entries; (b) shopfronts; (c) publicly accessible pedestrian connections; (d) external doors and windows to habitable rooms; (e) outdoor spaces intended for cafe or restaurant use.</p> | <p>AO35.2 Complies The proposal provides weather protection and sun shading where applicable.</p> |
| | <p>AO35.3 Development: (a) incorporates deep recesses, eaves and sun-shading devices on the north-facing building facades; (b) is shaded and incorporates elements such as adjustable screens, awnings or pergolas, innovative landscaping including green walls and green roofs, or planting on the west-facing building facades.</p> | <p>AO35.3 Complies The proposed extensions provides recesses, eaves and sun shading to the north facing facades.</p> |
| <p>PO36 Development for rooftops and building caps: (a) is interesting, subtropical and contextually and climatically appropriate in form; (b) is responsive to orientation and solar access;</p> | <p>AO36.1 Development provides rooftops and building caps which: (a) contribute to the architectural distinction of the building and roofs; (b) include combinations and variations of forms created through pitches, gables, skillions or other features.</p> | <p>AO36.1 Complies The proposal provides a rooftops and building caps which contribute to the architectural distinction of the building.</p> |



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| <p>(c) is attractive and not marred by a cluttered display of plant and equipment;</p> <p>(d) may incorporate a rooftop garden where integrated as part of the overall building design and enhancing the presentation and visual amenity of the rooftop and skyline when viewed from external public vantage points.</p> <p>Note—The building height is determined by the number of storeys and excludes roofs, except where varied by a neighbourhood plan, to encourage interesting, subtropical and contextually appropriate roof forms.</p> <p>Note—External public vantage points means from at least two mostly unobstructed views of the development from a public area.</p> | <p>AO36.2 Development for rooftops and building caps are designed to:</p> <p>(a) incorporate and screen service structures, lift motor rooms, mechanical plant and equipment as architectural features;</p> <p>(b) enable the future inclusion of service structures, lift motor rooms and mechanical plant and equipment, such as satellite dishes and telecommunications facilities, in an unobtrusive manner.</p> | <p>AO36.2 Complies The proposed provides for rooftops and building caps which are designed in accordance with the relevant provisions.</p> |
| | <p>AO36.3 Development where rooftops are used for open space, ensures plant and equipment is visually and acoustically screened from the communal open space.</p> | <p>AO36.3 Not Applicable The proposal does not involve rooftops for open space.</p> |
| | <p>AO36.4 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>AO36.4 Not Applicable The proposal does not involve a rooftop garden.</p> |
| <p>PO37 Development provides shelter for pedestrian movement:</p> <p>(a) on a street frontage;</p> <p>(b) through a site with a cross block link;</p> <p>(c) to key building entrances or publicly accessible parts of the site.</p> | <p>AO37.1 Development for a pedestrian shelter is provided by an awning which:</p> <p>(a) is consistent with the character of the centre;</p> <p>(b) abuts footpaths;</p> <p>(c) is provided and maintained by the building owner on their premises;</p> <p>(d) protects the normal flow of pedestrians;</p> <p>(e) is continuous across the frontage of a site;</p> <p>(f) aligns to provide continuity with shelter on an adjoining premises;</p> <p>(g) is a minimum of 3.2m and is generally not more than 4.2m above pavement height;</p> <p>(h) extends from the face of the building or the premises line;</p> <p>(i) does not extend past a vertical plane 1.5m inside the</p> | <p>AO37.1 Not Applicable The proposal relates to the fifth storey of the proposed accommodation building on site only.</p> |

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| | <p>kerb line to enable street trees to be planted and grow;</p> <p>(j) has a 0.5m clearance to any tree trunk and main branches;</p> <p>(k) aligns with existing awnings if the verge has been widened;</p> <p>(l) is cantilevered from the main building with any posts within the verge being non load bearing;</p> <p>(m) uses materials that provide appropriate shade.</p> <p>Refer to Figure k.</p> | |
| | <p>AO37.2 Development for an awning over a footpath is lit with a lighting system which:</p> <p>(a) is in compliance with AS/NZS 1158.3.1:2005 Lighting for roads and public spaces, Category P3 and AS 4282-1997 Control of the obtrusive effects of outdoor lighting</p> <p>(b) provides a minimum of 20lux at ground level.</p> | <p>AO37.2 Not Applicable The proposal relates to the fifth storey of the proposed accommodation building on site only.</p> |
| <p>PO38 Development provides site entrances which:</p> <p>(a) define the threshold between public and private space;</p> <p>(b) provide safe, secure and convenient access to the site for building occupants and visitors;</p> <p>(c) provide a sufficiently scaled and sheltered entry and meeting space;</p> <p>(d) provide clear building signage and numbering for emergency access;</p> <p>(e) provide lighting;</p> <p>(f) provide conveniently located mailboxes.</p> | <p>AO38.1 Development entrances are clearly visible from the street, and are not obscured by fencing, walls, advertising or dense landscaping.</p> | <p>AO38.1 Not Applicable The proposal relates to the fifth storey of the proposed accommodation building on site only.</p> |
| | <p>AO38.2 Development provides for:</p> <p>(a) a clear path of travel from the public footpath to building entry;</p> <p>(b) activity generators adjacent to the entrance;</p> <p>(c) seating or other facilities such as short-term bicycle parking near the entry.</p> | <p>AO38.2 Not Applicable The proposal relates to the fifth storey of the proposed accommodation building on site only.</p> |
| | <p>AO38.3 Development provides:</p> <p>(a) signage and cues to distinguish between public areas, publicly accessible private areas and private areas;</p> <p>(b) street numbers and building names which are clearly identifiable from the street for pedestrians and emergency access.</p> <p>Note—Cues to differentiate territory may include fences, vegetation, lighting, footpath detailing and changes in level.</p> | <p>AO38.3 Not Applicable The proposal relates to the fifth storey of the proposed accommodation building on site only.</p> |
| <p>PO39 Development of buildings defines the street edge and reinforces the desired character of the centre or corridor through:</p> | <p>AO39.1 Development provides a front building elevation that is parallel or nearly parallel to the street frontage.</p> | <p>AO39.1 Complies The proposed development is located on a corner site presents towards Gaskell Street.</p> |



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| <ul style="list-style-type: none"> (a) orientation to the street; (b) minimal front boundary setback; (c) providing overlooking and casual surveillance from upper level balconies and windows; (d) clearly defined building entrances; (e) high-quality finishes at the ground storey pedestrian level. | <p>AO39.2 Development is orientated to overlook streets and other public spaces with windows and balconies located on upper levels, designed to provide casual surveillance opportunities. Refer to Figure j.</p> | <p>AO39.2 Complies Development maintains overlooking elements that facilitate casual surveillance capabilities in accordance with the existing and approved building designs.</p> |
| | <p>AO39.3 Development for a building which is not located on the front boundary, ensures the setback: (a) is open and accessible for pedestrians along its entire length and width; (b) is clear of columns and other obstructions; (c) has a pavement matching the gradient of the adjoining pavement and connecting pedestrian areas on neighbouring sites; (d) connects without any lip or step to adjoining pavements or abutting pedestrian areas on neighbouring sites. Refer to Figure k.</p> | <p>AO39.3 Complies The proposed new accommodation building provides a front setback which is in accordance with the relevant provisions.</p> |
| | <p>AO39.4 Development for steps, escalators, ramps or lifts is set back 1.2m from the main building line to maximise pedestrian flow and safety and allow for adequate waiting space.</p> | <p>AO39.4 Complies The proposal ensures appropriate pedestrian flow within the new accommodation building.</p> |
| <p>PO40 Development for a building 8 storeys and over ensures that the design mitigates the impacts of ground level wind acceleration on pedestrians and building occupants, considering the site context and neighbouring structures.</p> | <p>AO40 Development provides wind mitigation for a building which is 8 storeys to 15 storeys that: (a) is in accordance with a neighbourhood plan; or (b) if a neighbourhood plan does not specify any criteria, uses at least 2 of the following strategies: (i) building orientation, plan shape, massing and facade articulation to avoid tall and wide facades that face prevailing winds; (ii) a podium and tower building form with a tower set back at least 10m from all streets above the podium level to deflect wind downdrafts from penetrating to street level (but a podium is not suitable for communal or private open space);</p> | <p>AO40 Not Applicable The proposal does not incorporate a building height from 8 to 15 storeys.</p> |

