

24 July 2025

Planning Services North
Development Services
City Planning & Sustainability
Brisbane City Council
GPO Box 1434 Brisbane QLD 4001

Attn: Shirley Shannon
Sent via email: DSPlanningSupport@brisbane.qld.gov.au

Council Reference: A006721031

Dear Shirley,

RE: Notice of Minor Change and Withdrawal of Notice About Stopping Current Period for a Development Application for a Development Permit for Multiple Dwelling and Food and Drink Outlet upon land at 299 Coronation Drive, Milton

1.0 Overview

We write with respect to the Development Application over the abovementioned site for Multiple Dwelling and Food and Drink Outlet.

We write to:

- Notify the Council of the withdrawal of the Notice to Stop the Current Period, issued on 14 April 2025, under section 32.6 of the Development Assessment Rules;
- Notify the Council of a Minor Change to the pending Development Application in accordance with section 52 (1) of the Planning Act 2016; and
- Provide an overview of changes made to the proposal and commentary in support of the proposal.

In association with this letter, amended architectural and landscape drawings are substituted into the pending Development Application. The proposed changes respond directly to feedback received during assessment and aim to enhance the proposal's consistency with Council's design excellence expectations and Buildings that Breathe guidelines. The change is considered to amount to no more than a Minor Change as outlined in Schedule 2 of the Planning Act 2016. In particular:

- The change does not result in substantially different development;
- The revised proposal continues to require impact assessment;
- No prohibited development is proposed; and
- The revised application would not require referral.

The changed proposal represents a considered and strategic response to Brisbane City Council’s key urban growth objectives. As outlined in the following sections, the proposal supports the broader city shaping policies underpinning Brisbane’s current planning framework, most notably the *Brisbane Inner City Strategy*, *Housing Supply Action Plan*, *Sustainable Growth Strategy*, and *Brisbane: Our Productive City*. These initiatives collectively promote increased housing supply in infrastructure rich, transit-oriented locations, with a focus on delivering high quality, sustainable, and liveable urban neighbourhoods. The design refinements outlined in this letter serve to strengthen the proposal’s performance against these policy directions, while also responding to Council’s feedback on built form, public realm activation, and design excellence. The proposed changes reinforce the site’s capacity to support high density living and contribute to Milton’s evolution as a vibrant, mixed-use inner-city precinct.

In withdrawing the Applicant’s Notice About Stopping the Assessment Period, assessment timeframes recommence. Notwithstanding, the Applicant is willing to discuss with the Council a reasonable further extension to the Council’s assessment period, acknowledging there is limited time left in the Council’s Information Request Period.

This letter is accompanied by the following supporting documentation:

Attachment	Title
Attachment 1:	Proposal Plans prepared by Wood Bagot
Attachment 2:	Architectural Design Statement
Attachment 3:	Landscape Concept Plan

The following sections of this letter provide; a summary of changes made to the proposal (section 2.0), an assessment of relevant planning scheme provisions (section 3.0), consideration of reasons to approval the proposal (section 4.0) and a summary and conclusions (section 5.0).

2.0 Summary of Proposed Changes

Various changes have been made to the proposal in providing this Minor Change. Some of the changes are more readily identifiable than others and hence the following seeks to provide for reference a consolidated list of the changes made.

2.1 Ground Floor Improvements

- Addition of a new community seating area adjacent to Coronation Drive.
- Revised layout of café seating areas, with clearer planting integration and spatial definition.
- Enhanced landscape interface at the Graham Street corner including plaza seating, stepping stones and planting.
- Improved ramp gradients, widened footpaths, and better alignment with the existing verge and infrastructure.

- Increased activation along the Coronation Drive frontage, including improved integration with the existing high-frequency bus stop.

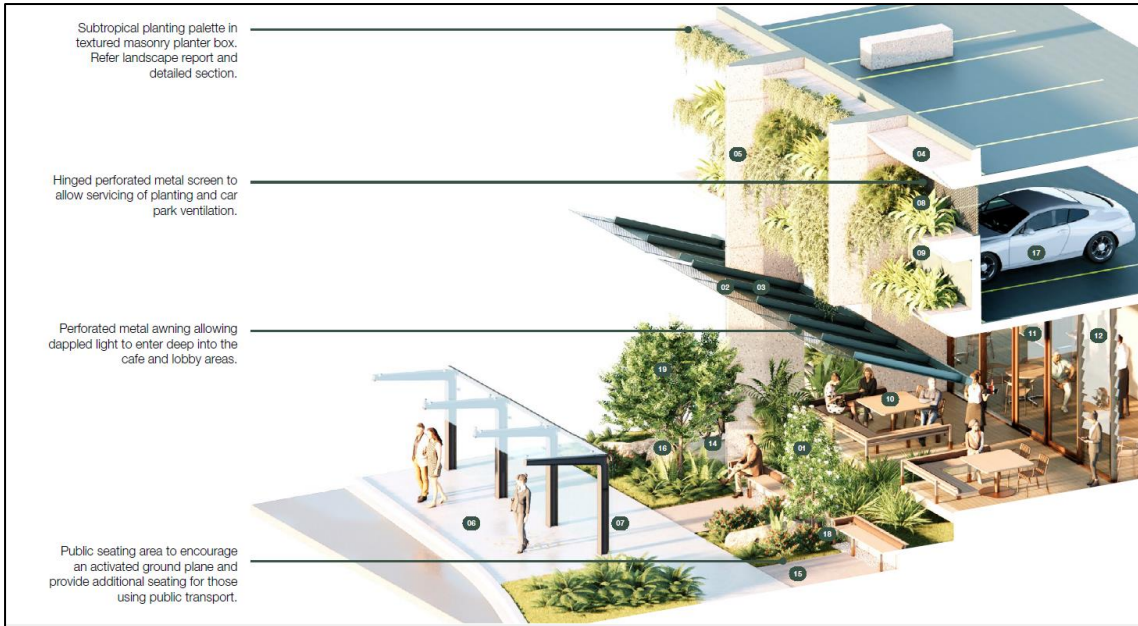


Figure 1: Ground level design strategy highlighting public realm activation and subtropical design integration (axonometric diagram)



Figure 2: Ground level design strategy highlighting public realm activation and subtropical design integration (perspective)



Figure 3: Activated and permeable ground plane supporting pedestrian amenity and subtropical character

This visualisation demonstrates the integration of public seating, landscaped edges, and an articulated colonnade that frames a shaded and ventilated public realm. The open design promotes visual and physical permeability, encourages casual gathering, and contributes to a vibrant streetscape interface supporting the identity of Brisbane’s subtropical urbanism and *Buildings that Breathe* design principles.



Figure 4: Ground Plane Gardens

The prominent Coronation Drive corner of the site will feature substantial deep planting areas, incorporating several deep soil zones with a minimum depth of 4 metres. Lush landscaping will cascade from the podium level onto the subtly elevated ground floor, softening the building edges around the veranda, lobby and café. This green buffer will enhance visual amenity while offering separation from the high-traffic street frontage.

2.2 Podium Level Improvements

- Widened central building break to improve daylight, ventilation and visual relief.
- Increased and layered landscaping along the northern edge, supporting improved residential amenity and subtropical character.
- Clearer spatial definition between communal and private terraces.
- Improved articulation and planting to the podium facade.

2.3 Design Response to Buildings that Breather and Design Excellence

- The revised design reflects a comprehensive response to Council feedback on design quality. The architectural team has adopted a refined urban form strategy, emphasising deep articulation, and facade breaks that reduce perceived bulk and enhance visual interest.
- Vertical breaks have increased in the revised scheme from the original design to create a more sculpted and responsive tower form.
- Building articulation now integrates extensive subtropical planting through textured planter boxes, in board balconies, and operable elements that contribute to ventilation and shading.
- The ground plane has been carefully reworked to reflect human scale principles, with dappled light from perforated metal awnings, textured masonry, sandstone tiling, and integrated bus stop seating supporting a subtropical and community focused frontage.
- The rooftop is designed as a series of indoor and outdoor rooms within an elevated subtropical garden, with solar panels providing shade and dappled light to resort style amenities.
- Operable awning windows, louvres and sliding doors allow for natural ventilation throughout, supporting multiple modes of thermal control and liveability.
- The ground floor and podium incorporate generous deep planting zones, vertical greenery, shaded seating areas and cross-block links, creating a breathable, walkable and shaded microclimate.
- Creative lighting, robust materials, and screening elements contribute to architectural identity, longevity, and solar control.

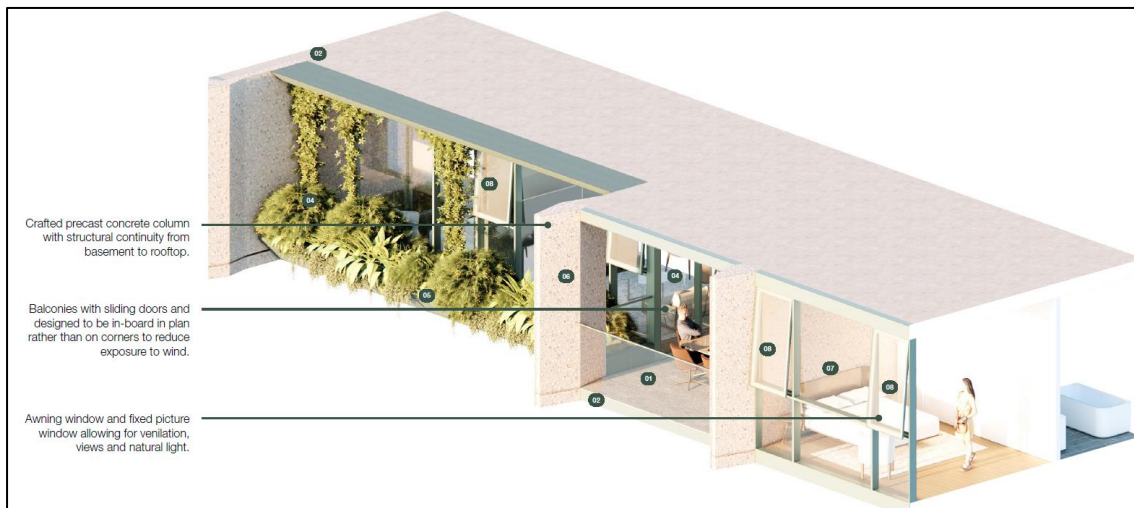


Figure 5: Tower façade articulation and subtropical balcony design

The image illustrates key architectural elements of the tower, including crafted precast concrete columns that provide strong vertical expression and continuity and minimising wind exposure. Integrated green planting adds softness and visual amenity, while awning and fixed window ensure natural ventilation, daylight access, and expansive outlooks for residents.

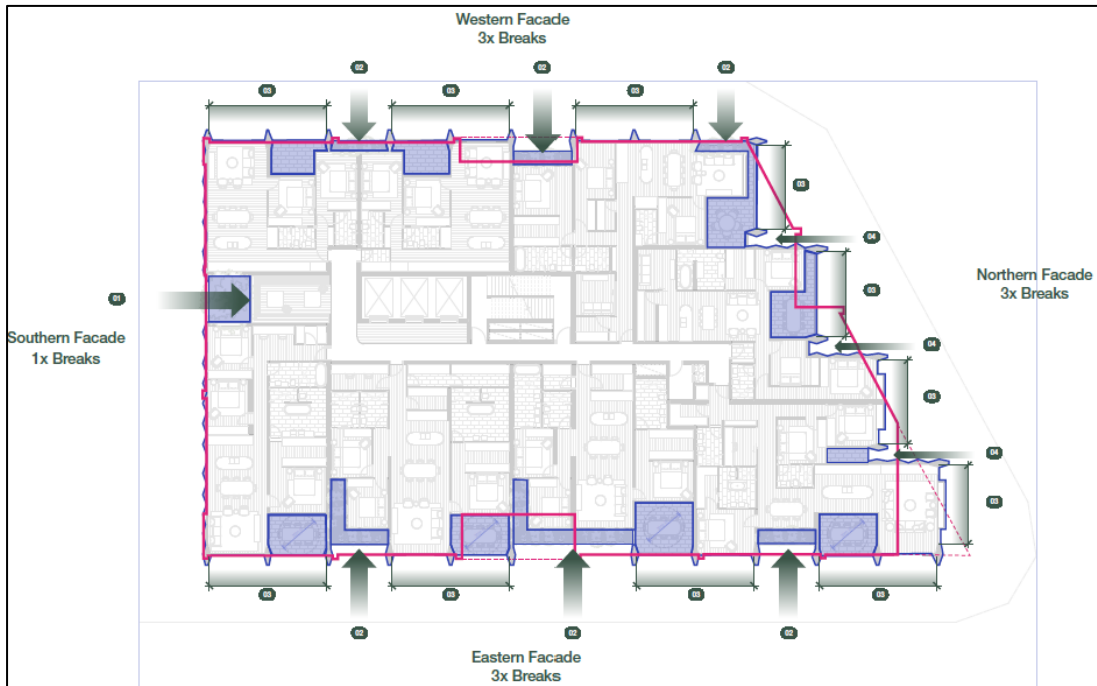


Figure 6: Revised Tower Floor Plate – Articulation and Break Strategy

This diagram illustrates the refined typical tower floor plan, highlighting improved façade articulation and design responsiveness. The proposed design introduces multiple vertical and horizontal breaks across all frontage – three each to the eastern western and northern facades, and one to the southern elevation. These breaks are reinforced by deep articulation zones and strategically recessed balconies or planters resulting in a more sculpted and visually dynamic built form.

Compared to the previous approved outline (shown in pink), the proposed footprint reflects a more nuanced architectural response. The additional of green punctuation elements softens the building’s massing while enhancing its subtropical character. These measures significantly improved the perceived bulk and scale of the tower, deliver greater modulation and shadow plan, and reinforce design excellence outcomes consistent with the Buildings that Breathe and New World City Design Guide principles.

3.0 Assessment of Relevant Planning Scheme Provisions

An assessment against the relevant assessment benchmarks for the revised development proposal have been assessed at Appendix A, including the following:

Development Codes

- Milton Neighbourhood Plan Code;
- Centre or Mixed Use Code; and
- Multiple Dwelling Code.

The following Secondary Codes and Overlay Codes were assessed as part of the Development Application as originally submitted. These Code have not been directly reassessed by virtue of the Changed proposal not altering the manner in which compliance is demonstrated.

Secondary Codes

- Filling and Excavation Code
- Infrastructure Design Code
- Landscape Work Code
- Multiple Dwelling Code
- Outdoor Lighting Code
- Park Planning and Design Code
- Retirement and Residential Care Facility Code
- Stormwater Code
- Transport, Access Parking and Servicing Code
- Wastewater Code.

Overlay Codes

- Airport Environs Overlay
- Bicycle Network Overlay
- Community Purposes Network Overlay
- Critical Infrastructure and Movement Network Overlay
- Flood Overlay
- Industrial Amenity Overlay
- Road Hierarchy Overlay
- Streetscape Hierarchy Overlay
- Transport Air Quality Corridor Overlay
- Transport Noise Corridor Overlay.

4.0 Consideration of Reasons for Approval

4.1 Community Benefit

The proposed design refinements support a range of enhanced public and resident outcomes without increasing building height or density. The community benefit is realised through:

- Delivery of a landscaped plaza and corner seating node at Graham Street to promote casual gathering and urban greening.
- A more activated and inviting ground plane with improved café frontage, community seating and passive surveillance.
- A widened pedestrian realm that better integrates with existing public infrastructure, including the adjoining high frequency bus stop on Coronation Drive.
- Enhanced subtropical landscape outcomes that contribute to the identity and resilience of the public realm.

These elements reinforce the development's consistency with Council's design led planning framework and the intended character of Milton as a connected, subtropical and human scaled urban neighbourhood.