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| | <ul style="list-style-type: none"> (iii) canopies and awnings to protect pedestrians; (iv) trellis structures and a dense network of trees at ground or podium level. <p>Note—This is demonstrated by submission of a wind impacts report from a suitably qualified professional.</p> | |
| <p>PO41 Development provides car parking which:</p> <ul style="list-style-type: none"> (a) minimises the impact on the quality of adjoining streetscapes or public spaces or the amenity of adjoining residents in terms of location, bulk, form and amenity impacts including noise, light or odours; (b) takes account of the following: <ul style="list-style-type: none"> (i) the location of active frontages and public spaces; (ii) setback distances to mitigate impacts; (iii) the proximity of dwelling houses or existing multiple dwellings on adjoining sites; (iv) the scale and detail of any parking structure walls when viewed from the street and adjoining properties; (v) the visual impact of open car parking and vehicle movement areas on the street and adjoining properties; (vi) convenient, safe and legible vehicle access and car parking for users. | <p>AO41.1 Development provides car parking which is:</p> <ul style="list-style-type: none"> (a) not visible from the street, other public spaces or adjoining properties; or (b) located below ground or behind dwellings or active uses for the full street frontage; (c) set back from front, rear and side boundaries in compliance with a neighbourhood plan or if no neighbourhood plan applies or no requirements are specified in a neighbourhood plan, the requirements in Table 9.3.3.3.D. <p>Note—Car parking which extends 1m above ground level will be counted in the maximum height and will be subject to the relevant boundary setback requirements.</p> | <p>AO41.1 Complies The proposal relates to the fifth storey of the proposed accommodation building on site only.</p> <p>Carparking is provided in accordance with the relevant provisions as demonstrated within the Traffic Impact Assessment prepared by Ratio Consultants.</p> |
| | <p>AO41.2 Development does not provide a basement parking structure which:</p> <ul style="list-style-type: none"> (a) extends above ground level forward of the main building line; (b) impacts on connections between the public footpath or space and the development. | <p>AO41.2 Not applicable No basement parking proposed.</p> |
| | <p>AO41.3 Development only provides car parking located above ground if:</p> <ul style="list-style-type: none"> (a) it is fully integrated within the building design and is sleeved by development to required active frontages; or (b) it offers short-term car parking for customer, visitors or service providers, that is a portion of the total required car parking, and does not impact on active frontage requirements; or (c) it is located to the side or rear of the site away from the primary street or active frontage. <p>Refer to Figure e.</p> | <p>AO41.3 Complies Carparking is provided in accordance with the relevant provisions as demonstrated within the Traffic Impact Assessment prepared by Ratio Consultants.</p> |
| | <p>AO41.4</p> | <p>AO41.4 Not applicable</p> |



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| | <p>Development for a multistorey or podium car park:</p> <ul style="list-style-type: none"> (a) is not located on the street frontage and is behind smaller uses to create an active frontage and avoid long blank walls particularly adjacent to a primary entrance from a key pedestrian connection; or (b) includes building facade details that extend to disguise the car parking floors; or (c) is screened to become a visually interesting structure. <p>Refer to Figure f.</p> | The proposal does not involve a multistorey or podium carpark. |
| | <p>AO41.5 Development ensures that visitor or customer car parking is:</p> <ul style="list-style-type: none"> (a) clearly signposted; (b) lit at night; (c) not located behind a security barrier. <p>Note—The detailed design is in accordance with the Transport, access, parking and servicing code and planning scheme policy.</p> | <p>AO41.5 Complies The proposed carparking on site is clearly signed, lit at night and not located behind a security barrier.</p> |
| <p>PO42 Development for a publicly accessible plaza, arcade and pathway provided as part of development is easily accessed, attractive and supports personal safety. Refer to Figure i.</p> | <p>AO42.1 Development provides for pedestrian and cyclist movement adjoining and through a site at street level or at-grade. Note—Grade-separated pedestrian movement systems, such as an overhead bridge or underpass, are avoided because they are less attractive and safe for users.</p> | <p>AO42.1 Complies The proposal relates to the fifth storey of the proposed accommodation building on site only. Development will maintain pedestrian and cycle movement at street level.</p> |
| | <p>AO42.2 Development for a plaza, arcade, pathway and other external area in the site which is intended for public access at night complies with:</p> <ul style="list-style-type: none"> (a) AS/NZS 1158.3.1:2005 Lighting for roads and public spaces Category P3; (b) AS 4282-1997 Control of the obtrusive effects of outdoor lighting. | <p>AO42.2 Not Applicable The proposal is not for a plaza or arcade.</p> |
| <p>PO43 Development for a plaza:</p> <ul style="list-style-type: none"> (a) promotes pedestrian and cyclist movement; (b) links with transport interchanges; (c) provides opportunities for the flexible use of the space by the community; (d) provides an edge which contributes to the plaza's character and activation. | <p>AO43.1 Development for a plaza identified in a neighbourhood plan, approved centre concept plan, structure plan or where proposed as a part of development:</p> <ul style="list-style-type: none"> (a) is provided in the location identified; (b) is of a regular shape and has a minimum frontage to a road of 10m; (c) has a minimum size of 400m²; (d) is integrated with surrounding development; | <p>AO43.1-43.5 Not Applicable Development is not for a plaza identified in a neighbourhood plan, centre concept plan or structure plan.</p> |



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| | <ul style="list-style-type: none"> (e) has a minimum dimension of 20m; (f) is located at the level of the ground storey of adjoining buildings; (g) is suitable for pedestrian and cyclist access; (h) includes a minimum of 50% hard-paved area; (i) includes a minimum of 20% deep- planting area to accommodate subtropical shade trees; (j) is a minimum 75% open to the sky. | |
| | <p>AO43.2 Development ensures that a minimum of 50% of the adjacent building frontages to a plaza contain active frontages and building entries.</p> | |
| | <p>AO43.3 Development does not provide for a vehicle entry, driveway, car parking, bin storage or servicing in a plaza.</p> | |
| | <p>AO43.4 Development does not provide for a mechanical ventilation outlet or vent on a frontage adjoining a plaza.</p> | |
| | <p>AO43.5 Development for a plaza:</p> <ul style="list-style-type: none"> (a) is publicly accessible during the hours of operation of the use; (b) provides equitable access to and movement in the plaza in accordance with AS 1428.1-2009 Design for access and mobility; (c) has a dominant ground level that is less than 1m above or below the dominant adjacent street level; (d) is designed such that the majority of the plaza space, that is an area which is more than 50%, is visible from the dominant adjacent public street. | |
| <p>PO44 Development for an arcade: (a) provides public access and connection to facilitate direct, convenient, comfortable and safe access with centre or mixed use areas or</p> | <p>AO44 Development for an arcade identified in a neighbourhood plan, approved centre concept plan, structure plan or where proposed as a part of development:</p> | <p>AO44 Not Applicable Development is not for an arcade identified in a neighbourhood plan.</p> |