The proposed design represents a refined and sophisticated architectural response that elevates the building's urban presence while reinforcing its subtropical character. The tower has been carefully modulated through deep articulation and sculptural breaks, allowing the mass to read as a collection of vertical forms rather than a singular volume.

These towelettes are visually anchored by a podium defined by crafted concrete columns, textured planter boxes, and a rich subtropical landscape palette.

Balconies have been recessed and framed with operable sliding doors and screening elements to create rhythm and depth across the façade. Operable windows, articulated corners, and in-board openings enhance passive ventilation and allow for layered transparency and shadow.

At the pedestrian level, the building's detailing is warm and tactile, incorporating sandstone tiles, perforated metal awnings, and shaded 'verandah-like' edges that promote comfort and engagement. Subtle planting cascades from upper levels and podium edges, weaving greenery throughout the facade and softening the transition between private and public realm. The rooftop crown is equally resolved, providing a distinctive silhouette while housing a resort-style amenity space shaded by solar-integrated pergolas and enveloped in mature subtropical planting.

The architectural detailing throughout the building contributes to a holistic design narrative that is climate-responsive, materially rich, and anchored in local identity.

Overall, the design amendments are considered to deliver a high quality aesthetic outcome which are considered to be an improvement on the previous development proposal.

4.2 Need and Consistency with Council Policy

The proposed development maintains a 30 storey residential tower comprising 192 high-quality dwellings within the Mixed Use (Inner City) zone. The proposed minor changes refine the design without altering the original intent, scale, or intensity of the development. The residential outcome continues to support and assist in delivering Brisbane City Council's strategic vision for concentrated residential growth in key inner-city locations.

Milton is undergoing a sustained process of urban renewal, marked by a shift toward high-density residential living supported by the infrastructure rich location. The site benefits from direct access to the Bicentennial Bikeway, the high frequency Coronation Drive bus corridor, and the Milton Ferry Terminal and Railway Station. These elements collectively support increased residential intensity on a site that is ideally located to meet Brisbane's growth demands.

The proposal supports Council's strategic framework, including Brisbane's Inner City Strategy (BICS), the Housing Supply Action Plan, and the Sustainable Growth Strategy. These documents actively encourage high density residential typologies within close proximity to public transport, employment, and urban amenity. The subject site is uniquely positioned to respond to these objectives.

In summary, these documents seek to manage the form and location of development required to respond to anticipated significant increases in growth across the City arising from interstate and international migration, high birth rates, the availability of

employment, favourable climate and lifestyle conditions and the Brisbane 2032 Olympic and Paralympic Games.

To efficiently and sustainably respond to these drivers of growth, Council's strategic direction for the City focusses on the intensification of development within inner city precincts radiating from the Brisbane Central Business District, including to the south-west along Coronation Drive.

Brisbane's Inner City Strategy

On 27 April 2023, Brisbane City Council released the Brisbane Inner City Strategy (BICS), establishing a framework for the evolution of inner-city neighbourhoods into vibrant, well connected, and high amenity urban precincts. The strategy outlines Council's long-term vision to facilitate growth through targeted infrastructure investment, urban renewal, and increased residential density across key inner-city corridors, Milton among them. Milton is specifically identified for its proximity to major transport infrastructure, employment hubs, and lifestyle destinations, making it a key location for accommodating Brisbane's future growth.

The BICS is structured around four strategic pillars that shape the future of the city's inner core:

- Celebrating the subtropical identity of Brisbane
- Enabling cultural and lifestyle experiences
- Strengthening movement networks and public transport integration
- Supporting the emergence of high quality, liveable inner city neighbourhoods

The proposed development responds directly to this strategic direction, with the delivery of a high-density residential tower in a walkable, infrastructure rich location. The project reinforces Milton's growing role as a connected, mixed-use community, in line with both the objectives and intent of the BICS.

Reinforcing the Key Strategic Themes of the BICS

1. Celebrating Brisbane's Subtropical Lifestyle

The design of the building reflects subtropical urbanism principles, with articulated facades, outdoor communal areas, deep planting zones, and generous private balconies. These features promote natural ventilation and visual connection to the surrounding landscape, contributing to a comfortable and climatically responsive residential environment.

2. Curating Lifestyle and Cultural Activation

The development contributes to the vibrancy of the Milton precinct by expanding the local residential population in immediate proximity to existing amenity, including Park Road dining precinct, the Brisbane River, and Suncorp Stadium. By strengthening the local catchment, the project supports the viability of local businesses and cultural venues, reinforcing Milton as a dynamic inner-city destination.

3. Integrating with Public Transport and Active Movement Networks

Situated along a high frequency bus corridor and within walking distance to both the Milton Railway Station and Ferry Terminal, the proposal exemplifies transit-oriented

development. It supports sustainable mobility outcomes and supports Council's objective to embed connectivity and accessibility into existing and future residential neighbourhoods.

4. Supporting Inner City Housing Growth

The project makes a meaningful contribution to Brisbane's inner-city housing supply by delivering a high density residential form within a location earmarked for growth. This mirrors policy approaches adopted across other priority areas such as South Brisbane, Woolloongabba, and Kurilpa, where Council has supported increased residential densities to meet anticipated demand.

Milton's strategic location, coupled with its access to public transport and lifestyle infrastructure, positions it as an ideal precinct to accommodate high-density residential development. The proposed 30 storey development is fully consistent with the Brisbane Inner City Strategy's vision for compact, connected, and liveable communities. It reflects the ongoing evolution of the inner-western corridor and contributes to the housing diversity, economic activation, and sustainable urban growth outcomes sought by Council's broader city shaping agenda.

Brisbane: Our Productive City – Relationship to the Milton Urban Enterprise Area (UEA)

The subject site is located within walking distance of the Milton Urban Enterprise Area (UEA), a key emerging precinct made up of two clusters of industrial-zoned land located to the north and south of the railway line. Identified by Brisbane City Council as a growth area, the UEA is envisioned to evolve into a dynamic, mixed-use environment that supports high value employment, innovation, and an integrated mix of residential, commercial, and light industrial land uses.

Council's *Brisbane – Our Productive City* strategy articulates the ambition for these precincts as follows:

"UEAs will be vibrant integrated communities to work, live, and collaborate, providing lifestyle offerings and high-amenity public spaces. UEAs will accommodate a greater concentration of workers than many traditional industrial land uses."

The strategic intent underpinning the UEA concept highlights the value of spatially integrating employment, innovation, and housing in a way that fosters liveability, economic resilience, and urban vitality. These precincts are designed to support flexible, adaptive workspaces, knowledge based industries, and an active urban realm that encourages both daytime and evening activity.

The proposed residential development reinforces this vision by delivering a high density housing outcome less than 150 metres from the UEA's southern industrial precinct. This proximity is strategically advantageous and contributes to the overall success of the UEA by:

- Supporting local enterprise through a growing residential population that bolsters demand for shops, services, and employment-generating uses within the precinct.

- Promoting around the clock activity that activates streetscapes beyond standard business hours, improving public realm vibrancy, safety, and placemaking outcomes.
Leveraging connectivity to major transport infrastructure (rail, bus, ferry, and bikeway), enabling future residents to access inner-city job clusters and innovation nodes with ease.
- The vision for the UEA explicitly anticipates the co-location of residential development to support a diverse and productive urban ecosystem. This proposal strongly supports that policy direction, delivering housing in a well-connected location that enhances the viability of the UEA while ensuring a high level of amenity and architectural quality.

In doing so, the development contributes meaningfully to Milton’s transformation into a compact, mixed-use inner-city precinct, reflecting Council’s broader aspirations for enterprise driven growth and integrated land use planning.

Brisbane’s Sustainable Growth Strategy

Brisbane City Council’s *Sustainable Growth Strategy* sets the overarching policy direction for accommodating the city’s projected population growth in a sustainable, coordinated, and liveable way. With Brisbane’s population forecast to reach 1.55 million by 2041, the strategy provides a framework for increasing housing supply, enhancing diversity and affordability, and directing growth to well-connected, infrastructure-rich locations.

Central to this approach is the identification of Urban Enterprise Areas and Suburban Renewal Precincts, which are strategic locations where the adaptive reuse of industrial and commercial land can support higher density mixed-use development. Milton is identified as a priority area within this framework, earmarked for the delivery of residential development that complements nearby employment and innovation precincts. Increasing residential density in such locations brings a range of benefits, including improved housing accessibility, reduced reliance on greenfield expansion, and stronger economic integration between homes and jobs.

While the subject site is positioned just outside the formally mapped Milton UEA, it is ideally situated to reinforce the precinct’s continued transformation. The proposal for a 30 storey residential tower delivers new housing in a transport and amenity rich area, strongly supporting the objectives of the *Sustainable Growth Strategy*.

Specifically, the proposal supports:

Priority 3: Right Housing in the Right Location

The development provides higher density living in a location well-served by public transport, employment centres, and lifestyle amenities. Its proximity to Milton Railway Station, Coronation Drive’s high frequency bus corridor, and the Bicentennial Bikeway ensures excellent connectivity to the broader metropolitan area.

Priority 4: Sustainable, Liveable and Well-Designed Subtropical Homes

The project incorporates a refined architectural response featuring articulated façades, deep balconies, and a strong emphasis on landscaping integration. Generous communal

open spaces and deep planting zones reinforce Brisbane's subtropical identity and contribute to long term liveability outcomes.

The introduction of residential uses in this location enhances Milton's transition into a contemporary mixed-use precinct. It also strengthens the neighbourhood's capacity to support a permanent local population, which in turn supports urban vitality, economic activation, and more sustainable development patterns.

The proposed development responds directly to Council's sustainable growth vision by providing high quality housing in a strategically important, infrastructure rich location. It contributes to housing supply objectives without placing additional strain on infrastructure networks and helps to consolidate growth within a walkable, transit-oriented precinct. The outcome is a future facing urban form that supports Brisbane's long term resilience, diversity, and housing accessibility goals.

Brisbane's Housing Supply Action Plan

As part of its broader *Sustainable Growth Strategy*, Brisbane City Council's *Housing Supply Action Plan* outlines practical, short - medium term initiatives aimed at fast tracking housing delivery in response to increasing population demand, housing affordability challenges, and shifting community expectations. The Plan focuses on enabling residential supply in the right locations, with a particular emphasis on well serviced inner-city (and suburban) areas where infrastructure already exists. It also incorporates financial and regulatory incentive, such as reduced infrastructure charge, to encourage the delivery of housing in priority zones.

The proposed development meaningfully contributes to the objectives of this Action Plan by delivering a high-density residential outcome in a location that is both transit oriented and strategically positioned within Brisbane's inner urban footprint. The subject site benefits from direct access to high frequency bus services, proximity to Milton Railway Station, and walking and cycling connections via the Bicentennial Bikeway, making it an ideal candidate for infill development and urban consolidation.

By concentrating additional housing in an existing inner-city area with high connectivity and amenity, the proposal supports efficient land use and reduces reliance on outward expansion into greenfield areas. This approach is consistent with Council's aim to leverage existing infrastructure investment and direct growth to places that already support high levels of accessibility and service provision.

In addition, the *Housing Supply Action Plan* includes targeted incentives for development in zones such as the Mixed Use (Inner City) zone—specifically noting reduced infrastructure charges as a mechanism to encourage early delivery. The subject site's zoning status makes it eligible for these incentives, further reinforcing its consistency with Council's strategic Council's housing delivery efforts.

When considered in context with Milton's broader evolution as a mixed-use, employment-supportive neighbourhood, the proposed residential development represents an appropriate and responsive contribution to Brisbane's housing supply

pipeline, delivering on both locational suitability and the city's evolving strategic growth vision.

5.0 Conclusions

The project contributes meaningfully to the evolution of the key inner-city growth corridor linking Brisbane's Central Business District and the Toowong Regional Centre, in line with the strategic objectives set out in Brisbane's *Inner City Strategy*. The site's location within the Mixed Use Zone, positioned at the edge of the Strategic Framework City Centre and adjoining the Milton Urban Enterprise Area, reinforces its suitability for higher density residential development and increased building heights consistent with the strategic planning vision for mixed-use precinct intensification.

The development demonstrates a strong alignment with the overarching outcomes of the *Milton Neighbourhood Plan*, actively supporting the suburb's transformation into a lively, high-density mixed-use node. The proposal capitalises on the site's excellent connectivity, situated near high frequency public transport, within walking distance of the CBD, and across from the Brisbane River—contributing to the vision of Milton as a compact, transit oriented neighbourhood. Its scale and built form respond to the changing urban character and reflect planning expectations for intensified development in targeted growth locations.

The architectural design is of a high standard, with a slender, well articulated tower rising above a podium designed at a human scale. The proposal features active street frontages, quality public interfaces, and integrated landscaping, ensuring a strong contribution to the streetscape and enhancing Milton's emerging identity. Material selections and detailing reinforce the building's contextual responsiveness while ensuring visual interest and consistency with nearby development.

The development has been carefully designed in accordance with Brisbane's *New World City Design Guide: Buildings that Breathe*, responding to the city's subtropical climate through passive design strategies. The inclusion of green infrastructure, deep planting, elevated landscape zones, and cross-ventilation opportunities supports urban cooling, enhances resident amenity, and aligns with Council's environmental sustainability goals. These measures promote long-term environmental performance and deliver an improved microclimate for residents and the broader precinct.

The proposal will deliver new high density housing within an established inner-city location, strongly contributing to the goals of Brisbane's *Sustainable Growth Strategy* and *Housing Supply Action Plan*. The site is supported by existing infrastructure, employment opportunities, and high frequency transport networks, making it an ideal location to accommodate residential growth. By focusing development within serviced urban areas, the proposal supports housing affordability, maximises infrastructure efficiency, reduces car dependency, and adds to the vibrancy and liveability of Milton as an evolving mixed-use inner-city community.

We are of the opinion that the proposed changes to the development as currently proposed present an improvement to many aspects of the development proposal.

In accordance with the Development Assessment Rules, the timeframes for the development application are to restart as a result of the proposed change.

Thank you for your consideration of this notice to change the application. Should you require any further clarification or information, please don't hesitate to contact our office on (07) 3360 4200.

Yours faithfully

URBAN STRATEGIES PTY LTD

A handwritten signature in blue ink, appearing to read 'J Hey', is positioned above the printed name and title.

James Hey

PRINCIPAL TOWN PLANNER

APPENDIX A – Brisbane City Council Codes

Neighbourhood Plan

Milton Neighbourhood Plan

Table 7.2.13.2.3.A – Milton Neighbourhood Plan Code

Performance outcomes	Acceptable outcomes	Response
General		
<p>PO1</p> <p>Development is of a height, scale and form that achieves the intended outcome for the precinct, improves the amenity of the neighbourhood plan area, contributes to a cohesive streetscape and built form character and is:</p> <ol style="list-style-type: none"> consistent with the anticipated density and assumed infrastructure demand; aligned with the community expectations about the number of storeys to be built; proportionate to and commensurate with the utility of the site area and frontage width; designed to avoid a significant and undue adverse amenity impact to adjoining development; sited to enable existing and future buildings to be well separated from each other and to avoid affecting the potential development of an adjoining site. <p>Note—Development that exceeds the intended number of storeys or building height can place disproportionate pressure on the transport network, public space or community facilities in particular.</p> <p>Note—Development that is over-scaled for its site can result in an undesirable dominance of vehicle access, parking and manoeuvring areas that significantly reduce streetscape character and amenity.</p>	<p>AO1</p> <p>Development complies with the number of storeys and building height in Table 7.2.13.2.3.B.</p> <p>This table does not specify a maximum building height for the Office a Sub-precinct, either in number of storeys or building height (m).</p> <p>Note—Neighbourhood plans will mostly specify maximum number of storeys where zone outcomes have been varied in relation to building height. Some neighbourhood plans may also specify height in metres. Development must comply with both parameters where maximum number of storeys and the height in metres are specified.</p>	<p>Performance Outcome</p> <p>In the absence of a specified maximum height of development, the requirements contained in PO1 and the overall outcomes of the Office Precinct have been considered when preparing the building's design. Notably, the overall outcome for the Office Precinct anticipates the development of 'medium-rise' buildings.</p> <p>Detailed discussion on the proposal's suitability with regard to height, including specific responses to the performance outcome criteria, is included in section 5.2 of the original town planning report.</p>
<p>PO2</p>	<p>AO2</p> <p>Development has a maximum plot ratio of 150% of the site area in the Office precinct (Milton neighbourhood plan/NPP-003).</p>	<p>Performance Outcome</p> <p>The proposal seeks a plot ratio of 1,103%, based on a total gross floor area of 25,810m² and a site area of 2,339m².</p>

Table 7.2.13.2.3.A – Milton Neighbourhood Plan Code		
Performance outcomes	Acceptable outcomes	Response
Development size and bulk is low rise where in a zone in the centre zones category and the Low impact industry zone or General industry A zone precinct of the Industry zone.		It is noted that the Performance Outcome criteria is not applicable to the proposal as the subject site is not located in a zone included in the Centre Zones Category. Detailed discussion on the suitability of the development's bulk and scale is included in section 5.2 of the original town planning report.
If in the Douglas Street precinct (Milton neighbourhood plan/NPP-002) – NOT APPLICABLE		
If fronting Coronation Drive		
PO5 Development ensures that the capacity and safe operation of Coronation Drive is not compromised by vehicular access from adjoining development.	AO5.1 Development does not provide vehicular access to or from Coronation Drive.	Complies The proposed development does not provide access from Coronation Drive; rather, existing access from Graham St is retained.
	AO5.2 Development provides vehicular access from a lower order road, either directly if the site has frontage to the road, or via shared access with adjacent properties that have frontage to the lower order road.	Complies The proposal retains the existing access from the Neighbourhood Road, Graham St. This access is not shared with any adjoining properties.

Development Codes

Table 9.3.3.3.A—Centre or Mixed Use Code		
Performance outcomes	Acceptable outcomes	Response
Section A—If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development		
PO1 Development: (a) has hours of operation which are controlled so that the use does not detrimentally impact on the amenity of adjoining residents; (b) does not result in noise emissions that exceed the noise (planning) criteria in Table 9.3.3.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.	AO1 Development: (a) for accommodation activities, dwelling unit or emergency services has unlimited hours of operation; (b) for a club, if licenced, 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;	Complies The site is located within the Mixed Use (Inner City) Zone and the Food and Drink Outlet can be conditioned to comply with the requirement that hours of operation are not limited on the basis the proposal does not generate noise which is clearly audible and disturbing to a sensitive use outside of these hours.

Table 9.3.3.3.A—Centre or Mixed Use Code

Performance outcomes	Acceptable outcomes	Response
<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>Note—Development for a club, if licenced, function facility, hotel or nightclub entertainment facility is not expected to achieve this outcome.</p> <p>I for any other use:</p> <ul style="list-style-type: none"> (i) where in the Principal centre zone or Major centre zone has unlimited hours of operation; (ii) where in the District centre zone, Neighbourhood centre zone or Mixed use zone: <ul style="list-style-type: none"> (A) has hours of operation, including for deliveries, which are limited to 6am to 10pm; or (B) does not generate noise which is clearly audible and disturbing in a dwelling or other sensitive use; (iii) where in any other zone: <ul style="list-style-type: none"> (A) has hours of operation, including for deliveries, which are limited to 6am to 8pm; or (B) does not generate noise which is clearly audible and disturbing in a dwelling or other sensitive use. 	
	<p>AO1.2 Development ensures mechanical plant or equipment is acoustically screened from an adjoining sensitive use. Note—Mechanical plant includes generators, motors, compressors and pumps e.g. air-conditioning, refrigeration or cold room motors.</p>	<p>Complies Where appropriate mechanical plant or equipment will be acoustically screened.</p>
<p>PO2 Development protects the visual amenity of the centre, public realm and any adjacent residential use.</p>	<p>AO2 Development including mechanical plant, refuse and recycling area, vent and exhaust is not visible from:</p> <ul style="list-style-type: none"> (a) a street or public space; (b) an adjacent residential use. <p>Note—Mechanical plant includes generators, motors, compressors and pumps e.g. air-conditioning, refrigeration and coldroom motors.</p>	<p>Complies Mechanical plant, vent and exhaust will be located so as to not be visible from the street.</p>
<p>PO3</p>	<p>AO3.1</p>	<p>Not applicable</p>

Table 9.3.3.3.A—Centre or Mixed Use Code		
Performance outcomes	Acceptable outcomes	Response
<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>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>The proposal does not anticipate use of the commercial tenancies by a business that will release odours. Future uses of this nature will either require further approval or will comply with the stated provisions as Accepted Development subject to compliance requirements.</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>Complies</p> <p>The proposed food and drink outlet will be located more than 6m from any sensitive receiving environment</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>Not Applicable</p> <p>The proposal is not for a car park or bus station.</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>Not applicable</p> <p>To the subject site 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>(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.</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 the obtrusive effects of outdoor lighting;</p> <p>(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.</p>	<p>Complies</p> <p>Outdoor lighting will comply with the relevant Australian Standard. This can be provided in accordance with reasonable and relevant conditions of approval if required.</p>

Table 9.3.3.3.A—Centre or Mixed Use Code		
Performance outcomes	Acceptable outcomes	Response
	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.	
	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.	Not Applicable Flood lighting is not proposed.
	AO5.3 Development facade has no flashing lights.	Complies No flashing lights are proposed.
PO6 Development for urban purposes is serviced adequately with: (a) water supply which meets the stated standard of service for intended use and fire-fighting purposes; (b) waste disposal.	AO6 Development provides for all lots to be provided with reticulated water supply and sewerage.	Complies The subject site is connected to water supply and sewerage.
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.	Complies Outdoor dining areas associated with the food and drink tenancy will be located on an external terrace space presenting to the street corner. These active spaces will be visible and accessible from the public realms in both Coronation Drive and Graham Street.
Additional criteria for development if for a garden centre or hardware and trade supplies NOT APPLICABLE – The proposal does not include these uses.		
Additional criteria if for development if a shop or shop component of a shopping centre NOT APPLICABLE – The proposal does not include these uses.		
Additional criteria for development if for a showroom NOT APPLICABLE – The proposal does not include this use.		
Additional criteria for development if for an adult store NOT APPLICABLE – The proposal does not include this use.		
Section B—If for assessable development involving demolition		
PO12	AO12	Complies

Table 9.3.3.3.A—Centre or Mixed Use Code		
Performance outcomes	Acceptable outcomes	Response
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.	<p>Development for the demolition of a building, where redevelopment is delayed for more than 3 months, ensures the site is:</p> <ul style="list-style-type: none"> (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. 	The proposal requires demolition of the existing building. Management of the demolition site will be in accordance with any reasonable and relevant condition of approval.
Section C—If for assessable development		
<p>PO13</p> <p>Development ensures that the site is of sufficient area and frontage width to:</p> <ul style="list-style-type: none"> (a) achieve convenient and safe vehicle, pedestrian and cyclist access; (b) minimise traffic hazard and inconvenience; (c) achieve sufficient car parking and manoeuvring on site for short-term and long-term use by customers, building occupants, residents, visitors and service providers; (d) accommodate adequate services areas to minimise adverse impacts on neighbours; (e) allow service providers convenient access to service areas; (f) minimise the proportion of frontage dedicated to driveways; (g) manage building bulk, scale and form; 	<p>AO13</p> <p>Development ensures that:</p> <ul style="list-style-type: none"> (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 800m² and has a minimum frontage width of 20m. <p>Note—The site frontage is measured at the boundary line on the primary road.</p>	<p>Complies</p> <p>The subject site meets the minimum site area and frontage requirements of this Code, as the site has a total area of 2,339m² and has frontages to Coronation Drive of approximately 60.4m and to Graham Street of approximately 32.2m.</p>

Table 9.3.3.3.A—Centre or Mixed Use Code

Performance outcomes	Acceptable outcomes	Response
<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</p> <p>Development does not isolate or negatively impact on the development potential or future amenity of an adjoining site.</p>	<p>AO14</p> <p>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>Complies</p> <p>The surrounding sites located in the Mixed Use Zone all have areas greater than 800m² and have existing lawful access arrangements from Graham Street (separate and shared access easements). The proposed development therefore doesn't compromise the development potential or future amenity of these properties.</p>
<p>PO15</p> <p>Development enhances the role and function of the centre or mixed use area as a place of economic and community activity considering its strategic location, form and character intent and the catchment which it services, through its overall structure and integration in its location with use and site planning including building, open space, landscape and parking which:</p> <p>(a) retain or respect valued site features;</p> <p>(b) reflect local valued streetscape forms, features and character;</p> <p>(c) contribute to the desired character and form of the local area;</p> <p>(d) align buildings and towers to the street pattern and respects the continuity of street facades;</p> <p>(e) are transit supportive;</p>	<p>AO15</p> <p>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 and extent of the development; or</p> <p>(b) a structure plan prepared in accordance with the Structure planning scheme policy where in the Emerging community zone.</p>	<p>Not Applicable</p> <p>The Milton Neighbourhood Plan does not contain a structure plan and the site is not affected by any previous approvals that dictate the overall form of development.</p>

Table 9.3.3.3.A—Centre or Mixed Use Code		
Performance outcomes	Acceptable outcomes	Response
<p>(f) connect with the neighbourhood or local structure;</p> <p>(g) provide direct and convenient site access for pedestrians and cyclists to local transport networks, key destinations and public transport facilities;</p> <p>(h) provides for safe vehicle access;</p> <p>(i) provides opportunities for integrated access and parking with adjoining developments;</p> <p>(j) locates uses to minimise impacts on adjoining residents;</p> <p>(k) assists with mitigation of air and noise quality impacts on the health and amenity of building occupants and residents.</p> <p>Refer to Figure a.</p> <p>Note—A structure plan prepared in accordance with the Structure 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>PO16</p> <p>Development adjoining or in the vicinity of a railway or busway station is transit supportive to:</p> <p>(a) facilitate safe, logical and direct pedestrian access to the railway and busway station entry points;</p> <p>(b) activate public space and the edges of the railway or busway station environment;</p> <p>(c) create vibrant and attractive street environments;</p> <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>AO16</p> <p>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>Not Applicable</p> <p>The site is not located within 200m walking distance of a dedicated public pedestrian access point of a railway or busway station and thus is not considered to be an active frontage.</p>
<p>PO17</p>	<p>AO17.1</p>	<p>Not Applicable</p> <p>The proposal is not required to provide any public spaces or links in accordance with a Neighbourhood Plan, overlay or previous approvals.</p>

Table 9.3.3.3.A—Centre or Mixed Use Code		
Performance outcomes	Acceptable outcomes	Response
<p>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>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</p> <p>(b) a neighbourhood plan; or</p> <p>(c) an existing development approval; or</p> <p>(d) a preliminary approval; or</p> <p>(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>AO17.2</p> <p>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</p> <p>(b) a neighbourhood plan; or</p> <p>(c) an existing development approval; or</p> <p>(d) a preliminary approval; or</p> <p>(e) as otherwise identified as part of a structure planning process as part of development.</p>	Not Applicable
	<p>AO17.3</p> <p>Development for a park, public open space or plaza, is co-located with community services and civic facilities.</p>	<p>Not Applicable</p> <p>A Public park, public open space or a public plaza is not proposed.</p>
PO18	AO18	Not Applicable

Table 9.3.3.3.A—Centre or Mixed Use Code		
Performance outcomes	Acceptable outcomes	Response
<p>Development provides a land use mix which:</p> <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. 	<p>Development provides a land use mix or maximum gross floor area or plot ratio for particular uses that:</p> <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>The Milton Neighbourhood Plan does not specify a preferred land use mix for this sub-precinct. As the site is included in the Mixed Use Zone, no specific requirements are applicable.</p>
<p>PO19</p> <p>Development for a residential use does not compromise the economic function or activity of a centre and street level activation.</p>	<p>AO19</p> <p>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>Complies</p> <p>No dwellings are proposed on the ground level.</p>
<p>PO20</p> <p>Development minimises the adverse impact of a use on building occupants and residents in or adjoining the site through appropriate land use mix.</p> <p>Note—Low impact commercial activities are shops, banks, offices and similar.</p>	<p>AO20</p> <p>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; 	<p>Complies</p> <p>The proposal incorporates a retail activity in the form of a Food and Drink Outlet, to be located in a ground floor tenancy and associated external spaces located towards the corner of the site. The proposed location of this use is not anticipated to have any adverse amenity impacts to apartments within the building</p>

Table 9.3.3.3.A—Centre or Mixed Use Code

Performance outcomes	Acceptable outcomes	Response
	<ul style="list-style-type: none"> (b) co-location of uses with potential air or noise impacts away from sensitive uses; (c) mitigation of impacts resulting from co-location of food and drink outlet uses such as a restaurant with residential uses in the same building; (d) that nightclub entertainment facilities are not co-located with residential or other sensitive development within the same building; (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 heights; (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.</p> <p>Note—This can be demonstrated by a building envelope plan, elevations and sections.</p>	<p>Performance Outcome The development seeks performance outcomes with respect to:</p> <ul style="list-style-type: none"> - Maximum building height; - Primary frontage and side boundary setbacks for levels 4 and above; - Building separation where associated with the upper levels of the tower to the western and southern side of the development; and - Carpark setbacks. <p>The appropriateness of these performance outcomes is discussed in detail below or in section 5.2 of the original town planning report.</p>

Table 9.3.3.3.A—Centre or Mixed Use Code

Performance outcomes	Acceptable outcomes	Response
<p>PO22</p> <p>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; (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>AO22</p> <p>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 neighbourhood plan, the requirements in Table 9.3.3.3.B. <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>Performance Outcome</p> <p>The proposed development is a maximum height of 30 storeys (including ground floor but excluding rooftop areas).</p> <p>The Milton Neighbourhood Plan does not specify a maximum height of development in Table 7.2.13.2.3.A – Performance Outcomes and Acceptable Solutions, but includes an overall outcome for the Office Precinct referencing that medium-rise development is to be provided.</p> <p>Detailed discussion on the proposal’s suitability with regard to height, including specific responses to the performance outcome criteria for this Code, is included in section 5.2 of the original town planning report.</p>
<p>PO23</p> <p>Development where identified in a neighbourhood plan as a building height transition, 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 transition 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; 	<p>Not Applicable</p> <p>The subject site is not required to provide a transition in height in response to neighbouring development.</p>

Table 9.3.3.3.A—Centre or Mixed Use Code

Performance outcomes	Acceptable outcomes	Response
	<p>(iv) an acoustic and visual screen fence of 2m 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> <p>(a) a neighbourhood plan; or</p> <p>(b) if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the following:</p> <p>(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;</p> <p>(ii) all structures, except boundary fences, are set back a minimum of 4m from the front boundary;</p> <p>(iii) buildings are provided with modulation and articulation with variations in the wall and roof plane every 10m.</p> <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>Not Applicable</p> <p>The subject site does not front a minor road opposite lots in a lower density zone designation.</p>
<p>PO24</p> <p>Development ensures that the front boundary setbacks:</p> <p>(a) positively define the street edge;</p> <p>(b) relate to the existing streetscape and setback pattern and reinforce the preferred character and form intent;</p> <p>(c) provide for connections between footpaths, public spaces and private entries where level differences are proposed;</p> <p>(d) provide for the queuing of patrons at entertainment venues;</p>	<p>AO24</p> <p>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> <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>Performance Outcome</p> <p>The Milton Neighbourhood Plan does not contain specific requirements for front boundary setbacks, thus the provisions of this Code apply.</p> <p>Specifically, for a podium element up to 5 storeys of a non-residential use fronting an arterial road, the preferred front boundary setback is 3m, whilst the tower element should be a minimum of 6m from the boundary. On the subject site, these minimum setbacks apply only to the primary street frontage, being Coronation Drive.</p>