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| <p>developments to key destinations;</p> <p>(b) has a strong street presence and clear entry;</p> <p>(c) has an active frontage and use;</p> <p>(d) has high-quality finishes and materials;</p> <p>(e) addresses public safety.</p> <p>Note—An arcade is a publicly accessible privately owned connection.</p> | <p>(a) provides pedestrian access during hours of operation of the use;</p> <p>(b) integrates with adjoining buildings;</p> <p>(c) links established pedestrian networks, parking and public transport facilities;</p> <p>(d) has a minimum corridor width of 6m, including a minimum unobstructed pavement width of 3m;</p> <p>(e) has an active use edge;</p> <p>(f) is finished with high-quality materials considering public safety;</p> <p>(g) is provided at-grade with an adjoining public area and connects safely without any lip or step;</p> <p>(h) incorporates crime prevention through environmental design principles to maximise safety;</p> <p>(i) has signage at each end identifying the connection provided;</p> <p>(j) is straight and allows for visual connection to the other end.</p> <p>Note—Crime prevention principles can be found in the Crime prevention through environmental design planning scheme policy.</p> <p>Note—Development for cross block links is addressed in the Streetscape hierarchy overlay code.</p> | |
| <p>PO45 Development provides and maintains a continuous, accessible, attractive, direct, convenient and legible connection and pathway for pedestrians and cyclists.</p> | <p>AO45 Development for a pedestrian connection within the site which is publicly accessible (privately owned):</p> <p>(a) is clearly delineated and separated from parking bays;</p> <p>(b) provides direct convenient connection to entries;</p> <p>(c) is suitable for all users;</p> <p>(d) is properly illuminated at all times;</p> <p>(e) is covered or shaded where open;</p> <p>(f) is finished in different materials or colour to parking bays;</p> <p>(g) has a width which complies with a neighbourhood plan, approved centre concept plan or structure plan or is otherwise a minimum of 3m wide;</p> <p>(h) includes a separate bikeway if appropriate;</p> | <p>AO45 Not Applicable Development does not incorporate a pedestrian connection within the site.</p> |



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| | (i) is designed in compliance with the Infrastructure design planning scheme policy. | |
| PO46 Development for public toilets is located sensitively so that: <ul style="list-style-type: none"> (a) the use is supported; (b) public surveillance is provided; (c) the development is not visually intrusive. | AO46 Development for a publicly accessible toilet: <ul style="list-style-type: none"> (a) is located near spaces or pathways with high pedestrian activity and use; (b) has amenity that is visible from the spaces or pathways with high pedestrian activity and use; (c) is not visually intrusive; (d) is accessed via a direct legible pathway that is consistently lit in compliance with AS/NZS 1158.3.1:2005 Lighting for roads and public spaces Category P3; (e) has high mounted vandal-resistant luminaires for external lighting, and lighting in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting, Table 2.1, Illuminance in the vertical plane, Curfewed hours. | AO46 Not Applicable Development does not incorporate a publicly accessible toilet. |
| PO47 Development for pedestrian access and movement is defined and controlled to ensure privacy and security. | AO47 Development for mixed use restricts access from the street or publicly accessible areas of the site to private residential dwellings or communal open space. | AO47 Not Applicable Development does not provide public access to residential use or communal open spaces. |
| PO48 Development supports pedestrian movement and pedestrian access which is barrier free to a building entry and a publicly accessible space. | AO48.1 Development for fencing is not located between the front boundary and main building line. Note—If residential development is located on the ground storey and includes fencing, it is provided in accordance with the Multiple dwelling code. | AO48.1 Not Applicable The proposal does not involve fencing. |
| | AO48.2 Development for fencing on common side or rear boundaries to a public space is a maximum of: <ul style="list-style-type: none"> (a) 1.2m, where fence construction is solid or less than 50% transparent; (b) 1.5m, where fence construction is at least 50% transparent. | AO48.2 Not Applicable The proposal does not involve fencing. |
| | AO48.3 Development for a retaining wall is: <ul style="list-style-type: none"> (a) stepped to minimise impact on the streetscape and pedestrian environment; | AO48.3 Not Applicable Development does not include any retaining walls. |



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| | (b) a maximum of 0.6m in height if directly abutting the verge and footpath. | |
| PO49 Development for an ATM or vending machine is located to avoid obstructing the footway with loitering queues, through their siting away from drinking fountains, seating or public telephones. | AO49 Development for an ATM or vending machine: (a) is set back a minimum of 1.5m from street furniture, street trees and garden beds; (b) includes a visually permeable barrier located in the development site to prevent queues forming across a footpath or pedestrian way. | AO49 Not Applicable The proposal does not involve an ATM or vending machine. |
| PO50 Development for a stand-alone shopping centre or a shop positively contributes to a neighbourhood structure with built form and active frontage to the street providing direct connection for pedestrians into the centre or shop without the need to navigate any surrounding car parking. | AO50.1 Development involving a new premises or an extension of a stand-alone shopping centre or shop: (a) is in compliance with a neighbourhood plan; or (b) if no neighbourhood plan applies, or a neighbourhood plan does not specify, provides an active frontage – primary for a minimum of 1 street frontage. Refer to Figure g. | AO50.1 Not Applicable The proposal does not include a new premises or an extension of a standalone Shopping Centre or Shop. |
| | AO50.2 Development for a stand-alone shopping centre or shop with more than 1 street frontage ensures that: (a) a primary frontage is treated as active frontage – primary; (b) the extent of active frontage treatment on the other frontages is a minimum of 25%. | AO50.2 Not Applicable The proposal does not include a standalone shopping centre or shop. |
| | AO50.3 Development for a stand-alone shopping centre or shop located on an arterial road, provides for: (a) a minimum of 25% active frontage connection to this street front; (b) a strong internal pedestrian oriented 'street' with an active frontage. | AO50.3 Not Applicable The proposal does not include a standalone Shopping Centre or Shop. |
| PO51 Development within an existing traditional strip centre or corridor: (a) contributes to the existing character and structure; (b) provides a continuous pedestrian environment at street level. | AO51 Development within an existing traditional strip centre or corridor provides a streetscape which: (a) is in compliance with a neighbourhood plan; or (b) if no neighbourhood plan applies or a neighbourhood plan does not specify requirements for a | AO51 Not Applicable The proposal is not for an existing strip centre. |

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| | <p>streetscape, ensures that the development:</p> <ul style="list-style-type: none"> (i) has a minimum of 1 active frontage – primary; (ii) is set back in keeping with existing adjoining uses; (iii) locates large-format retail or employment uses at ground floor behind smaller uses and tenancies to the street; (iv) is consistent in height with existing development; (v) maintains a consistent street edge with parapet height and awnings at the base of the building with upper levels set back from the front alignment. <p>Refer to Figure h.</p> | |
| <p>PO52 Development contributes to the role of the street or public space as the focus for vibrant commercial activity and community life and provides active frontages through:</p> <ul style="list-style-type: none"> (a) intensive activation of the ground storey with highly active non-residential uses which encourage the greatest degree of pedestrian activity and interaction; (b) strong physical and visual integration between the ground storey and the adjoining verge or public space to seamlessly integrate indoor and outdoor spaces; (c) building design which provides a visually interesting, interactive and continuous built form and rhythm to the street; (d) richly detailed, human-scaled and fine-grained building frontages; (e) a safe, enjoyable and continuous pedestrian environment without obstruction or interruption from vehicular crossovers and manoeuvring; (f) a subtropical urban design and built form which encourages outdoor lifestyles and engagement with the public realm. <p>Note—Highly active non-residential uses</p> | <p>AO52.1 Development which requires an active frontage – primary, identified in a neighbourhood plan, approved centre concept plan, structure plan, or as a part of the development provides:</p> <ul style="list-style-type: none"> (a) a continuous built form to the street at the nominated setback; (b) a ground storey fully occupied by highly active non-residential uses; (c) a 1st and 2nd storey featuring windows or balconies promoting interaction with and surveillance of the street; (d) awnings for the full building frontage; (e) lighting of publicly accessible areas including the underside of awnings; (f) at least 1 pedestrian entry and exit for every 10m of building frontage; (g) a minimum of 50% transparent external wall materials up to a height of 2.5m above pavement level; (h) a minimum ground-storey height of 4.2m. <p>Note—Non-residential uses must be continuous along the active frontage – primary. Note—If a neighbourhood plan identifies an active frontage, but not whether it is primary or secondary, active frontage – primary criteria apply.</p> <p>AO52.2</p> | <p>AO52.1 Not Applicable The proposal does not require an active frontage.</p> <p>AO52.2 Not Applicable</p> |



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| create the greatest degree of pedestrian activity and interaction and are mostly accommodated in small individual tenancies with narrow building frontages, such as shops, restaurants and cafes. | <p>Development which requires an active frontage – secondary, identified in a neighbourhood plan, approved centre concept plan, structure plan, or as part of the development provides:</p> <ul style="list-style-type: none"> (a) a continuous built form to the street at the nominated setback; (b) a ground storey substantially occupied by active non-residential uses; (c) a 1st and 2nd storey featuring windows and balconies promoting interaction with and surveillance of the street; (d) provides at least 1 pedestrian entry/exit for every 20m of building frontage; (e) a minimum 30% transparent external wall materials up to a height of 2.5m above pavement level; (f) a minimum ground-storey height of 4.2m. <p>Note—Non-residential uses need not be continuous along an active frontage – secondary but should be located to activate critical locations such as intersections and pedestrian entries to buildings. Note—If a neighbourhood plan identifies an active frontage, but not whether it is primary or secondary, active frontage – primary criteria apply.</p> | The proposal does not require an active frontage. |
| <p>PO53 Development of vehicle access and parking does not impact on an active frontage in a centres and mixed use area.</p> | <p>AO53.1 Development which requires an active frontage – primary, identified in a neighbourhood plan, approved centre concept plan, structure plan, or as part of the development, ensures that vehicle and service access is:</p> <ul style="list-style-type: none"> (a) not located on this active frontage – primary; (b) from a secondary frontage or from an adjoining premises if a shared driveway and access arrangement is established. | <p>AO53.1 Not Applicable The proposal does not require an active frontage.</p> |
| | <p>AO53.2 Development which requires an active frontage – primary or active frontage – secondary identified in a neighbourhood plan, approved centre concept plan, structure plan or as part of the development, ensures that parking is not located adjacent to the frontage or is not visible from the street.</p> | <p>AO53.2 Not Applicable The proposal does not require an active frontage.</p> |
| <p>PO54 Development provides building entries that support active frontage</p> | <p>AO54 Development of foyer space on an active frontage:</p> | <p>AO54 Not Applicable The proposal does not involve an active frontage.</p> |

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| outcomes. | <ul style="list-style-type: none"> (a) occupies a minimal proportion and subordinate part of the building frontage; (b) is publicly accessible during normal business hours and visible from adjoining verges or public space; (c) contains activities and spaces such as reception desks, seating areas, cafes, shopfront galleries and display spaces that attract people. | |
| <p>PO55 Development provides landscaping on site to:</p> <ul style="list-style-type: none"> (a) contribute positively to the subtropical character, amenity and microclimate of the site and the centre or mixed use area; (b) support the retention of existing significant vegetation and large subtropical shade trees; (c) support the establishment of subtropical streets and planting; (d) contribute to site amenity for building occupants, users, residents and adjoining residents; (e) balance the bulk and scale of the building and minimise impact to adjoining residents, uses and streetscape; (f) reduce the area of impervious surfaces and support stormwater quality; (g) reduce glare and manage heat; (h) contribute to the mitigation of noise, air and visual impacts of major transport infrastructure; (i) contribute to a safe and useable pedestrian environment. | <p>AO55 Development provides landscaping that:</p> <ul style="list-style-type: none"> (a) integrates with site layout and building design at ground, podium, balcony and rooftop levels; (b) is sited to retain and protect existing significant vegetation; (c) buffers adjoining residential uses or areas, with advanced trees and a minimum of 2 tiers to achieve screening and visual softening; (d) supports building height transitions, where required; (e) is accessible for watering and maintenance; (f) screens or buffers driveways, service and loading areas, plant rooms or other utilities; (g) allows for the overlooking of the street and pedestrian entry areas from the building; (h) emphasises clear pedestrian entry points. <p>Note—No overall percentage of open space and landscaping is prescribed for non-residential development. Note—This is demonstrated in a landscape concept plan. Note—Landscape design incorporates planting in accordance with the Planting species planning scheme policy. Note—The location, design and provision of communal and private open space for residential uses must be in compliance with the Multiple dwelling code.</p> | <p>AO55 Not Applicable The proposal relates to the fifth storey of the proposed accommodation building on site only.</p> <p>All landscaping is demonstrated as part of the simultaneously lodged Code Assessable application on site.</p> |
| <p>PO56 Development incorporates deep planting which:</p> <ul style="list-style-type: none"> (a) supports the retention and protection of existing significant vegetation and large subtropical shade trees; (b) provides for the establishment of vegetation to contribute to the landscape character of the centre or mixed use area; | <p>AO56.1 Development locates deep-planting areas:</p> <ul style="list-style-type: none"> (a) to retain and protect existing significant vegetation and large subtropical shade trees; (b) to buffer adjacent residential areas; (c) to support building height transitions, where required; (d) to provide an entry statement; | <p>AO56.1-AO56.4 Not Applicable The proposal relates to the fifth storey of the proposed accommodation building on site only.</p> <p>All landscaping is demonstrated as part of the simultaneously lodged Code Assessable application on site.</p> |



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| <p>(c) is grouped with deep-planting areas on adjacent sites to maximise contiguous areas of deep planting;</p> <p>(d) is open to the sky with access to light and rainfall and into the natural ground with no underground development;</p> <p>(e) is planted with large subtropical tree species that at maturity are complementary in scale and height to the building form;</p> <p>(f) is capable and supported to grow and at maturity provide effective shade or screening to buildings, outdoor spaces or adjoining uses;</p> <p>(g) balances hard-stand areas and provides shade and informal recreation spaces that are directly accessible from residences, building tenancies or the street frontage.</p> | <p>(e) to shade publicly accessible areas, private outdoor and communal open space.</p> | |
| | <p>AO56.2 Development:</p> <p>(a) provides for a minimum 10% of the site area for deep planting;</p> <p>(b) ensures that each deep-planting area has a minimum area of 25m² and a minimum dimension of 4m in any direction.</p> | |
| | <p>AO56.3 Development provides deep-planting areas that are:</p> <p>(a) exclusively for landscaping;</p> <p>(b) not containing vehicle manoeuvring areas, pedestrian paths, surface structures or infrastructure, sub-surface structures or infrastructure;</p> <p>(c) able to accommodate trees planted in natural ground with no development underneath;</p> <p>(d) 100% open to the sky;</p> <p>(e) able to be accessed for maintenance purposes.</p> | |
| | <p>AO56.4 Development provides trees in deep-planting areas which:</p> <p>(a) are capable of growing to a minimum canopy diameter of 5m and/or a minimum height of 5m within 5 years of planting;</p> <p>(b) are subtropical tree species consistent with the Planting species planning scheme policy.</p> <p>Note—Tree species should be chosen to respond to particular site location or design needs. Where site circumstances permit, tree species that are complementary in scale and height to the building form should be selected.</p> <p>Note—Tree height and canopy spread will be dependent on species.</p> | |
| | <p>AO56.5 Development provides a minimum of 25% of all trees as advanced stock.</p> | |
| <p>PO57 Development for an open air car park is landscaped to:</p> <p>(a) contribute positively to the landscape character of the centre or mixed use area;</p> <p>(b) reinforce and support pedestrian movement;</p> | <p>AO57.1 Development for an open air car park at or above ground level provides that setbacks are densely planted with a minimum of 1.5m wide landscaping.</p> <p>Note—Front setback is to be treated to address streetscape interface issues and requirements.</p> | <p>AO57.1-AO57.4 Not Applicable The proposal relates to the fifth storey of the proposed accommodation building on site only.</p> <p>All carparking is demonstrated as part of the simultaneously lodged Code Assessable application on site.</p> |