Table 9.3.3.3.A—Centre or Mixed Use Code		
Performance outcomes	Acceptable outcomes	Response
<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>The proposal complies with the minimum setback from the pre-dedication boundary for the podium level by providing a 3m setback to the proposed screening elements for Levels Ground to 3 and to the perimeter terrace area on Level 4.</p> <p>The proposal seeks a performance outcome with regard to front boundary setbacks to Coronation Drive for the tower element by providing a setback of 5m from the pre-dedication site boundary.</p> <p>Detailed discussion on the suitability of this design outcome is included in section 5.2 of the original town planning report.</p>
<p>PO25</p> <p>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</p> <p>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>Complies</p> <p>For the secondary street frontage, the minimum setback requirement 0m for the podium and 3m for the tower.</p> <p>The development complies with this requirement as further detailed in section 5.2 of this report.</p> <p>As the site is a corner lot, there is considered to be no rear boundary.</p>
<p>PO26</p> <p>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</p> <p>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>Performance Outcome</p> <p>The Milton Neighbourhood Plan does not contain specific requirements for side boundary setbacks, thus the provisions of this Code apply.</p> <p>Specifically, for a podium element up to 5 storeys a setback of 0m is appropriate for blank walls, whilst the tower element should be a minimum of 6m from the boundary.</p> <p>The proposed podium complies in being blank walls built to the side boundary, with performance outcomes sought for the tower, where</p>

Table 9.3.3.3.A—Centre or Mixed Use Code

Performance outcomes	Acceptable outcomes	Response
		<p>4.35m is proposed to the northern side boundary and 5.07m to the western side boundary.</p> <p>A detailed assessment of the performance outcome and appropriateness of the development is included in section 5.2 of the original town planning report.</p>
<p>PO27</p> <p>Development ensures that the separation of buildings within a site and to an adjoining existing or future buildings which includes a residential dwelling:</p> <ul style="list-style-type: none"> (a) is consistent with the form and character intent for the local area; (b) is located to provide residential amenity including access to natural light, sunlight and breeze; (c) provides a degree of visual privacy via site planning and design without a reliance on fixed screening; (d) reasonably addresses and considers the amenity of adjoining residents and future development potential. 	<p>AO27.1</p> <p>Development ensures that the building separation within a site and to adjoining buildings is in compliance with Table 9.3.3.3.E.</p> <p>Note—This is demonstrated by a site context plan that includes adjoining and adjacent buildings and strategies to address separation issues.</p> <p>AO27.2</p> <p>Development ensures that the building separation to an adjoining residential building:</p> <ul style="list-style-type: none"> (a) complies with Table 9.3.3.3.E; (b) positions the primary balcony or private open space to street or rear; (c) offsets balconies or habitable rooms so they are positioned outside the cone of vision of existing or approved habitable rooms or outdoor spaces; or (d) uses moveable or adjustable screening to regulate privacy between lots or dwellings which do not exceed balcony screening acceptable outcomes. <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.</p> <p>Note—Considered site planning and design and strategies such as offsetting balconies, the location of private space, selective screening</p>	<p>Performance Outcome</p> <p>The proposal does not meet the minimum requirements for building separation at the western side of the development for levels 9 and above.</p> <p>The corresponding performance outcome is not applicable given that neither of the existing buildings on the adjoining sites to the north or west currently contain, or are likely to contain in the future, a residential use. The proposal therefore is not required to mitigate any potential loss of privacy or amenity resulting from reduced building separation distances.</p> <p>Not applicable</p> <p>Neither of the existing buildings on the adjoining sites to the west or south currently contain, or are likely to contain in the future, a residential use.</p>

Table 9.3.3.3.A—Centre or Mixed Use Code		
Performance outcomes	Acceptable outcomes	Response
	and other design elements can reduce the boundary separation requirements.	
<p>PO28</p> <p>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</p> <p>Development has a gross floor area or plot ratio which:</p> <ul style="list-style-type: none"> (a) complies with a neighbourhood plan; or (b) if no neighbourhood plan applies or a neighbourhood plan does not specify a gross floor area or plot ratio, is provided for in a building contained within the building envelope that does not exceed the maximum building footprint for the site. 	<p>Performance Outcome</p> <p>The Milton Neighbourhood Plan specifies a plot ratio of 150% of the site area, but does not include any maximum gross floor area.</p> <p>It is considered the proposed intensity of development supports the strategic inner city function of this location that arises from its proximity to the Milton Urban Enterprise Area, the Brisbane CBD and major road and public transport networks.</p> <p>Further detailed discussion on the proposal's suitability in the context of new and emerging strategic policy for Brisbane's inner city is included in at the start of this letter and for further discussion with respect to this Performance Outcome see section 5.2 of the original town planning report.</p>
<p>PO29</p> <p>Development has a building footprint or site cover which:</p> <ul style="list-style-type: none"> (a) is of an appropriate form and intensity for the activity centre or mixed use location; (b) balances built form with open space, parking and landscaping at ground level; (c) limits areas of external surface car parking; (d) provides for landscaping and deep planting areas. 	<p>AO29</p> <p>Development provides a maximum building footprint or site cover which:</p> <ul style="list-style-type: none"> (a) complies with the requirements in a neighbourhood plan; (b) if no neighbourhood plan applies or no requirements are specified in a neighbourhood plan, the maximum building footprint or site cover is 90%. <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>Complies</p> <p>The Milton Neighbourhood Plan does not specify a maximum building footprint or site cover.</p> <p>The proposal offers a compliant outcome with a maximum site cover of 81% (podium).</p>
<p>PO30</p> <p>Development ensures that the podium building forms:</p> <ul style="list-style-type: none"> (a) positively contribute to centre or mixed use character; (b) are consistent with the local or street form and character intent; (c) are proportional to the total height; (d) do not negatively impact on the streetscape; 	<p>AO30.1</p> <p>Development with podium design including setback:</p> <ul style="list-style-type: none"> (a) complies with the requirements in a neighbourhood plan; (b) if no neighbourhood plan applies, or if no requirements are specified in the neighbourhood plan: <ul style="list-style-type: none"> (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>Performance Outcome</p> <p>The Milton Neighbourhood Plan does not include any podium design requirements.</p> <p>The proposal includes a podium element containing car parking, thus applicable setbacks are those included in Table 9.3.3.3.D.</p> <p>Table 9.3.3.3.D specifies that where the height of the wall or parking is above ground by greater than 3 storeys and 10.5m, no acceptable</p>

Table 9.3.3.3.A—Centre or Mixed Use Code		
Performance outcomes	Acceptable outcomes	Response
<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>(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>outcome is proposed. The proposal is considered to meet the requirements of PO30 by:</p> <ul style="list-style-type: none"> ▪ minimising the potential impact of adjoining streetscapes or public spaces by appropriately screening views of the car parking from the public realm (Coronation Drive and Graham Street) with the use of recessed glazing, metal screening and a substantial amount of climbing and/or cascading podium planting on the Coronation Drive facing facades ▪ retaining the existing site access in Graham Street, to minimise the impacts of vehicle movement on the primary covered external gathering spaces. <p>The design is also noted to be reasonably consistent with that established over the adjoining site, which includes podium car parking built to the boundary up to the third storey.</p>
	<p>AO30.2</p> <p>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>Complies</p> <p>The podium element is built to the western and southern side boundaries. These facades are blank and have no windows or openings.</p>
<p>PO31</p> <p>Development ensures that built to boundary walls do not negatively impact on the amenity of adjoining residents or building occupants.</p>	<p>AO31</p> <p>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>(d) constructed with pre-finished and low- maintenance materials.</p>	<p>Complies</p> <p>The proposed podium element does not adjoin land included in the Low Density Residential or Character Residential Zones, or that requires a building height transition. The proposed built to boundary walls are located on side boundaries only and will be constructed from pre-finished and low-maintenance materials.</p>
<p>PO32</p>	<p>AO32</p> <p>Development includes a minimum floor-to-ceiling height of 4.2m on the ground storey if:</p>	<p>Performance Outcome</p> <p>The ground storey has a minimum floor to ceiling height of 4.0m allowing for an active food and drink outlet use at ground level.</p>

Table 9.3.3.3.A—Centre or Mixed Use Code		
Performance outcomes	Acceptable outcomes	Response
<p>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:</p> <p>(a) a mix of adaptable floor plates at ground storey and podium levels;</p> <p>(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.</p>	<p>(a) identified as an active frontage in a neighbourhood plan; or</p> <p>(b) in the Principal centre zone, Major centre zone, District centre zone or Mixed use zone; or</p> <p>(c) within 200m walking distance of a railway or bus station.</p>	
<p>PO33</p> <p>Development ensures that building bulk and scale:</p> <p>(a) is consistent with the form and character intent for the local area and street;</p> <p>(b) is reduced by design elements to provide:</p> <p>(i) visual interest and contribution to the character of the centre or mixed use area;</p> <p>(ii) reflection of valued local form elements such as podium or parapet heights in traditional strip shopping centres;</p> <p>(iii) adequate amenity for building occupants and residents in terms of access to natural light and ventilation;</p> <p>(iv) a comfortable and attractive pedestrian environment;</p> <p>(v) a building base which exhibits a human-scale and fine-grain building rhythm;</p> <p>(vi) variations in horizontal and vertical profile.</p>	<p>AO33.1</p> <p>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.</p> <p>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.</p>	<p>Complies</p> <p>With the exception of the built to boundary podium wall, the proposal does not provide for any facades that have an unbroken façade treatment for more than 30m.</p>
	<p>AO33.2</p> <p>Development reduces building bulk by a combination of:</p> <p>(a) balconies orientated towards the street;</p> <p>(b) variation in materials, colours, or textures including between levels;</p> <p>(c) recessions and projections in the roof and wall plane;</p> <p>(d) variations in the building form.</p>	<p>Complies</p> <p>The proposal incorporates open balconies on every floor level of the tower.</p> <p>The building offers substantial variations in glazing treatments in both the podium and tower elements of the building.</p> <p>The podium incorporates projecting vertical elements with recessed glazing or screening as well as podium planters to provide a horizontal element on every floor level. The proposal has a distinct entry in the centre of the Coronation Drive façade, as well as ground level open terraces presenting to the corner of the site.</p> <p>Rooftop elements have clear breaks or deep recesses to provide visual interest and to accommodate rooftop planting. The corner roof reads as a projecting form owing to the lack of vertical structures connecting it to the floors below.</p>

Table 9.3.3.3.A—Centre or Mixed Use Code		
Performance outcomes	Acceptable outcomes	Response
		The building will be constructed from a variety of materials, colours and textures, as shown on the proposal plans.
	<p>AO33.3</p> <p>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.</p>	<p>Complies</p> <p>The building includes recessed forms and openings on the ground level, with the podium incorporating vertical splays connected with recessed sections of glazing or screening above. The proposal has a distinct entry in the centre of the Coronation Drive façade, as well as ground level open terraces presenting to the corner of the site.</p>
	<p>AO33.4</p> <p>Development of the lower 3 storeys of the building includes:</p> <ul style="list-style-type: none"> (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. <p>Refer to Figure I.</p>	<p>Complies</p> <p>The podium incorporates recessed forms and openings on the ground level, as well as vertical splays connected with recessed sections of glazing or screening above.</p> <p>Given that the podium contains car parking on 3 levels above the ground floor, glazing and screening is fixed to ensure safety of users of these spaces.</p> <p>The proposal does include horizontal sunshading slabs and sunshading screens on the western façade, with the eastern façade including elements of finer scale including screening and landscape planters.</p>
<p>PO34</p> <p>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</p> <p>Development:</p> <ul style="list-style-type: none"> (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. <p>Refer to Figure I.</p>	<p>Complies</p> <p>The building’s design takes inspiration from nearby heritage buildings including the Regatta Hotel and Cook Terraces by incorporating vertical elements reminiscent of colonnades/timber verandah posts, glazing and screening elements reminiscent of balustrading and lattice, as well as recessed or distinctive roof forms and garden thresholds on the building’s ground level perimeter.</p> <p>The vertical and horizontal structure of the building also draws inspiration from the symmetry and rhythm of these heritage places, including the division of the building facades into distinct sections with</p>

Table 9.3.3.3.A—Centre or Mixed Use Code		
Performance outcomes	Acceptable outcomes	Response
		<p>strong vertical elements (steps or cut-outs) and horizontal elements (banding every 3 floors and open balconies).</p> <p>Further discussion on the building’s consistency with the surrounding architectural themes is included in the Architectural Report prepared by Woods Bagot.</p>
	<p>AO34.2 Development provides materials and finishes which are all easily maintained and do not readily stain, discolour or deteriorate.</p>	<p>Complies The building will be constructed from painted pre-cast concrete and cladding, with steel and aluminium elements (posts and screening) and glazing. These materials are easy to maintain and will not 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>Complies The building incorporates strong vertical articulation as well as open terraces and balconies that will permit the entry of sunlight and breezes into the building.</p>
	<p>AO35.2 Development includes weather protection and sun shading to:</p> <ul style="list-style-type: none"> (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>Complies The building’s design incorporates weather-protected ground entries, including the primary entry from Coronation Drive and the secondary entry from Graham into the covered terrace space provided for the building’s future Food and Drink Outlet.</p>
	<p>AO35.3 Development:</p> <ul style="list-style-type: none"> (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, green walls or planting on the west-facing building facades. 	<p>Complies The proposal provides screening elements and podium planting for the full length of the building’s western façade.</p> <p>The building design maximises solar penetration for occupant comfort and the use of high performance glazing alongside shading devices significantly lowers cooling loads by controlling solar heat gain, ensuring energy efficiency standards are met.</p>

Table 9.3.3.3.A—Centre or Mixed Use Code		
Performance outcomes	Acceptable outcomes	Response
<p>PO36</p> <p>Development for rooftops and building caps:</p> <p>(a) is interesting, subtropical and contextually and climatically appropriate in form;</p> <p>(b) is responsive to orientation and solar access;</p> <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>AO36.1</p> <p>Development provides rooftops and building caps which:</p> <p>(a) contribute to the architectural distinction of the building and roofs;</p> <p>(b) include combinations and variations of forms created through pitches, gables, skillions or other features.</p>	<p>Complies</p> <p>The proposal offers an interesting rooftop contributes to the architectural distinction of the building.</p>
	<p>AO36.2</p> <p>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>Complies</p> <p>The proposed roof top incorporates all necessary plant and mechanical equipment as well as lift overruns and stairwells (located in the centre of the building).</p>
	<p>AO36.3</p> <p>Development where rooftops are used for open space, ensures plant and equipment is visually and acoustically screened from the communal open space.</p>	<p>Complies</p> <p>All plant and equipment is located behind solid walls and thus is not visible from the recreational spaces.</p>
	<p>AO36.4</p> <p>Development for a rooftop garden:</p> <p>(a) incorporates a combination of built form and soft landscape elements integrated with the overall building design;</p> <p>(b) enhances the presentation and visual amenity of the rooftop and skyline when viewed from external public vantage points.</p> <p>Note—External public vantage points means from at least two mostly unobstructed views of the development from a public area.</p>	<p>Not Applicable</p> <p>A rooftop garden is not proposed.</p>
<p>PO37</p> <p>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>AO37.1</p> <p>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>Not applicable</p> <p>The proposal does not provide a pedestrian shelter.</p>

Table 9.3.3.3.A—Centre or Mixed Use Code		
Performance outcomes	Acceptable outcomes	Response
(c) to key building entrances or publicly accessible parts of the site.	<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 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 m.</p>	
	<p>AO37.2</p> <p>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>Not applicable</p> <p>The proposal does not provide an awning over the footpath.</p>
<p>PO38</p> <p>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>AO38.1</p> <p>Development entrances are clearly visible from the street, and are not obscured by fencing, walls, advertising or dense landscaping.</p>	<p>Complies</p> <p>The proposal provides a clearly visible entry from Coronation Drive. The entry is situated in the centre of this façade and is emphasised by a wide flight of steps to the entry with a double height wall and projecting awning element. The entry is also flanked by ground level, landscaping elements (spreading canopy trees and low level planting) that does not incorporate high walls or fencing.</p>

Table 9.3.3.3.A—Centre or Mixed Use Code		
Performance outcomes	Acceptable outcomes	Response
(c) provide a sufficiently scaled and sheltered entry and meeting space; (d) provide clear building signage and numbering for emergency access; (e) provide lighting; (f) provide conveniently located mailboxes.		A secondary entry is also provided from Graham Street into the covered external terrace space in the corner of the building.
	AO38.2 Development provides for: (a) a clear path of travel from the public footpath to building entry; (b) activity generators adjacent to the entrance; (c) seating or other facilities such as short-term bicycle parking near the entry.	Complies Both entries provide direct access from the public footpath, into the building lobby and café spaces. Seating is also located close to the building entry.
	AO38.3 Development provides: (a) signage and cues to distinguish between public areas, publicly accessible private areas and private areas; (b) street numbers and building names which are clearly identifiable from the street for pedestrians and emergency access. Note—Cues to differentiate territory may include fences, vegetation, lighting, footpath detailing and changes in level.	Complies The building will be appropriately signed to ensure easy way-finding for residents and visitors.
PO39 Development of buildings defines the street edge and reinforces the desired character of the centre or corridor through: (a) orientation to the street; (b) minimal front boundary setback; (c) providing overlooking and casual surveillance from upper level balconies and windows ; (d) clearly defined building entrances; (e) high-quality finishes at the ground-storey pedestrian level.	AO39.1 Development provides a front building elevation that is parallel or nearly parallel to the street frontage.	Complies The primary entry is located parallel to the Coronation Drive street frontage.
	AO39.2 Development is orientated to overlook streets and other public spaces with windows and balconies located on upper levels, designed to provide casual surveillance opportunities. Refer to Figure j.	Complies The ground level spaces (both internal and external) are oriented towards the site’s street frontages. The external terrace area associated with a future Food and Drink Outlet will provide opportunities for casual surveillance of the public realm. Upper levels have balconies on every floor, which will also allow for casual surveillance.
	AO39.3 Development for a building which is not located on the front boundary, ensures the setback:	Complies The proposal ensures that pedestrian access solutions and associated landscaping are seamlessly integrated with the public realm.

Table 9.3.3.3.A—Centre or Mixed Use Code

Performance outcomes	Acceptable outcomes	Response
	<p>(a) is open and accessible for pedestrians along its entire length and width;</p> <p>(b) is clear of columns and other obstructions;</p> <p>(c) has a pavement matching the gradient of the adjoining pavement and connecting pedestrian areas on neighbouring sites;</p> <p>(d) connects without any lip or step to adjoining pavements or abutting pedestrian areas on neighbouring sites.</p> <p>Refer to Figure k.</p> <p>AO39.4</p> <p>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>Performance Outcome</p> <p>The development includes steps from both Coronation Drive and Graham Street into the development which are not setback from the main building line, however are clearly visible and assist with defining the building entrances.</p>
<p>PO40</p> <p>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</p> <p>Development provides wind mitigation for a building which is 8 storeys to 15 storeys that:</p> <p>(a) is in accordance with a neighbourhood plan; or</p> <p>(b) if a neighbourhood plan does not specify any criteria, uses at least 2 of the following strategies:</p> <p>(i) building orientation, plan shape, massing and facade articulation to avoid tall and wide facades that face prevailing winds;</p> <p>(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>(iii) canopies and awnings to protect pedestrians;</p> <p>(iv) trellis structures and a dense network of trees at ground or podium level.</p> <p>Note—This is demonstrated by submission of a wind impacts report from a suitably qualified professional.</p>	<p>Complies</p> <p>The proposed building’s orientation, shape, articulation and landscaping solutions minimises the extent of tall and wide facades to limit potential downdrafts into the street level. The proposed building setbacks, combined with the comparatively low height of adjoining development, will not prevent the movement of prevailing winds in the locality.</p>

Table 9.3.3.3.A—Centre or Mixed Use Code

Performance outcomes	Acceptable outcomes	Response
<p>PO41 Development provides car parking which:</p> <p>(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;</p> <p>(b) takes account of the following:</p> <p>(i) the location of active frontages and public spaces;</p> <p>(ii) setback distances to mitigate impacts;</p> <p>(iii) the proximity of dwelling houses or existing multiple dwellings on adjoining sites;</p> <p>(iv) the scale and detail of any parking structure walls when viewed from the street and adjoining properties;</p> <p>(v) the visual impact of open car parking and vehicle movement areas on the street and adjoining properties;</p> <p>(vi) convenient, safe and legible vehicle access and car parking for users.</p>	<p>AO41.1 Development provides car parking which is:</p> <p>(a) not visible from the street, other public spaces or adjoining properties; or</p> <p>(b) located below ground or behind dwellings or active uses for the full street frontage;</p> <p>(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> <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>Complies The proposal provides car parking in three basement levels and in 4 above-ground levels in the podium. The building’s design ensures that this parking is not visible from the site’s street frontages.</p>
	<p>AO41.2 Development does not provide a basement parking structure which:</p> <p>(a) extends above ground level forward of the main building line;</p> <p>(b) impacts on connections between the public footpath or space and the development.</p>	<p>Complies The basement structure does not extend forward of the main building line and will have not impact on pedestrian connections.</p>
	<p>AO41.3 Development only provides car parking located above ground if:</p> <p>(a) it is fully integrated within the building design and is sleeved by development to required active frontages; or</p> <p>(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</p> <p>(c) it is located to the side or rear of the site away from the primary street or active frontage.</p> <p>Refer to Figure e.</p>	<p>Complies The proposed above ground car parking is integrated into the building’s podium and appropriately sleeved with screening and landscaping solutions.</p>
	<p>AO41.4 Development for a multi-storey or podium car park:</p>	<p>Complies The proposed above ground car parking is integrated into the building’s podium and appropriately sleeved with screening and</p>

Table 9.3.3.3.A—Centre or Mixed Use Code

Performance outcomes	Acceptable outcomes	Response
	<p>(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</p> <p>(b) includes building facade details that extend to disguise the car parking floors; or</p> <p>(c) is screened to become a visually interesting structure.</p> <p>Refer to Figure f.</p>	<p>landscaping solutions. The project’s architects have given particular attention to the podium’s design to ensure the building offers an attractive built form with form and architectural elements that are complementary to those found in the locality.</p>
	<p>AO41.5</p> <p>Development ensures that visitor or customer car parking is:</p> <p>(a) clearly signposted;</p> <p>(b) lit at night;</p> <p>(c) not located behind a security barrier.</p> <p>Note—The detailed design is in accordance with the Transport, access, parking and servicing code and planning scheme policy.</p>	<p>Complies</p> <p>The proposed visitor parking areas will be clearly signposted, light at night and located forwards of the proposed security barrier.</p>
<p>PO42</p> <p>Development for a publicly accessible plaza, arcade and pathway provided as part of development is easily accessed, attractive and supports personal safety.</p> <p>Refer to Figure i.</p>	<p>AO42.1</p> <p>Development provides for pedestrian and cyclist movement adjoining and through a site at street level or at-grade.</p> <p>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>Not applicable</p> <p>The proposal does not need to accommodate pedestrian or cyclist movement through the premises, given that the site is adjoined on two sides by roads reserve containing pathways.</p>
	<p>AO42.2</p> <p>Development for a plaza, arcade, pathway and other external area in the site which is intended for public access at night complies with:</p> <p>(a) AS/NZS 1158.3.1:2005 Lighting for roads and public spaces Category P3;</p> <p>(b) AS 4282-1997 Control of the obtrusive effects of outdoor lighting</p>	<p>Complies</p> <p>Appropriate lighting can be provided in accordance with the Acceptable Outcome. This can be conditioned if considered as required.</p>
<p>PO43</p> <p>Development for a plaza:</p>	<p>AO43.1</p>	<p>Not applicable</p> <p>The subject site is not identified to require a plaza, however a small plaza is provided adjacent to the street frontage.</p>

Table 9.3.3.3.A—Centre or Mixed Use Code

Performance outcomes	Acceptable outcomes	Response
<p>(a) promotes pedestrian and cyclist movement;</p> <p>(b) links with transport interchanges;</p> <p>(c) provides opportunities for the flexible use of the space by the community;</p> <p>(d) provides an edge which contributes to the plaza’s character and activation.</p>	<p>Development for a plaza identified in a neighbourhood plan, approved centre concept plan, structure plan or where proposed as a part of development:</p> <p>(a) is provided in the location identified;</p> <p>(b) is of a regular shape and has a minimum frontage to a road of 10m;</p> <p>(c) has a minimum size of 400m²;</p> <p>(d) is integrated with surrounding development;</p> <p>(e) has a minimum dimension of 20m;</p> <p>(f) is located at the level of the ground storey of adjoining buildings;</p> <p>(g) is suitable for pedestrian and cyclist access;</p> <p>(h) includes a minimum of 50% hard-paved area;</p> <p>(i) includes a minimum of 20% deep- planting area to accommodate subtropical shade trees;</p> <p>(j) is a minimum 75% open to the sky.</p>	
	<p>AO43.2</p> <p>Development ensures that a minimum of 50% of the adjacent building frontages to a plaza contain active frontages and building entries.</p>	<p>Not applicable</p> <p>The proposal does not need to accommodate a plaza, arcade, pathway or other external area intended for public access.</p>
	<p>AO43.3</p> <p>Development does not provide for a vehicle entry, driveway, car parking, bin storage or servicing in a plaza.</p>	<p>Complies</p> <p>The proposed plaza does not contain any vehicle manoeuvring or site infrastructure or service area.</p>
	<p>AO43.4</p> <p>Development does not provide for a mechanical ventilation outlet or vent on a frontage adjoining a plaza.</p>	<p>Complies</p> <p>The proposed plaza does not contain any vehicle manoeuvring or site infrastructure or service area either within or adjoining.</p>
	<p>AO43.5</p> <p>Development for a plaza:</p> <p>(a) is publicly accessible during the hours of operation of the use;</p> <p>(b) provides equitable access to and movement in the plaza in accordance with AS 1428.1-2009 Design for access and mobility;</p>	<p>Complies</p> <p>The plaza will be public accessible operational hours of the associated use, ensuring it provides a functional and inclusive public realm space.</p> <p>Equitable access to and movement within the plaza will be provided in accordance with <i>AS 1428.1-2009 Design for Access and Mobility</i>. The</p>

Table 9.3.3.3.A—Centre or Mixed Use Code		
Performance outcomes	Acceptable outcomes	Response
	<p>(c) has a dominant ground level that is less than 1m above or below the dominant adjacent street level;</p> <p>(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>	<p>design incorporates compliant pathways, gradients, and accessible features to cater to all users.</p> <p>The plaza’s dominant ground level is designed to be consistent with the adjacent street level, maintaining a level difference of less than 1 metre.</p>
<p>PO44</p> <p>Development for an arcade:</p> <p>(a) provides public access and connection to facilitate direct, convenient, comfortable and safe access with centre or mixed use areas or developments to key destinations;</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>AO44</p> <p>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>(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>Not applicable</p> <p>The proposal does not need to accommodate a plaza, arcade, pathway or other external area intended for public access.</p>
<p>PO45</p> <p>Development provides and maintains a continuous, accessible, attractive, direct, convenient and legible connection and pathway for pedestrians and cyclists.</p>	<p>AO45</p> <p>Development for a pedestrian connection within the site which is publicly accessible (privately owned):</p>	<p>Not applicable</p> <p>The proposal does not need to accommodate a pedestrian connection intended for public access.</p>

Table 9.3.3.3.A—Centre or Mixed Use Code		
Performance outcomes	Acceptable outcomes	Response
	<ul style="list-style-type: none"> (a) is clearly delineated and separated from parking bays; (b) provides direct convenient connection to entries; (c) is suitable for all users; (d) is properly illuminated at all times; (e) is covered or shaded where open; (f) is finished in different materials or colour to parking bays; (g) has a width which complies with a neighbourhood plan, approved centre concept plan or structure plan or is otherwise a minimum of 3m wide; (h) includes a separate bikeway if appropriate; (i) is designed in compliance with the Infrastructure design planning scheme policy. 	
<p>PO46</p> <p>Development for public toilets is located sensitively so that:</p> <ul style="list-style-type: none"> (a) the use is supported; (b) public surveillance is provided; (c) the development is not visually intrusive. 	<p>AO46</p> <p>Development for a publicly accessible toilet:</p> <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. 	<p>Complies</p> <p>The proposal provides bathroom on the ground level. These may be made accessible for patrons of the Food and Drink Outlet located in the building's lobby.</p>
<p>PO47</p> <p>Development for pedestrian access and movement is defined and controlled to ensure privacy and security.</p>	<p>AO47</p> <p>Development for mixed use restricts access from the street or publicly accessible areas of the site to private residential dwellings or communal open space.</p>	<p>Complies</p> <p>The proposal comprises of a small Food and Drink Outlet at ground level and apartments are located at level 5 and above. Access control will ensure the public do not have access to communal facilities of the Multiple Dwelling.</p>

Table 9.3.3.3.A—Centre or Mixed Use Code

Performance outcomes	Acceptable outcomes	Response
<p>PO48 Development supports pedestrian movement and pedestrian access which is barrier free to a building entry and a publicly accessible space.</p>	<p>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.</p>	<p>Not applicable The proposal does not require any boundary fencing.</p>
	<p>AO48.2 Development for fencing on common side or rear boundaries to a public space is a maximum of: (a) 1.2m, where fence construction is solid or less than 50% transparent; (b) 1.5m, where fence construction is at least 50% transparent.</p>	<p>Not applicable The proposal does not incorporate any side or rear boundary fencing.</p>
	<p>AO48.3 Development for a retaining wall is: (a) stepped to minimise impact on the streetscape and pedestrian environment; (b) a maximum of 0.6m in height if directly abutting the verge and footpath.</p>	<p>Complies The proposal requires the construction low retaining walls which are to be setback from the verge.</p>
<p>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.</p>	<p>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.</p>	<p>Not applicable The development does not include an ATM or vending machine.</p>
<p>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</p>	<p>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</p>	<p>Not applicable The proposal does not seek to extend or create a new stand-alone shopping centre or shop.</p>

Table 9.3.3.3.A—Centre or Mixed Use Code		
Performance outcomes	Acceptable outcomes	Response
the centre or shop without the need to navigate any surrounding car parking.	(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.	
	AO50.2 Development for a stand-alone shopping centre or shop with more than 1 street frontage ensures that: (a) a primary frontage is treated as an active frontage – primary; (b) the extent of active frontage treatment on the other frontages is a minimum of 25%.	Not applicable The proposal does not seek to extend or create a new stand-alone 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.	Not applicable The proposal does not seek to extend or create a new stand-alone shopping centre or shop.
PO51 Development within an existing traditional strip centre or corridor: (a) contributes to the existing character and structure; (b) provides a continuous pedestrian environment at street level.	AO51 Development within an existing traditional strip centre or corridor provides a streetscape which: (a) is in compliance with a neighbourhood plan; or (b) if no neighbourhood plan applies or a neighbourhood plan does not specify requirements for a streetscape, ensures that the development: (i) has a minimum of 1 active frontage – primary; (ii) is set back in keeping with existing adjoining uses; (iii) locates large-format retail or employment uses at ground floor behind smaller uses and tenancies to the street; (iv) is consistent in height with existing development;	Not applicable The proposal is not located within an existing traditional strip centre or corridor.