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| <p>(c) provide a comfortable environment for pedestrians;</p> <p>(d) reduce glare and heat;</p> <p>(e) reduce impervious areas;</p> <p>(f) establish shade cover within a period of 5 years.</p> | <p>AO57.2 Development for a ground level open-air car park is designed with trees planted:</p> <p>(a) in a minimum 5.2m x 2.4m landscaped area between every 6 car parking spaces with a permeable surface treatment either side of the landscape area; or</p> <p>(b) at 6m intervals in a minimum 2.5m-wide landscaped bed, swale or other water sensitive urban design device adjacent to parallel car parking spaces;</p> <p>(c) at a minimum rate of 1 shade tree for every 6 car parking spaces.</p> | |
| | <p>AO57.3 Development ensures that trees planted in an open air car park area achieve a minimum 50% shade cover along internal pedestrian paths within 5 years of certification.</p> <p>Note—Further requirements are contained in the Landscape works code and the Planting species planning scheme policy.</p> | |
| | <p>AO57.4 Development uses landscaping to delineate safe pedestrian movement through open-air car parks.</p> | |
| <p>PO58 Development which is not located on an active frontage provides landscaping on the street frontage to:</p> <p>(a) contribute to the centre or mixed use area or development's landscape character and the development of Brisbane's subtropical streetscapes and public spaces;</p> <p>(b) provide shade and pedestrian comfort and visual amenity;</p> <p>(c) contribute to the subtropical character of the streetscape and public realm;</p> <p>(d) not impede the establishment of active frontages where required;</p> <p>(e) maintain views from the street to the building and frontage and consider personal safety.</p> | <p>AO58 Development setback from the road, where not including an active frontage treatment or the part of the frontage not treated as an active frontage, is provided with:</p> <p>(a) a minimum of 2m wide landscaping with advanced trees and low-level planting along the full street or public space frontage or balance part, excluding any driveway crossover and pedestrian access; or</p> <p>(b) a minimum of 3m wide landscaping with advanced trees and low-level planting, to establish a positive landscaped street edge where a service station or outdoor sales use.</p> <p>Note—It is envisaged that landscaping will be primarily located on frontages to arterial roads that are not suitable for active frontages.</p> | <p>AO58 Not Applicable The proposal relates to the fifth storey of the proposed accommodation building on site only.</p> <p>All landscaping is demonstrated as part of the simultaneously lodged Code Assessable application on site.</p> |
| <p>PO59 Development for a building must not incorporate any type of glass or</p> | <p>AO59 Development ensures that any reflective glass material has:</p> | <p>AO59 Complies The proposal ensures that any reflective glass will not involve a light</p> |

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| other surface likely to reflect specular rays that could create undue nuisance, discomfort or hazard to the surrounding locality. | (a) a level of light reflectivity not greater than 20%; (b) a level of heat transmission not less than 20%. | reflectivity greater than 20% and a heat transmission level less than 20%. |
| PO60 Development minimises direct overlooking between buildings and to adjoining residential uses not located within the centre or mixed use area through site planning, building design, screening and landscaping. | AO60 No acceptable outcome is prescribed. Note—Screening and fencing for a residential use is designed in accordance with the Multiple dwelling code. | PO60 Complies The proposal utilising screening and building design to ensure that there is minimal direct overlooking between buildings and adjoining residential uses. |
| PO61 Development for residential uses in a zone in the centre zones category or the Mixed use zone maximises privacy and amenity for residents, taking into consideration the mix of uses within the area. Note—Residential development in a zone in the centre zones category or the Mixed use zone is not afforded the same level of visual privacy or amenity as within a residential area. | AO61 No acceptable outcome is prescribed. Note—Screening and fencing for a residential use is designed in accordance with the Multiple dwelling code. | PO61 Complies The proposal ensures privacy and amenity for residents is protected as part of the development. |
| PO62 Development of garages, driveways and parking structures minimise impacts on the amenity of neighbouring dwellings. | AO62.1 Development for a car park: (a) provides a 2m-high acoustic fence and a landscaped area 1.5m wide where located adjacent to a neighbouring dwelling; (b) is acoustically screened where the car park is used at night and where located adjacent to a neighbouring dwelling. | AO62.1 Not Applicable The proposed extensions do not result in additional carparking located adjacent to a neighbouring dwelling. |
| | AO62.2 Development for a driveway or vehicle movement area is screened by a 2m-high acoustic fence along the side or rear boundary if located adjacent to a residential dwelling. | AO62.2 Not Applicable The proposal does not involve any alterations to a driveway or vehicle movement. |
| PO63 Development provides refuse and recycling collection and storage facilities that: (a) are located conveniently in an unobtrusive dedicated storage room or separate screened structure; (b) are located and managed so that adverse impacts on building occupants, neighbouring properties and the public realm are minimised; (c) provide for refuse and recycling including source separation; | AO63.1 Development is designed and constructed to ensure refuse and recycling collection and storage facilities comply with the Refuse planning scheme policy. | AO63.1-AO63.2 Not Applicable The proposal relates to the fifth storey of the proposed accommodation building on site only. |
| | AO63.2 Development is designed and constructed to ensure refuse and recycling collection and storage facilities do not have any odour, noise or visual impacts which are detectable and disturbing at the site or adjoining sites. Note—Refer to the Refuse planning scheme policy for further guidance. | |

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| <p>(d) are of a design which allows low-frequency service collection;</p> <p>(e) minimise ongoing building management cost for occupants.</p> | | |
| <p>PO64 Development creates a safe environment by incorporating the key elements of crime prevention through environmental design that are tailored to the land use and specific vulnerable elements and settings.</p> | <p>AO64 Development incorporates the key elements of crime prevention through environmental design in its layout, building or structure design and landscaping by:</p> <ul style="list-style-type: none"> (a) facilitating casual surveillance opportunities and including good sightlines to publicly accessible areas such as car parks, pathways, public toilets and communal areas; (b) defining different uses and ownerships through design and restricting access from non-residential uses into private residential dwellings; (c) promoting safety and minimising opportunities for graffiti and vandalism through exterior building design and orientation of buildings and use of active frontages; (d) ensuring publicly accessible areas such as car parks, pathways, public toilets, communal areas are well lit; (e) including way-finding cues; (f) minimising predictable routes and entrapment locations near public spaces such as car parks, public toilets, ATMs, communal areas. <p>Note—For guidance in achieving the key elements of crime prevention through environmental design refer to the Crime prevention through environmental design planning scheme policy.</p> | <p>AO64 Complies The proposal will maintain and ensure the extensions continue to incorporate elements of CPTED in terms of facilitating casual surveillance opportunities and defining different uses through design.</p> |
| <p>PO65 Development minimises the potential for graffiti and vandalism through appropriate design and landscaping which controls access, reduces canvas and allows for easy maintenance selection.</p> | <p>AO65 Development design and landscaping incorporates graffiti and vandalism prevention techniques which:</p> <ul style="list-style-type: none"> (a) deny access to potential canvas using access control techniques; (b) reduce potential canvases using canvas-reduction techniques; (c) ensure graffiti can be readily and quickly removed through easy maintenance selection techniques. <p>Note—For guidance on graffiti and vandalism prevention techniques refer to</p> | <p>AO65 Complies The proposal will maintain elements of graffiti and vandalism prevention techniques in terms of limiting access and minimising canvases.</p> |



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| | the Graffiti prevention planning scheme policy. | |
| PO66 Development does not adversely impact the structural integrity or ongoing operation and maintenance of sub-surface transport infrastructure which is an existing or endorsed proposed tunnel. | AO66 Development demonstrates that it will not result in any impact on existing or planned sub-surface transport infrastructure through the submission of an engineering and geological report and certification or consent provided by the relevant infrastructure owner. | AO66 Complies The proposal relates to the fifth storey of the proposed accommodation building on site only. The subject site is not located above any existing or planned sub-surface transport infrastructure. |
| If identified in a neighbourhood plan | | |
| PO67 Development minimises visual impacts to view corridors of local significance and enhances opportunities for observation of key vistas and views from identified view points. | AO67.1 Development ensures building placement and design does not impact on a view corridor identified in a neighbourhood plan. Note—A neighbourhood plan may identify view corridors and may or may not identify any specific view points from which they are observed. | AO67.1 Not Applicable The site is not identified as being within an identified view point. |
| | AO67.2 Development creates opportunities for views and vistas from a view point identified in a neighbourhood plan. Note—A neighbourhood plan may identify view points and may or may not identify any specific view corridor that they observe. | AO68.1 Not Applicable The site is not identified as being within an identified view point. |
| PO68 Development on a significant corner site provides a prominent visual reference and contribution to the neighbourhood's public realm by: (a) accommodating high levels of pedestrian movement at the corner and enhancing the pedestrian experience; (b) emphasising the corner setting through building form, expression, silhouette, scale, materials and landscaping; (c) reinforcing a sense of arrival to the neighbourhood plan area, precinct or sub-precinct through marking a node, an intersection or connection point in the neighbourhood; (d) respecting the prominence of any adjoining or nearby heritage places, traditional character buildings or local landmarks; (e) if a corner land dedication is required: (i) accommodating a deep-planted feature tree within the dedication area; | AO68.1 Development is designed to emphasise the corner setting of a significant corner site identified in a neighbourhood plan and provides: (a) building entries on both street frontages; (b) a single main entry at the corner. | AO68.1-68.3 Not Applicable The site is not located on a significant corner. |
| | AO68.2 Development provides a corner land dedication on a significant corner site identified in a neighbourhood plan, adjacent to the existing verge area which: (a) complies with any dimensions identified in the neighbourhood plan; (b) accommodates a deep-planted large feature tree in compliance with the road corridor design section of the Infrastructure design planning scheme policy; (c) is embellished in compliance with the road corridor design section of the Infrastructure design planning scheme policy. Note—A neighbourhood plan may indicate if a corner land dedication is to be truncated or inverted. If the configuration is not specified, a truncated land dedication is to | |