Table 9.3.3.3.A—Centre or Mixed Use Code		
Performance outcomes	Acceptable outcomes	Response
	<p>(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> <p>Refer to Figure h.</p>	
<p>PO52</p> <p>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> <p>(a) intensive activation of the ground storey with highly active non-residential uses which encourage the greatest degree of pedestrian activity and interaction;</p> <p>(b) strong physical and visual integration between the ground storey and the adjoining verge or public space to seamlessly integrate indoor and outdoor spaces;</p> <p>(c) building design which provides a visually interesting, interactive and continuous built form and rhythm to the street;</p> <p>(d) richly detailed, human-scaled and fine-grained building frontages;</p> <p>(e) a safe, enjoyable and continuous pedestrian environment without obstruction or interruption from vehicular crossovers and manoeuvring;</p> <p>(f) a subtropical urban design and built form which encourages outdoor lifestyles and engagement with the public realm.</p> <p>Note—Highly active non-residential uses 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>	<p>AO52.1</p> <p>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> <p>(a) a continuous built form to the street at the nominated setback;</p> <p>(b) a ground storey fully occupied by highly active non-residential uses;</p> <p>(c) a 1st and 2nd storey featuring windows or balconies promoting interaction with and surveillance of the street;</p> <p>(d) awnings for the full building frontage;</p> <p>(e) lighting of publicly accessible areas including the underside of awnings;</p> <p>(f) at least 1 pedestrian entry and exit for every 10m of building frontage;</p> <p>(g) a minimum of 50% transparent external wall materials up to a height of 2.5m above pavement level;</p> <p>(h) a minimum ground-storey height of 4.2m.</p> <p>Note—Non-residential uses must be continuous along the active frontage – primary.</p> <p>Note—If a neighbourhood plan identifies an active frontage, but not whether it is primary or secondary, active frontage – primary criteria apply.</p>	<p>Not applicable</p> <p>The subject site does not require an active frontage – primary.</p>
	<p>AO52.2</p> <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> <p>(a) a continuous built form to the street at the nominated setback;</p>	<p>Not applicable</p> <p>The subject site does not require an active frontage – secondary.</p>

Table 9.3.3.3.A—Centre or Mixed Use Code

Performance outcomes	Acceptable outcomes	Response
	<p>(b) a ground storey substantially occupied by active non-residential uses;</p> <p>(c) a 1st and 2nd storey featuring windows and balconies promoting interaction with and surveillance of the street;</p> <p>(d) provides at least 1 pedestrian entry/exit for every 20m of building frontage;</p> <p>(e) a minimum 30% transparent external wall materials up to a height of 2.5m above pavement level;</p> <p>(f) a minimum ground-storey height of 4.2m.</p> <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.</p> <p>Note—If a neighbourhood plan identifies an active frontage, but not whether it is primary or secondary, active frontage – primary criteria apply.</p>	
<p>PO53</p> <p>Development of vehicle access and parking does not impact on an active frontage in a centres and mixed use area.</p>	<p>AO53.1</p> <p>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> <p>(a) not located on this active frontage – primary;</p> <p>(b) from a secondary frontage or from an adjoining premises if a shared driveway and access arrangement is established.</p> <p>AO53.2</p> <p>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>Not applicable</p> <p>The subject site does not require an active frontage – primary.</p> <p>Not applicable</p> <p>The subject site does not require an active frontage – primary or secondary.</p>
<p>PO54</p>	<p>AO54</p> <p>Development of foyer space on an active frontage:</p>	<p>Not applicable</p> <p>The subject site does not require an active frontage – primary.</p>

Table 9.3.3.3.A—Centre or Mixed Use Code		
Performance outcomes	Acceptable outcomes	Response
Development provides building entries that support active frontage 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</p> <p>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</p> <p>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.</p> <p>Note—This is demonstrated in a landscape concept plan.</p> <p>Note—Landscape design incorporates planting in accordance with the Planting species planning scheme policy.</p> <p>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>Complies</p> <p>The proposed development offers a high-quality landscaping outcome both at ground level and throughout the building, as shown in the Landscape Concept Plan prepared by Dunn and Moran Landscape Architects.</p> <p>Specifically, the ground level provides in-ground planting containing wide-spreading canopy trees and layered lower level planting. Proposed landscaping solutions will not impede casual surveillance from the building’s interior.</p> <p>The proposed building will be enhanced with the extensive use of podium landscaping, especially on the building’s Coronation Drive frontage and on the rooftop. The building’s podium will include external planters on each floor to screen the raised car parking levels and define the horizontal built form close to the public realm.</p>
PO56	AO56.1	Complies

Table 9.3.3.3.A—Centre or Mixed Use Code		
Performance outcomes	Acceptable outcomes	Response
<p>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; (c) is grouped with deep-planting areas on adjacent sites to maximise contiguous areas of deep planting; (d) is open to the sky with access to light and rainfall and into the natural ground with no underground development; (e) is planted with large subtropical tree species that at maturity are complementary in scale and height to the building form; (f) is capable and supported to grow and at maturity provide effective shade or screening to buildings, outdoor spaces or adjoining uses; (g) balances hard-stand areas and provides shade and informal recreation spaces that are directly accessible from residences, building tenancies or the street frontage. 	<p>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; (e) to shade publicly accessible areas, private outdoor and communal open space. 	<p>The proposal ensures that sufficient area remains on the ground plane to enable in-ground planting of landscaping, as shown on the Landscape Concept Plans prepared by Dunn and Moran Landscape Architects.</p>
	<p>AO56.2</p> <p>Development:</p> <ul style="list-style-type: none"> (a) provides for a minimum 10% of the site area for deep planting; (b) ensures that each deep-planting area has a minimum area of 25m² and a minimum dimension of 4m in any direction. 	<p>Performance Outcome</p> <p>The proposal provides 196m² or 8.5% of the site for in-ground planting. Specifically, the site offers two separate deep planting areas; one on the corner of the site and one in the north-west corner of the site next to the driveway.</p> <p>It is considered that the proposed development will offer a high-quality landscaping outcome that will be compatible with and positively contribute to the streetscape character of the surrounding locality.</p>
	<p>AO56.3</p> <p>Development provides deep-planting areas that are:</p> <ul style="list-style-type: none"> (a) exclusively for landscaping; (b) not containing vehicle manoeuvring areas, pedestrian paths, surface structures or infrastructure, sub-surface structures or infrastructure; (c) able to accommodate trees planted in natural ground with no development underneath; (d) 100% open to the sky; (e) able to be accessed for maintenance purposes. 	<p>Complies</p> <p>Deep planting areas provided are exclusively for landscaping and do not contain any surface or sub-surface infrastructure. All spaces are open to the sky and capable of accommodating trees planted in natural ground.</p>
	<p>AO56.4</p> <p>Development provides trees in deep-planting areas which:</p>	<p>Complies</p>

Table 9.3.3.3.A—Centre or Mixed Use Code		
Performance outcomes	Acceptable outcomes	Response
	<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>	Acceptable trees can be nominated within the deep soil zones. The required tree planting is to be in accordance with the Planting Species Planning Scheme Policy.
	<p>AO56.5</p> <p>Development provides a minimum of 25% of all trees as advanced stock.</p>	<p>Complies</p> <p>Acceptable trees can be nominated within the deep soil zones. The required tree planting is to be in accordance with the Planting Species Planning Scheme Policy.</p>
<p>PO57</p> <p>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>(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>AO57.1</p> <p>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>Complies</p> <p>Aboveground car parking in the building is sleeved behind podium planters containing climbing or cascading plants that, in addition to the proposed screening, will assist to screen the car park and soften the appearance of the building’s street-facing podium façades.</p>
	<p>AO57.2</p> <p>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>Not Applicable</p> <p>Ground level open air car parking is not proposed.</p>
	<p>AO57.3</p>	<p>Not Applicable</p> <p>Ground level open air car parking is not proposed.</p>

Table 9.3.3.3.A—Centre or Mixed Use Code		
Performance outcomes	Acceptable outcomes	Response
	<p>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</p> <p>Development uses landscaping to delineate safe pedestrian movement through open-air car parks.</p>	<p>Not Applicable</p> <p>Ground level open air car parking is not proposed.</p>
<p>PO58</p> <p>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</p> <p>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>Complies</p> <p>The proposal provides in-ground and podium planting with a minimum width of 2m along the Coronation Dr frontage. Larger landscaping spaces are provided in the corner of Coronation Drive and Graham Street and in the north-western corner of the site, next to the driveway.</p>
<p>PO59</p> <p>Development for a building must not incorporate any type of glass or other surface likely to reflect specular rays that could create undue nuisance, discomfort or hazard to the surrounding locality.</p>	<p>AO59</p> <p>Development ensures that any reflective glass material has:</p> <p>(a) a level of light reflectivity not greater than 20%;</p> <p>(b) a level of heat transmission not less than 20%.</p>	<p>Complies</p> <p>The proposed development will comply with any reasonable or relevant condition of approval pertaining to the mitigation of glazing reflectivity.</p>
<p>PO60</p> <p>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.</p>	<p>AO60</p> <p>No acceptable outcome is prescribed.</p> <p>Note—Screening and fencing for a residential use is designed in accordance with the Multiple dwelling code.</p>	<p>Not applicable</p> <p>The subject site does not adjoin any residential uses. Appropriate glazing and/or internal screening will mitigate the potential for direct overlooking to the adjoining buildings to the south.</p>

Table 9.3.3.3.A—Centre or Mixed Use Code

Performance outcomes	Acceptable outcomes	Response
<p>PO61</p> <p>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.</p> <p>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.</p>	<p>AO61</p> <p>No acceptable outcome is prescribed.</p> <p>Note—Screening and fencing for a residential use is designed in accordance with the Multiple dwelling code.</p>	<p>Complies</p> <p>The proposed residential development has been carefully designed to maximise resident privacy and amenity while acknowledging the site's location within the Mixed Use Zone and its interface with non-residential uses. The building incorporates a series of considered design measures that mitigate potential amenity impacts arising from the surrounding context.</p> <p>Key design elements include:</p> <ul style="list-style-type: none"> ▪ Vertical separation between uses: Residential levels are elevated well above the ground floor plane, ensuring clear separation from potential noise and activity at street level, particularly around the café and lobby entry areas. ▪ Tower orientation and articulation: The tower is articulated to avoid direct overlooking between units and to adjacent buildings. Recessed balconies, planter boxes, and breaks in the facade reduce overlooking and contribute to visual privacy. ▪ Subtropical screening and landscaping: Deep planting zones, vertical greenery, and screening elements (e.g., perforated metal panels and balcony positioning) are employed throughout the building design to enhance visual privacy, soften views, and buffer internal residential spaces from adjacent development. ▪ Materiality and glazing treatments: Acoustic and visual privacy are further supported by the use of high-performance glazing, solid balustrades, and façade elements that provide screening without compromising natural light or ventilation. ▪ Podium design response: The ground floor café and communal areas are designed to be publicly accessible yet subtly separated from private residential areas through level changes, landscaping, and transitional semi-public zones.
<p>PO62</p>	<p>AO62.1</p> <p>Development for a car park:</p>	<p>Not applicable</p> <p>The proposal does not include the development of a car park.</p>

Table 9.3.3.3.A—Centre or Mixed Use Code		
Performance outcomes	Acceptable outcomes	Response
Development of garages, driveways and parking structures minimise impacts on the amenity of neighbouring dwellings.	(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.	
	AO62.2 Development for a driveway or vehicle movement area is screened by a 2m-high acoustic fence along the side or rear boundary if located adjacent to a residential dwelling.	Not Applicable The subject site does not adjoin any residential uses.
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; (d) are of a design which allows low-frequency service collection; (e) minimise ongoing building management cost for occupants.	AO63.1 Development is designed and constructed to ensure refuse and recycling collection and storage facilities comply with the Refuse planning scheme policy.	Complies The refuse and recycling collection and storage areas are designed in accordance with the Refuse planning scheme policy.
	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.	Complies The refuse and recycling collection and storage areas will ensure that odour, noise or visual impacts are not detectable and disturbing at the site or adjoining sites.
PO64 Development creates a safe environment by incorporating the key elements of crime prevention through environmental design that are tailored to the land use and specific vulnerable elements and settings.	AO64 Development incorporates the key elements of crime prevention through environmental design in its layout, building or structure design and landscaping by: (a) facilitating casual surveillance opportunities and including good sightlines to publicly accessible areas such as car parks, pathways, public toilets and communal areas; (b) defining different uses and ownerships through design and restricting access from non-residential uses into private residential dwellings;	Complies The development has been designed with consideration to crime prevention through environmental design principles by locating entrances and pathways in spaces offering direct line of sight, way finding cues and appropriate lighting. Building materials and finishes will limit opportunities for graffiti and vandalism.

Table 9.3.3.3.A—Centre or Mixed Use Code		
Performance outcomes	Acceptable outcomes	Response
	<p>(c) promoting safety and minimising opportunities for graffiti and vandalism through exterior building design and orientation of buildings and use of active frontages;</p> <p>(d) ensuring publicly accessible areas such as car parks, pathways, public toilets, communal areas are well lit;</p> <p>(e) including way-finding cues;</p> <p>(f) minimising predictable routes and entrapment locations near public spaces such as car parks, public toilets, ATMs, communal areas.</p> <p>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>PO65</p> <p>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</p> <p>Development design and landscaping incorporates graffiti and vandalism prevention techniques which:</p> <p>(a) deny access to potential canvas using access control techniques;</p> <p>(b) reduce potential canvases using canvas-reduction techniques;</p> <p>(c) ensure graffiti can be readily and quickly removed through easy maintenance selection techniques.</p> <p>Note—For guidance on graffiti and vandalism prevention techniques refer to the Graffiti prevention planning scheme policy.</p>	<p>Complies</p> <p>The development incorporates graffiti and vandalism prevention through access restriction and inclusion of landscaping.</p>
<p>PO66</p> <p>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.</p>	<p>AO66</p> <p>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.</p>	<p>Complies</p> <p>The development will not impact on any current or planned sub-surface infrastructure.</p>
If identified in a neighbourhood plan		
<p>PO67</p>	<p>AO67.1</p> <p>Development ensures building placement and design does not impact on a view corridor identified in a neighbourhood plan.</p>	<p>Not Applicable</p> <p>No view corridors are identified.</p>

Table 9.3.3.3.A—Centre or Mixed Use Code		
Performance outcomes	Acceptable outcomes	Response
Development minimises visual impacts to view corridors of local significance and enhances opportunities for observation of key vistas and views from identified view points.	Note—A neighbourhood plan may identify view corridors and may or may not identify any specific view points from which they are observed.	
	<p>AO67.2</p> <p>Development creates opportunities for views and vistas from a view point identified in a neighbourhood plan.</p> <p>Note—A neighbourhood plan may identify view points and may or may not identify any specific view corridor that they observe.</p>	<p>Not Applicable</p> <p>No view corridors or vistas are identified.</p>
<p>PO68</p> <p>Development on a significant corner site provides a prominent visual reference and contribution to the neighbourhood’s public realm by:</p> <p>(a) accommodating high levels of pedestrian movement at the corner and enhancing the pedestrian experience;</p> <p>(b) emphasising the corner 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 connection point in the neighbourhood;</p> <p>(d) respecting the prominence of any adjoining or nearby heritage places, traditional character buildings or local landmarks;</p> <p>(e) if a corner land dedication is required:</p> <p>(i) accommodating a deep-planted feature tree within the dedication area;</p> <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>AO68.1</p> <p>Development is designed to emphasise the corner setting of a significant corner site identified in a neighbourhood plan and provides:</p> <p>(a) building entries on both street frontages;</p> <p>(b) a single main entry at the corner.</p>	<p>Not Applicable</p> <p>The subject site is not identified as a significant corner site. However, the site’s prominent location on the corner of Coronation Drive and Graham Street and opposite the Milton ferry terminal, has been taken into consideration during the design process. The proposed building therefore offers an interesting and attractive building form, scale and finish.</p>
	<p>AO68.2</p> <p>Development provides a corner land dedication on a significant corner site identified in a neighbourhood plan, adjacent to the existing verge area which:</p> <p>(a) complies with any dimensions identified in the neighbourhood plan</p> <p>(b) accommodates a deep-planted large feature tree in compliance with the road corridor design section of the Infrastructure design planning scheme policy;</p> <p>(c) is embellished in compliance with the road corridor design section of the Infrastructure design planning scheme policy.</p> <p>Note—A neighbourhood plan may indicate if a corner land dedication is to be truncated or inverted. If the configuration is not specified, a truncated land dedication is to be provided where the building or podium is 2 storeys or fewer. Where an inverted corner land dedication is provided, the building design accommodates the feature tree canopy at maturity.</p>	<p>Complies</p> <p>The subject site is not identified as a significant corner site and is not required to provide a corner land dedication to provide for the embellishment of the road corridor.</p>

Table 9.3.3.3.A—Centre or Mixed Use Code		
Performance outcomes	Acceptable outcomes	Response
	<p>AO68.3</p> <p>Development ensures that any part of the building including the basement but excluding awnings is outside the corner land dedication area.</p> <p>Note—A neighbourhood plan may indicate if a building is able to volumetrically extend into the corner land dedication area.</p>	<p>Not Applicable</p> <p>The subject site is not identified as a significant corner site and is not required to provide a corner land dedication.</p>
<p>PO69</p> <p>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 significant corner land dedication is required:</p> <p>(i) accommodating a deep-planted large feature tree within the dedication area;</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>AO69.1</p> <p>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>Not Applicable</p> <p>The subject site is not identified as landmark site.</p>
	<p>AO69.2</p> <p>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>Not Applicable</p> <p>The subject site is not identified as a landmark site.</p>

Table 9.3.3.3.A—Centre or Mixed Use Code		
Performance outcomes	Acceptable outcomes	Response
	Note—A neighbourhood plan may indicate if a corner land dedication is to be truncated or inverted. If the configuration is not specified, a truncated land dedication is to be provided where the building or podium is 2 storeys or fewer. Where an inverted corner land dedication is provided, the building design accommodates the feature tree canopy at maturity.	
<p>PO70</p> <p>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</p> <p>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>Not Applicable</p> <p>The subject site is not identified as requiring a landscape buffer.</p>

Table 9.3.14.3.A—Multiple Dwelling Code		
Performance outcomes	Acceptable outcomes	Response
Site area and frontage		
<p>PO1</p> <p>Development has a site area and frontage width that is sufficient to:</p> <ul style="list-style-type: none"> (a) accommodate the scale and form of multiple dwelling buildings considering site features such as heritage or character buildings and slope; (b) deliver useable communal open space areas and private open spaces; (c) achieve viable areas of deep planting and landscaping to retain significant vegetation and protect or establish large subtropical shade trees; 	<p>AO1</p> <p>Development has a site area and frontage width that meets the minimum requirements set out in:</p> <ul style="list-style-type: none"> (a) a neighbourhood plan; or (b) if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements set out in Table 9.3.14.3.B. <p>Note—The site frontage is measured at the property line on the primary road boundary.</p>	<p>Complies</p> <p>The subject site meets the minimum site area and frontage requirements of this Code, as the site has a total area of 2,339m² and has frontages to Coronation Drive of approximately 60.4m and to Graham Street of approximately 32.2m.</p>

Table 9.3.14.3.A—Multiple Dwelling Code		
Performance outcomes	Acceptable outcomes	Response
(d) achieve safe and convenient vehicle access to the site; (e) accommodate on-site parking and vehicle manoeuvring for residents, visitors and service providers; (f) accommodate the location and size requirements of service authorities and site services to minimise adverse visual and amenity impacts on neighbours and the streetscape; (g) minimise the impact of new driveways on the streetscape.		
PO2 Development in the High density residential zone or Medium density residential zone does not isolate or negatively impact on the potential for adjoining sites to develop to a scale and intensity envisaged for the zone or neighbourhood plan area. Note—An indicative concept plan that demonstrates compliant development can be achieved on the adjoining site may be required to demonstrate achievement of this outcome.	AO2 Development in the High density residential zone or the Medium density residential zone ensures that the site area and frontage width of an adjoining site in the High density residential zone or the Medium density residential zone meets the minimum requirements set out in: (a) a neighbourhood plan; or (a) if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements set out in Table 9.3.14.3.B.	Not Applicable The site is located in the Mixed Use Zone.
Building design and appearance		
PO3 Development height, bulk and scale, siting and layout ensures that: (a) building height is consistent with the intended form and character of the local area including the predominant height of existing or approved buildings in the street; (b) where building height is greater than the acceptable outcome for building height on sites adjoining or opposite the subject site, the development sensitively reduces height towards site boundaries to a compatible scale; (c) impacts on residential amenity and privacy from overlooking, visual dominance and overshadowing are minimised and adequate levels of natural light and breezes are maintained to habitable rooms, private and communal open space for both the development and residences on adjoining and nearby sites;	AO3 Development is contained within the building envelope for the site created by applying: (a) the maximum building height in Table 9.3.14.3.B; (b) front, rear and side boundary setback requirements in Table 9.3.14.3.C; (c) car parking boundary setback requirements in Table 9.3.14.3.E; (d) building separation requirements in Table 9.3.14.3.F; (e) building height transitions specified in Table 9.3.14.3.I where applicable; (f) the acceptable outcomes for deep planting and landscaping areas. Refer to Figure b and Figure c. Note—This acceptable outcome can be demonstrated by the	Performance Outcome The development seeks performance outcomes with respect to: <ul style="list-style-type: none"> - Maximum building height; - Primary frontage and side boundary setbacks for levels 4 and above; - Building separation where associated with the upper levels of the tower to the western and southern side of the development; and - Carpark setbacks. The appropriateness of these performance outcomes is discussed in detail below or in section 5.2 of this report.

Table 9.3.14.3.A—Multiple Dwelling Code		
Performance outcomes	Acceptable outcomes	Response
<p>(d) sufficient visual and acoustic privacy is achieved between dwellings without reliance on screening;</p> <p>(e) the development is consistent with the setback pattern and contributes to the character of the streetscape;</p> <p>(f) adequate landscape buffering is achieved, including the retention and provision of large subtropical shade trees in deep planting areas.</p>	preparation of a building envelope plan, elevations and sections.	
<p>PO4</p> <p>Development has a building height, scale and form that improves the amenity and achieves the intended outcomes of the zone or neighbourhood plan area, contributes to a cohesive streetscape and built form character and is:</p> <p>(a) consistent with the anticipated density and assumed infrastructure demand;</p> <p>(b) aligned to community expectations about the number of storeys to be built, having regard to the intent for the zone precinct and the predominant height of approved buildings in the street;</p> <p>(c) proportionate to and commensurate with the site area and frontage width so as not to be overbearing on the street or adjoining development;</p> <p>(d) designed to avoid a significant and undue adverse amenity impact to adjoining development;</p> <p>(e) sited to enable existing and future buildings to be well separated from each other and to avoid affecting the potential development of adjoining sites;</p> <p>(f) considerate of street conditions, the topography of the area and site slope;</p> <p>(g) designed to maintain significant view points and corridors;</p> <p>(h) designed and orientated to retain solar access to key public spaces and adjoining buildings.</p>	<p>AO4.1</p> <p>Development has a maximum building height that complies with:</p> <p>(a) a neighbourhood plan; or</p> <p>(b) if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements set out in Table 9.3.14.3.B.</p>	<p>Performance Outcome</p> <p>The proposed development is a maximum height of 30 storeys (including ground floor but excluding rooftop areas).</p> <p>The Milton Neighbourhood Plan does not specify a maximum height of development in Table 7.2.13.2.3.A – Performance Outcomes and Acceptable Solutions, but includes an overall outcome for the Office Precinct referencing that medium-rise development is to be provided.</p> <p>Detailed discussion on the proposal’s suitability with regard to height, including specific responses to the performance outcome criteria for this Code, is included in section 5.2 of this report.</p>
	<p>AO4.2</p> <p>Development incorporates the building height transition requirements set out in Table 9.3.14.3.I.</p>	Not Applicable
PO5	A05	Complies

Table 9.3.14.3.A—Multiple Dwelling Code		
Performance outcomes	Acceptable outcomes	Response
<p>Development for services and related structures, including electricity transformers, fire hydrant and booster assemblies, air conditioning and other mechanical plant, vents, exhausts and refuse and recycling storage areas:</p> <ul style="list-style-type: none"> (a) are integrated into the development; (b) do not dominate the site frontage; (c) are compatible with the intended streetscape character; (d) ensure adverse amenity impacts to the streetscape and habitable spaces are ameliorated. 	<p>Development ensures that where services and related structures, including electricity transformers, fire hydrants and booster assemblies, air conditioning and other mechanical plant, vents, exhausts and refuse and recycling storage areas, are located within 4 metres of the front boundary:</p> <ul style="list-style-type: none"> (a) comprise no more than 5m or 10% of the street frontage, whichever is the lesser; (b) are orientated towards the internal driveways or footpaths onsite; (c) are located, screened or landscaped so as not to be visually obtrusive. 	<p>The proposed services and related structures account for less than 10% of the street frontage and have been appropriately screened by landscaping.</p>
<p>PO6</p> <p>Development provides a front boundary setback that:</p> <ul style="list-style-type: none"> (a) defines the street edge; (b) creates a clear threshold and transition from public to private space; (c) assists in achieving visual privacy to ground-floor dwellings from the street; (d) supports the location of balconies for casual surveillance of the street and modulation of the facade; (e) allows for built form and facade articulation that contributes to the streetscape character and landscape; (f) is consistent with the intended streetscape and setback pattern; (g) facilitates landscaping appropriate to soften and screen the built form of the development from the street. 	<p>AO6</p> <p>Development provides setbacks to the primary and secondary frontages that 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 requirements set out in Table 9.3.14.3.C. <p>Note—Roofing of terrace areas on car parking structures are to comply with boundary setback requirements for balconies.</p> <p>Note—Boundary setbacks are also influenced by minimum building separations considering the nature of the wall proposed and the number of openings or balconies.</p>	<p>Performance Outcome</p> <p>The Milton Neighbourhood Plan does not contain specific requirements for front boundary setbacks, thus the provisions of this Code apply.</p> <p>Specifically, for a podium element up to 5 storeys of a non-residential use fronting an arterial road, the preferred front boundary setback is 3m, whilst the tower element should be a minimum of 6m from the boundary. On the subject site, these minimum setbacks apply only to the primary street frontage, being Coronation Drive.</p> <p>The proposal complies with the minimum setback from the pre-dedication boundary for the podium level by providing a 3m setback to the proposed screening elements for Levels Ground to 3 and to the perimeter terrace area on Level 4.</p> <p>The proposal seeks a performance outcome with regard to front boundary setbacks to Coronation Drive for the tower element by providing a setback of 5m from the pre-dedication site boundary.</p> <p>Detailed discussion on the suitability of this design outcome is included in section 5.2 of this report.</p>
<p>PO7</p> <p>Development provides side and rear boundary setbacks that:</p> <ul style="list-style-type: none"> (a) consider future development; 	<p>AO7.1</p> <p>Unless greater setbacks are required to achieve adequate building separation, development provides a rear boundary and side boundary setback that complies with:</p>	<p>Performance Outcome</p> <p>The proposal does not meet the minimum requirements for building separation at the western side of the development for levels 9 and above.</p>

Table 9.3.14.3.A—Multiple Dwelling Code

Performance outcomes	Acceptable outcomes	Response
<p>(b) minimise the impacts of development on the amenity and privacy of future and existing neighbourhood residents;</p> <p>(c) support the separation of buildings to provide visual and acoustic privacy without reliance on screening, and ensure access to natural light, sunlight and breezes;</p> <p>(d) contribute to the rhythm and pattern of the streetscape in keeping with the intended neighbourhood character;</p> <p>(e) maximise the opportunity to retain significant vegetation and protect or establish large subtropical shade trees in deep-planting areas.</p>	<p>(a) a neighbourhood plan; or</p> <p>(b) if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements set out in Table 9.3.14.3.C.</p> <p>Refer to Figure d.</p>	<p>The corresponding performance outcome is not applicable given that neither of the existing buildings on the adjoining sites to the north or west currently contain, or are likely to contain in the future, a residential use. The proposal therefore is not required to mitigate any potential loss of privacy or amenity resulting from reduced building separation distances</p>
	<p>A07.2</p> <p>Development ensures that any built to boundary walls located in a zone in the residential zones category are:</p> <p>(a) not located along both side boundaries unless in the Low-medium density residential zone, Medium density residential zone or High density residential zone;</p> <p>(b) not located along a common boundary with a lot located in the Low density residential zone or Character residential zone;</p> <p>(c) for non-habitable rooms or spaces only;</p> <p>(d) not located within 1.5m of a habitable room in an adjoining dwelling house where not located in the Medium density residential zone or High density residential zone;</p> <p>(e) not located within the front or rear setback;</p> <p>(f) where on the side boundaries of a corner lot, located towards the front of the development and separated;</p> <p>(g) a maximum height of 3m;</p> <p>(h) low maintenance or constructed of prefinished materials.</p> <p>Refer to Figure e.</p>	<p>Not Applicable</p> <p>The subject site is located in the Mixed Use Zone.</p>
	<p>A07.3</p> <p>Development ensures built to boundary walls:</p> <p>(a) have a maximum cumulative length along each side boundary of 15m, where located in the Low-medium density residential zone, Medium density residential zone or High density residential zone; or</p> <p>(b) have a maximum cumulative length of 9m, where permitted in the</p>	