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| <p>(ii) providing a building envelope which acknowledges and respects the presence of the large feature tree canopy.</p> <p>Note—A neighbourhood plan will indicate whether or not a land dedication is required.</p> | <p>be provided where the building or podium is 2 storeys or fewer. Where an inverted corner land dedication is provided, the building design accommodates the feature tree canopy at maturity.</p> <p>AO68.3 Development ensures that any part of the building including the basement but excluding awnings is outside the corner land dedication area.</p> <p>Note—A neighbourhood plan may indicate if a building is able to volumetrically extend into the corner land dedication area.</p> | |
| <p>PO69 Development on a landmark site provides a prominent visual reference and contribution to the city's public realm by:</p> <p>(a) exhibiting subtropical architectural excellence through design, treatment and articulation;</p> <p>(b) defining the site and its setting through building form, expression, silhouette, scale, materials and landscaping;</p> <p>(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;</p> <p>(d) respecting the prominence of any adjoining or nearby heritage place or local landmark;</p> <p>(e) if a corner land dedication is required:</p> <p>(i) accommodating a deep-planted large feature tree within the dedication area;</p> | <p>AO69.1 Development:</p> <p>(a) emphasises a landmark site identified in a neighbourhood plan and its setting;</p> <p>(b) addresses all elevations, with front, side and rear facades all displaying a high level of modulation and articulation;</p> <p>(c) both vertically and horizontally articulates building form and mass with proportions compatible with the height, scale and setting of the building;</p> <p>(d) provides an interesting and varied skyline and silhouette;</p> <p>(e) uses high-quality and durable materials and finishes;</p> <p>(f) integrates landscaping, building entries and the public realm at the ground plane.</p> <p>Note—The Council's Independent design advisory panel may be invited to provide advice on developments in accordance with the provisions of the Independent design advisory panel planning scheme policy.</p> | <p>AO69.1 Not Applicable Development is not identified as a landmark site.</p> |
| <p>(ii) providing a building envelope that acknowledges and respects the presence of the large feature tree canopy;</p> <p>(iii) accommodating high levels of pedestrian movement and enhancing the pedestrian experience.</p> <p>Note—A neighbourhood plan may indicate whether or not a land dedication is required.</p> | <p>AO69.2 Development provides a corner land dedication adjacent to the existing verge area which:</p> <p>(a) complies with any dimensions identified in a neighbourhood plan;</p> <p>(b) accommodates a deep-planted feature tree in compliance with the Infrastructure design planning scheme policy;</p> <p>(c) is embellished in compliance with the Infrastructure design planning scheme policy.</p> <p>Note—A neighbourhood plan may indicate if a corner land dedication is to be truncated or inverted. If the configuration is not specified, a truncated land dedication is to be provided where the building or podium is 2 storeys or fewer. Where an inverted corner land dedication is provided, the building design accommodates the feature</p> | <p>AO69.2 Not Applicable A corner dedication is not required or proposed as part of this application.</p> |



| Centre or Mixed Use Code | | |
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| | tree canopy at maturity. | |
| <p>PO70 Development of a landscape buffer is provided in particular locations to facilitate:</p> <ul style="list-style-type: none"> (a) visual privacy to and between sites; (b) visual amenity; (c) shading and occupant amenity; (d) local habitat. | <p>AO70 Development provides a landscape buffer along the boundaries of the site identified in a neighbourhood plan, which consists of:</p> <ul style="list-style-type: none"> (a) 3 tiers of planting; (b) a combination of rounded canopy and columnar trees; (c) a maximum spacing of 1 tree for every 6m; (d) trees capable of growing to a minimum height of 8m; (e) shrubs and ground covers. <p>Note—A neighbourhood plan will indicate the boundaries where the landscape buffer is to be provided and the dimensions of the area.</p> | <p>AO70 Not Applicable The site is not identified as requiring a landscape buffer under the neighbourhood plan.</p> |

4.3.3 Filling and Excavation Code

The proposal relates to the fifth storey of the proposed accommodation building on site only. The proposal does not involve any assessable filling and or excavation. As such, the Filling and Excavation Code is not considered to be relevant to the proposal at hand.

4.3.4 Infrastructure Code

The proposal relates to the fifth storey of the proposed accommodation building on site only. All connections to infrastructure are demonstrated within the simultaneous Code Assessable application which has been lodged over the site.

4.3.5 Landscape Work Code

The proposal relates to the fifth storey of the proposed accommodation building on site only. All landscape works are demonstrated within the simultaneous Code Assessable application which has been lodged over the site.

4.3.6 Outdoor Lighting Code

The proposal involves a Material Change of Use and Building Work for the purpose of a Short-Term Accommodation Building on site. Any outdoor lighting provided on site will be in accordance with the relevant provisions of the Outdoor Lighting Code.

4.3.7 Stormwater Code

The proposal relates to the fifth storey of the proposed accommodation building on site only. Appropriate Stormwater outcomes are demonstrated within the simultaneous Code Assessable application which has been lodged over the site.

4.3.8 Transport, Access, Parking and Servicing Code

The proposal relates to the fifth storey of the proposed accommodation building on site only. Appropriate traffic, access, parking and servicing outcomes are demonstrated within the simultaneous Code Assessable application which has been lodged over the site.

4.3.9 Wastewater Code

The proposal does not involve any on-site wastewater system. As such the provisions of the Wastewater Code are not applicable to the proposal at hand.

4.3.10 Kuraby Neighbourhood Plan Code

| Performance outcomes | Acceptable outcomes | Proposed Solutions |
|--|---|---|
| <p>PO1 Development must protect biodiversity and landscape values and provide access along the public corridor.</p> | <p>AO1 Development that includes land within the Habitat areas and ecological corridors (public) as defined on Figure a and Figure b ensure that:</p> <ol style="list-style-type: none"> the land is rehabilitated and stabilised in accordance with an approved rehabilitation plan; land is transferred to the Council for public ownership and included in the conservation zone; a road with a shared use (pedestrian and cyclist path) in an adjoining 6m wide verge is constructed within the Potential development area. | <p>AO1 Not Applicable The site is not identified as being within the Habitat Areas and Ecological Corridors mapping.</p> |

4.3.11 Airport Environs Overlay Code

| Performance outcomes | Acceptable outcomes | Proposed Solutions |
|---|---|---|
| Section A—If in the OLS sub-categories, the PANS OPS sub-categories or the height restriction zone sub-categories | | |
| General | | |
| <p>PO1 Development does not create or potentially create a permanent or temporary obstruction or hazard to operational airspace of Brisbane, Archerfield or Amberley airports.</p> | <p>AO1 Development does not penetrate or create any physical obstruction into the OLS, height restriction zone or PANS-OPS and create an obstacle to an aircraft operating to or from the Brisbane, Archerfield or Amberley airports unless approved in accordance with the relevant federal legislation. Editor's note— Where development intrudes into an airport's OLS or PANS-OPS, advice from the Civil Aviation Safety Authority should be sought.</p> | <p>AO1 Complies The proposal will not intrude or penetrate into the OLS, height restriction zone or PANS-OPS and will not create an obstacle to aircrafts.</p> |
| <p>PO2 Development ensures that emissions do not significantly affect air turbulence, visibility or aircraft engine operation within the operational airspace of Brisbane, Archerfield or Amberley airports. Editor's note— Where development does emit gases or particulates above those outlined in AO2, advice from the Civil Aviation Safety Authority should be sought.</p> | <p>AO2 Development does not emit into the OLS or height restriction zone:</p> <ol style="list-style-type: none"> a gaseous plume at velocity exceeding 4.3m/s, as determined in conjunction with CASA Advisory Circular AC-139-05(1) Plume rise assessments; smoke, dust, ash, steam or other airborne particulate. | <p>AO2 Not Applicable The proposal will not involve emissions into the OLS or height restriction zone in excess of the maximum limits.</p> |
| Additional performance outcomes and acceptable outcomes if involving air service | | |
| <p>PO3 Not Applicable The proposal does not involve air service.</p> | | |
| Section B—If in the Bird and bat strike zone sub-categories | | |
| <p>PO4 Development does not attract birds and bats into operational airspace in significant numbers likely to cause a safety hazard to</p> | <p>AO4.1 Development within the Bird and bat strike zone sub-categories area ensures that waste is covered and collected so that it is inaccessible to</p> | <p>AO4.1 Complies The proposal ensures that waste is covered and collected so that it is inaccessible to birds and bats.</p> |

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| airport operations. | birds and bats. AO4.2 Development involving landscaping or drainage works, including artificial water bodies located within the distance from airport 0-3km sub-category, are designed and installed to minimise the potential to attract birds and bats. | AO4.2 Not Applicable The proposal is not located within the 0-3km sub-category. |
| Section C—If in the Public safety area sub-categories | | |
| PO5 Not Applicable The site is not located in the Public safety area sub-categories. | | |
| Section D—If in the Light intensity sub-categories | | |
| PO6 Not Applicable The site is not located in the Light intensity sub-categories. | | |
| Section E—If in the Aviation facilities sub-categories | | |
| PO7 Not Applicable The site is not located in the Aviation facilities sub-categories. | | |
| Section F—If in the Australian Noise Exposure Forecast (ANEF) contour sub-categories | | |
| PO8-PO9 Not Applicable The site is not located in the Australian Noise Exposure Forecast (ANEF) contour sub-categories | | |

4.3.12 Bicycle Network Overlay Code

The proposal involves a Material Change of Use and Building Work for the purpose of an additional storey to a Short-Term Accommodation use. The proposal does not involve any alterations or additions to the existing bicycle network. As such, the provisions of the Bicycle Network Overlay Code are not applicable.

4.3.13 Biodiversity Areas Overlay Code

The proposal involves a Material Change of Use and Building Work for the purpose of an additional storey to a Short-Term Accommodation use. The proposed works are not located within the Biodiversity Areas Overlay. As such, the provisions of the Biodiversity Areas Overlay Code are not applicable.

4.3.14 Bushfire Overlay Code

The proposal involves a Material Change of Use and Building Work for the purpose of an additional storey to a Short-Term Accommodation use. The site involves an appropriate buffer of existing hardstand and carparking area between the potentially hazardous vegetation and the proposed extensions. As such, it is considered the site is subject to low bushfire risk and assessment against the Bushfire Overlay Code is not required.

4.3.15 Community Purposes Network Overlay Code

The subject site is not located within any of the relevant sub-categories listed within the Community Purposes Network Overlay Code. As such, the provisions of the Community Purposes Network Overlay Code are not applicable.

4.3.16 Critical Infrastructure and Movement Network Overlay Code

The proposal involves a Material Change of Use and Building Work for the purpose of an additional storey to a Short-Term Accommodation use. As such, the provisions of the Critical Infrastructure and Movement Network Overlay Code do not trigger assessment.

4.3.17 Flood Overlay Code

The proposal involves a Material Change of Use and Building Work for the purpose of an additional storey to a Short-Term Accommodation use. The proposed additional storey is not subject to flooding. Compliance with the relevant flooding provisions on site are demonstrated as part of the simultaneous Code Assessable application lodged over the subject site.

4.3.18 Road Hierarchy Overlay Code

| Performance outcomes | Acceptable outcomes | Proposed Solutions |
|--|---|--|
| Section A—If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development for a material change of use | | |
| PO1 Development ensures that: <ul style="list-style-type: none"> (a) vehicle access is provided to each premises, which has no significant impact on the safety, efficiency, function, convenience of use or capacity of: <ul style="list-style-type: none"> (i) the road hierarchy shown on the Road hierarchy overlay map; (ii) public transport operations; (iii) pedestrian and cyclist movement; (b) the safety and efficiency of primary freight routes are protected and enhanced, supporting major industry areas; (c) site access driveways in the road area accommodate all turns only when such arrangements are safe and can be demonstrated to not inhibit transport system operation. | AO1.1 Development ensures that an access driveway is provided from: <ul style="list-style-type: none"> (a) a minor road; (b) a district road or suburban road if the development has high traffic-generating potential. | AO1.1 Complies The proposal relates to the fifth storey of the proposed accommodation building on site only. Access is demonstrated as part of the simultaneous Code Assessable application lodged over the subject site. |
| | AO1.2 Development ensures that an access driveway is not provided to or from a primary freight route identified on the Road hierarchy overlay map. | AO1.2 Complies The proposal does not require an access driveway to be provided to or from a primary freight route identified on the Road Hierarchy Overlay Map. |
| | AO1.3 Development ensures that a use other than a use with high traffic-generating potential gains all vehicular access, other than for service vehicles, via the lowest order road in the road hierarchy to which the site has frontage. | AO1.3 Complies The proposal obtains access via the lowest order road which fronts the site. |
| | AO1.4 Development ensures that a turn to and from a major road is restricted to a left turn only. | AO1.4 Not Applicable The proposal relates to the fifth storey of the proposed accommodation building on site only. Access is demonstrated as part of the simultaneous Code Assessable application lodged over the subject site. |
| | AO1.5 Development ensures that vehicle access is provided to an abutting site that only has frontage to an arterial road, to facilitate access to the abutting site via an alternative street. | AO1.5 Not Applicable The proposal does not require vehicle access to be provided from an abutting site. |
| Section B—If for assessable development for a material change of use | | |
| PO2 Development does not compromise the safety, efficiency and function of the road hierarchy and addresses all the impacts to the road network. | AO2.1 Development ensures that the traffic generated by the development is consistent with the road hierarchy classification, function and expected traffic flows for the area. | AO2.1-AO2.1 Complies The proposal relates to the fifth storey of the proposed accommodation building on site only. |
| | AO2.2 Development mitigates an impact | The proposed development is consistent with the road |



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| | <p>on the road hierarchy if the development:</p> <ul style="list-style-type: none"> (a) is for a major development; or (b) involves an access driveway to a major road; or (c) involves an access driveway within 100m of a signalised intersection. <p>Note—This can be demonstrated in a transport impact assessment report prepared and certified by a Registered Professional Engineer Queensland in accordance with the Transport, access, parking and servicing planning scheme policy.</p> | <p>hierarchy and expected traffic flow for the area as demonstrated within the attached Traffic Impact Assessment.</p> |
| <p>Section C—If for assessable development for a material change of use or reconfiguring of a lot</p> | | |
| <p>PO3 Development makes provision for the extension, expansion and widening of the existing and future road network where required.</p> | <p>AO3 No acceptable outcome is prescribed.</p> | <p>PO3 Not Applicable The proposal is not required to make provision for the extension, expansion and widening of the existing and future road network.</p> |
| <p>PO3A Development provides for the payment of extra trunk infrastructure costs for the following:</p> <ul style="list-style-type: none"> (a) for development completely or partly outside the priority infrastructure area in the Local government infrastructure plan; (b) for development completely inside the priority infrastructure area in the Local government infrastructure plan involving: <ul style="list-style-type: none"> (i) trunk infrastructure that is to be provided earlier than planned in the Local government infrastructure plan; (ii) long term infrastructure for the road network which is made necessary by development that is not assumed future urban development; (iii) other infrastructure for the road network associated with development that is not assumed future urban development | <p>AO3A No acceptable outcome is prescribed.</p> | <p>PO3A Not Applicable The proposal is not required to make payment for any extra trunk infrastructure costs.</p> |



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| <p>which is made necessary by the development.</p> <p>Editor's note—The payment of extra trunk infrastructure costs for development completely inside the priority infrastructure area in the Local government infrastructure plan is to be worked out in accordance with the Charges Resolution.</p> <p>Editor's note—See section 130 Imposing Development conditions (Conditions for extra trunk infrastructure costs) of the <i>Planning Act 2016</i>.</p> | | |
| <p>If on a site in or adjacent to the District road sub-category which has a width less than 20 metres, or to the Suburban road sub-category or to the Arterial road sub-category</p> | | |
| <p>PO4</p> <p>Development protects a corridor for the road network shown on the Road hierarchy overlay map to ensure the following are not compromised:</p> <ul style="list-style-type: none"> (a) the long term infrastructure for the road network in the Long term infrastructure plans; (b) the existing and planned infrastructure for the road network in the Local government infrastructure plan; (c) the provision of long term, existing and planned infrastructure for the road network which: <ul style="list-style-type: none"> i. is required to service the development or existing and future urban development in the planning scheme area; or ii. is in the interests of rational development or the efficient and orderly planning of the general area in which the site is situated. <p>Editor's note—A condition which requires a proposed development to keep permanent improvements and structures associated with the approved development clear of the area of long term infrastructure, may be imposed.</p> | <p>AO4</p> <p>Development protects a corridor for the road network shown on the Road hierarchy overlay map in compliance with the following:</p> <ul style="list-style-type: none"> (a) for the long term infrastructure for the road network, the Long term infrastructure plans; (b) for existing and planned infrastructure for the road network, the Local government infrastructure plan; (c) the standards for the road network in the Infrastructure design planning scheme policy. | <p>AO4 Complies</p> <p>The proposal relates to the fifth storey of the proposed accommodation building on site only.</p> <p>The proposed development will protect the road corridor as demonstrated within the attached Traffic Impact Assessment.</p> |
| <p>Section D—If reconfiguring a lot or involving an extension or change to the road hierarchy</p> | | |
| <p>PO5-PO8 Not Applicable</p> <p>The proposal does not involve reconfiguring a lot or involving an extension or change to the road hierarchy.</p> | | |

4.3.19 Streetscape Hierarchy Overlay Code

| Performance outcomes | Acceptable outcomes | Proposed Solutions |
|--|---|---|
| Section A—If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development | | |
| PO1 Development must improve pedestrian movement and amenity by providing for verges to a width that is appropriate to accommodate large subtropical street tree planting and high levels of pedestrian movement. | AO1 Development ensures that a verge is provided via a linear land dedication to create a minimum verge width as specified in Table 8.2.20.3.B and the streetscape locality advice and road corridor design standards in the Infrastructure design planning scheme policy. | AO1 Not Applicable The proposal involves an existing verge and no land dedication is required in this case. |
| PO2 Development must construct verges including street tree planting, street furniture, paving, lighting and verge and kerb treatments that establish a high-quality subtropical streetscape with a strong pedestrian amenity focus. | AO2.1 Development ensures that existing street trees are retained and protected. | AO2.1 Not Applicable The proposal will have no impact on any existing street trees. |
| | AO2.2 Development ensures that street tree planting, street furniture, paving, lighting and verge and kerb treatment are designed and constructed in compliance with the specifications of the streetscape locality advice and road corridor design standards in the Infrastructure design planning scheme policy. | AO2.2 Not Applicable The proposal maintains existing street tree planting, verge and kerb treatment. |
| Section B—If for assessable development | | |
| PO3 Development ensures that the design of a corner land dedication identified on the Streetscape hierarchy overlay map: <ul style="list-style-type: none"> (a) facilitates a high level of pedestrian movement and activity; (b) enforces the sense of arrival to individual precincts and major connections; (c) provides a landmark definition through its materials and landscaping including deep-planting feature trees, seating and public art that integrates with the public realm. | AO3.1 Development ensures that a corner land dedication is provided: <ul style="list-style-type: none"> (a) where identified in the Streetscape hierarchy overlay map; (b) in compliance with a neighbourhood plan and the road corridor design and streetscape locality advice standards in the Infrastructure design planning scheme policy. | AO3 Not Applicable The site is not identified as being a corner land dedication on the Streetscape Hierarchy Overlay Map. |
| | AO3.2 Development ensures that landscaping including a large feature tree and seating is provided in a corner land dedication area in compliance with the specifications and standards in the road corridor design and streetscape locality advice standards in the Infrastructure design planning scheme policy. | |
| | AO3.3 Development ensures that public art is provided in a corner land dedication area where identified in | |



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| | a neighbourhood plan and in compliance with the specifications and standards in the streetscape locality advice and public art standards in the Infrastructure design planning scheme policy. | |
| If in or on a site adjoining the Wildlife movement solution sub-category | | |
| PO4 Development incorporates effective wildlife movement infrastructure that enables safe wildlife movement across and past transport infrastructure. | AO4 Development ensures that infrastructure solutions are: (a) provided at the locations identified on the Streetscape hierarchy overlay map; (b) designed to: (i) account for daily and seasonal movement needs of native wildlife, such as foraging, breeding, predator and natural disaster avoidance; (ii) achieve physical separation of native wildlife and the road; (iii) adopt designs and treatments known to be used by native species, including significant fauna species listed in the Biodiversity area overlay code. | AO4 Not Applicable The proposal site is not on or adjoining the Wildlife movement solution sub-category. |

4.3.20 Transport Air Quality Corridor Overlay Code

The subject site is only partially impacted by the Transport Air Quality Corridor Overlay. The provisions of the Transport Air Quality Corridor Overlay Code are not applicable to the proposed as the works are located outside of the portion of the site impacted by the overlay.

4.3.21 Transport Noise Corridor Overlay Code

The proposal involves a Material Change of Use and Building Work for the purpose of an additional storey to a Short-Term Accommodation use. As such, the provisions of the Transport Noise Corridor Overlay Code do not trigger assessment.

4.3.22 Waterway Corridors Overlay Code

The proposal involves a Material Change of Use and Building Work for the purpose of an additional storey to a Short-Term Accommodation use. The proposed extensions are located outside of the area on site identified as being impacted by the Waterway Corridors Overlay

5.0 CONCLUSION

The proposal relates to a Material Change of Use and Building Work for the purposes of a Short-Term Accommodation use at 24 Gaskell Street, Eight Mile Plains.

The proposal only relates to the fifth storey of the accommodation building.

It is noted that this application is being lodged simultaneously to a Code Assessable application on site for all other proposed works.

Council's mapping indicates that the site is located in the District ((DC1) District) Zone of City Plan 2014.

The proposal is to be located near an established residential and commercial area and is considered to be appropriate to service the area.

The information contained in this report demonstrates that the proposal complies with the relevant assessment benchmarks and that the proposal is suitable for the site.

We therefore request that the proposed development be considered favourably by Council and subsequently approved subject to reasonable conditions.

6.0 APPENDICES

DA Form 1

DA Form 2

Owner's Consent

Proposal Plans

Flood Impact Assessment prepared by Bligh Tanner

Flood Emergency Management Plan prepared by Bligh Tanner

Engineering Services Report & Site Based Stormwater Management Plan prepared by Bligh Tanner

Traffic Impact Assessment prepared by Ratio Consultants

Acoustic Report prepared by Acoustic Works

Landscape Concept Plan prepared by Jeremy Ferrier Landscape Architect