Table 9.3.14.3.A—Multiple Dwelling Code		
Performance outcomes	Acceptable outcomes	Response
	Infill housing zone precinct of the Character residential zone; or (c) do not exceed the length of an abutting and lawfully constructed built to boundary wall on an adjoining lot.	
<p>PO8</p> <p>Development ensures that the proportion of buildings to open space and landscaping on a site:</p> <p>(a) is consistent with the intended form, character and intensity of the local area and immediate streetscape;</p> <p>(b) facilitates modulation and articulation of the building form;</p> <p>(c) supports residential amenity for occupants and adjoining properties;</p> <p>(d) supports private outdoor subtropical living;</p> <p>(e) provides for well-located and functional communal open space areas;</p> <p>(f) provides for deep planting areas to retain significant vegetation and protect or establish large subtropical shade trees.</p>	<p>AO8</p> <p>Development has:</p> <p>(a) a building footprint within the building envelope;</p> <p>(b) a maximum site cover that:</p> <p>(i) complies with the requirements set out in a neighbourhood plan; or</p> <p>(ii) if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan:</p> <p>(A) where in the Medium density residential zone, Low-medium density residential zone or the Infill housing zone precinct of the Character residential zone, is 45%; or</p> <p>(B) where in the High density residential zone, is 40%.</p>	<p>Performance Outcome</p> <p>An assessment against the relevant provisions has occurred within the earlier sections of this report.</p>
<p>PO9</p> <p>Development balances the height and footprint of the building, providing modulation and variation in the façade’s horizontal and vertical profiles that:</p> <p>(a) reduces the appearances of bulk through changes in building depth, length and articulated form;</p> <p>(b) maintains a human scale and is consistent with the form and character intent of the neighbourhood and street;</p> <p>(c) supports residential amenity to occupants and adjoining properties, including access to natural light and breezes;</p> <p>(d) provides opportunities for dual aspect dwellings;</p> <p>(e) incorporates changes in material, finish or texture at regular intervals;</p> <p>(f) provides expressive shadow casting elements;</p>	<p>AO9.1</p> <p>Development where in the Medium density residential zone, Low-medium density residential zone or in the Infill housing zone precinct of the Character residential zone, the maximum length of a wall in any direction is 30m with substantial articulation provided every 15m.</p> <p>Note—Substantial articulation is a full building separation of 6m or a change in building line of plus or minus 2m for a length not less than 5m.</p>	<p>Not Applicable</p> <p>The subject site is located in the Mixed Use Zone.</p>
	<p>AO9.2</p> <p>Development where in the High density residential zone, the maximum length of a wall in any direction is 50m with substantial articulation provided every 15m.</p> <p>Note—Substantial articulation is a full building separation of 6m or a change in building line of plus or minus 2m for a length not less than 5m.</p>	<p>Not Applicable</p> <p>The subject site is located in the Mixed Use Zone.</p>

Table 9.3.14.3.A—Multiple Dwelling Code

Performance outcomes	Acceptable outcomes	Response
<p>(g) provides opportunities for useable and functional open space. Refer to Figure i.</p>	<p>AO9.3 Development incorporates the following design elements:</p> <ul style="list-style-type: none"> (a) balconies, verandas or terraces on each level; (b) variation in the treatment and patterning of windows to bring visual interest and activation to each facade; (c) variation in building form, materials, colours, textures and finishes to articulate finer scale architectural features and building elements such as party walls and slab edges; (d) recessions and projections in the roof and wall plane, such as steps, slopes or splays which cast shadows. <p>Refer to Figure l, Figure m and Figure n.</p>	<p>Complies The development has been designed with a number of different elements including balconies on each level above the podium, variation in building form, materials, colours, textures and finishes; recesses and projections.</p>
	<p>AO9.4 Development of the first 3 storeys of the building includes:</p> <ul style="list-style-type: none"> (a) balconies and outdoor living areas orientated to the street or public realm; (b) expression and promotion of pedestrian entries; (c) elements of a finer scale than the building’s main structure framing such as party walls and slab edges; (d) recesses in built form to allow natural light to access habitable rooms within the building. <p>Refer to Figure j, Figure k and Figure l.</p>	<p>Performance Outcome The first four storeys of the building comprise a four level podium which includes two pedestrian prominent pedestrian entries, one on each street frontage.</p> <p>The building offers substantial variations in glazing treatments in both the podium and tower elements of the building.</p> <p>The podium incorporates projecting vertical elements with recessed glazing or screening as well as podium planters to provide a horizontal element on every floor level. The proposal has a distinct entry in the centre of the Coronation Drive façade, as well as ground level open terraces presenting to the corner of the site.</p> <p>Rooftop elements have clear breaks or deep recesses to provide visual interest and to accommodate rooftop planting. The corner roof reads as a projecting form owing to the lack of vertical structures connecting it to the floors below.</p> <p>The building will be constructed from a variety of materials, colours and textures, as shown on the proposal plans.</p>

Table 9.3.14.3.A—Multiple Dwelling Code

Performance outcomes	Acceptable outcomes	Response
<p>PO10</p> <p>Development for rooftops and building caps:</p> <ul style="list-style-type: none"> (a) is contextually and climatically appropriate in form; (b) reduces the bulk and scale of development when viewed from the street; (c) is responsive to orientation and solar access; (d) is attractive and not marred by plant and equipment; (e) may incorporate a rooftop garden where integrated as part of the overall building design and enhancing the presentation and visual amenity of the rooftop and skyline when viewed from external public vantage points. <p>Note—External public vantage points means from at least two mostly unobstructed views of the development from a public area.</p>	<p>AO10.1</p> <p>Development provides building caps and rooftops which:</p> <ul style="list-style-type: none"> (a) contribute to the architectural distinction of the building and roofs; (b) include interesting forms created through pitches, gables, skillions or other features; (c) provides opportunity for landscaping, alternative water sources, solar energy and communal open space area. <p>Refer to Figure m and Figure n.</p>	<p>Complies</p> <p>The proposal offers an interesting rooftop which contributes to the architectural distinction of the building.</p>
	<p>AO10.2</p> <p>Development for rooftop service structures, lift motor rooms and mechanical plant and equipment is:</p> <ul style="list-style-type: none"> (a) designed as an architectural feature of the building; (b) incorporated into the roof form; (c) designed to enable future inclusion of plant and equipment such as telecommunications facilities in an unobtrusive manner; (d) visually and acoustically screened from any communal open space on the rooftop. 	<p>Complies</p> <p>The proposed roof top incorporates all necessary plant and mechanical equipment as well as lift overruns and stairwells (located in the centre of the building).</p>
	<p>AO10.3</p> <p>Development for a rooftop garden:</p> <ul style="list-style-type: none"> (a) incorporates a combination of built form and soft landscape elements integrated with the overall building design; (b) enhances the presentation and visual amenity of the rooftop and skyline when viewed from external public vantage points. <p>Note—External public vantage points means from at least two mostly unobstructed views of the development from a public area.</p>	<p>Not Applicable</p> <p>The development proposal does not include a rooftop garden.</p>
<p>PO11</p> <p>Development provides a building that must define the street edge and reinforce the desired character of the neighbourhood through:</p>	<p>AO11.1</p> <p>Development provides a building front elevation that is parallel or nearly parallel to the street frontage.</p>	<p>Complies</p> <p>The primary entry is located parallel to the Coronation Drive street frontage.</p>

Table 9.3.14.3.A—Multiple Dwelling Code		
Performance outcomes	Acceptable outcomes	Response
(a) orientation to the street; (b) front boundary setback; (c) balconies and windows to provide overlooking and casual surveillance; (d) building entrances; (e) the treatment of retaining walls or basement car parking edges. Refer to Figure r and Figure u.	AO11.2 Unless required to achieve landscaping and streetscape outcomes, development provides a building that is not set back further than 2m beyond the minimum required street front setback.	Complies The building is not setback further than 2m from the acceptable outcome for front setback.
	AO11.3 Development provides balconies and windows from the primary living area that face and overlook the street or public space.	Complies Balconies and windows from primary living areas overlook the street, where possible.
PO12 Development provides an entrance that must define the threshold between public and private space and provide: (a) safe, secure and convenient access to the site for residents and visitors; (b) a sufficiently scaled and sheltered entry and meeting space; (c) clear building signage and numbering for emergency access; (d) lighting to ensure the safety of residents and visitors whilst not causing undue nuisance to adjoining premises; (e) conveniently located mailboxes; (f) individual entrances to ground storey dwellings provide for a varied streetscape.	AO12.1 Development of a small-scale multiple dwelling of 5 or fewer dwellings in attached form, such as townhouses, ensures access to the front door of each dwelling is at the ground storey and clearly identifiable and visible from the public street or internal driveway.	Not Applicable The development proposal is not for a small scale Multiple Dwelling.
	AO12.2 Development where not a small-scale multiple dwelling of 5 or less dwellings, provides at least one prominent pedestrian entry that connects a foyer or building entry directly with the public verge, is separated from the vehicle entry and includes: (a) entry and waiting space off the footpath; (b) shelter; (c) lighting in accordance with Category P3 of the AS/NZS 1158.3.1:2005 Lighting for roads and public spaces and complying with Table 2.1 - Illuminance in the vertical plane of AS 4282-1997 Control of the obtrusive effects of outdoor lighting; (d) mailboxes. Refer to Figure s.	Complies The development includes a prominent entry from Coronation Drive connected to a foyer and leading to a lift. Waiting areas are sheltered and will be lit in accordance with the relevant requirements.
	AO12.3 Development provides direct entry from the street for any ground storey dwellings that are adjacent to the street front and ensures that: (a) any steps are set back a minimum of 1m and are perpendicular to the front boundary;	Not Applicable No ground floor dwelling are proposed.

Table 9.3.14.3.A—Multiple Dwelling Code		
Performance outcomes	Acceptable outcomes	Response
	<p>(b) retaining walls step to the street level and provide a transition from private outdoor space and the street;</p> <p>(c) lighting is provided in accordance with Category P3 of the AS/NZS 1158.3.1:2005 Lighting for roads and public spaces and complying with Table 2.1 - Illuminance in the vertical plane of AS 4282-1997 Control of the obtrusive effects of outdoor lighting;</p> <p>(d) street numbering is provided to support visitor and emergency access.</p> <p>Refer to Figure t.</p>	
Safety, privacy and amenity		
<p>PO13</p> <p>If:</p> <p>(a) identified in a neighbourhood plan as a building height transition; or</p> <p>(b) in the High density residential zone or the Medium density residential zone and sharing a common boundary with, or located fronting a minor road that is opposite, premises in the Low–medium density residential zone, Low density residential zone or Character residential zone.</p> <p>Development provides a transitional built form which protects the amenity of lower density residential areas by:</p> <p>(a) stepping down in height and scale;</p> <p>(b) heavily landscaping interface area;</p> <p>(c) minimising impacts including overlooking and visual dominance through building articulation;</p> <p>(d) maintaining adequate levels of natural ventilation and light penetration to habitable rooms and private open space;</p> <p>(e) avoiding large blank walls on steeply sloping sites.</p>	<p>AO13.1</p> <p>Where identified in a neighbourhood plan, development provides a building height transition which ensures that buildings and structures comply with the requirements specified in the neighbourhood plan.</p>	<p>Not Applicable</p> <p>The Neighbourhood Plan does not specify a building height transition.</p>
	<p>AO13.2</p> <p>Where no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, development in the High density or Medium density residential zones provides a building height transition that complies with the requirements specified in Table 9.3.14.3.I.</p> <p>Refer to Figure f.</p>	<p>Not Applicable</p> <p>The site is located in the Mixed Use Zone.</p>
<p>PO14</p> <p>Development separates buildings from existing or future buildings</p>	<p>AO14.1</p> <p>Development provides building placement and design that:</p>	<p>Performance Outcome</p> <p>The building separation distances to the adjoining residential</p>

Table 9.3.14.3.A—Multiple Dwelling Code

Performance outcomes	Acceptable outcomes	Response
<p>within a site or on an adjoining site to:</p> <ul style="list-style-type: none"> (a) be consistent with the form and character intent for the local area; (b) protect residential amenity including access to natural light, sunlight and breeze; (c) provide visual privacy to reduce the need for fixed screening. 	<ul style="list-style-type: none"> (a) complies with Table 9.3.14.3.F; or (b) positions the primary balcony or private open space to face the street frontage or rear boundary or adjoining public open space; (c) offsets balconies or habitable rooms so that they are positioned outside the cone of vision of existing or approved habitable rooms or outdoor spaces. <p>Refer to Figure g and Figure h.</p> <p>Note—This is demonstrated by a site context plan that includes adjoining and adjacent buildings (including habitable rooms) and strategies to address separation issues.</p> <p>Note— Considered site planning and design and strategies such as offsetting balconies, the location of private space, selective screening or other design elements can reduce building separation requirements.</p> <p>AO14.2</p> <p>Development with a secondary private open space or balcony used for drying or services is located to the side boundary with fixed screens.</p>	<p>buildings are generally compliant with the requirements of Table 9.3.14.3.F.</p> <p>Refer to Section 5.2 for further details on building separation.</p> <p>Not Applicable</p> <p>Each unit is equipped with a laundry room with a washer and dryer. No private open spaces are intended for drying or other services at this conceptual stage.</p>
<p>PO15</p> <p>Development of a building 8 storeys and over ensures that the design mitigates the impacts of ground-level wind acceleration to ensure safe and amenable environment for pedestrians and building occupants.</p> <p>Note—Where building height exceeds 15 storeys, a wind impact report prepared by a suitably qualified professional is required to be submitted to demonstrate achievement of the above outcome.</p>	<p>AO15</p> <p>Development with a building between 8 storeys and 15 storeys provides wind mitigation that uses at least 2 of the following strategies:</p> <ul style="list-style-type: none"> (a) building orientation, plan shape, massing and facade articulation to avoid tall and wide facades that face prevailing winds; (b) a podium and tower building form with tower set back at least 10m from all streets above the podium level to deflect wind downdrafts from penetrating to street level; (c) canopies, roof structures and awnings to protect pedestrians and building occupants at ground and podium levels; (d) trellis structures and a dense network of trees onsite at ground or podium level. <p>Note—No acceptable outcome is prescribed for a development if more</p>	<p>Not Applicable</p> <p>The building proposed is 30 storeys in height.</p>

Table 9.3.14.3.A—Multiple Dwelling Code

Performance outcomes	Acceptable outcomes	Response
	<p>than 15 storeys in height.</p> <p>Note—Where a podium provides for unroofed private or communal open space areas, a wind impact report prepared by a suitably qualified professional may be required to justify appropriate wind mitigation measures to ensure the safety of residents and visitors of the building.</p>	
<p>PO16</p> <p>Development provides screening and partial enclosure of balconies to:</p> <ul style="list-style-type: none"> (a) balance the privacy needs of neighbouring dwellings with the comfort of building occupants; (b) ensure buildings are subtropical and climatically responsive; (c) reduce the appearance of excessive bulk; (d) provide opportunities for passive surveillance of the street or public spaces. <p>Note—Balconies use a combination of solid balustrades, operable screens and lightweight materials to provide a balance of privacy and engagement with the street and other public spaces.</p>	<p>AO16.1</p> <p>Development where providing balconies with solid balustrades on the street frontage or visible from public space, limits solid balustrading to a maximum of:</p> <ul style="list-style-type: none"> (a) 50% of the balconies on the first 3 storeys; (b) 25% on the 4th storey and above. <p>Refer to Figure w.</p>	<p>Not Applicable</p> <p>The proposed development does not include solid balustrades.</p>
	<p>AO16.2</p> <p>Development where providing solid walls or fixed screening to balconies limits the walls and screening to:</p> <ul style="list-style-type: none"> (a) the side directly adjoining another balcony or private open space within the same building; (b) a maximum of 20% or 1m of 1 external face, whichever is lesser, to screen utilities or private clothes lines; (c) the full extent of a secondary balcony on a side elevation where for utilities or services. <p>Note—This excludes solid balustrades or screening where provided to reduce amenity or privacy impacts to nearby dwellings.</p>	<p>Complies</p> <p>Solid walls to balconies are limited to sides, where adjoining other balconies.</p>
	<p>AO16.3</p> <p>Development where providing operable, moveable or adjustable screening of balconies, limits the screening to a maximum of:</p> <ul style="list-style-type: none"> (a) 60% of the front side or rear boundary balconies to achieve visual privacy to an existing dwelling within 9m; (b) 100% of west-facing primary balconies. 	<p>Not Applicable</p> <p>No operable elements are proposed as part of this application.</p>

Table 9.3.14.3.A—Multiple Dwelling Code			
Performance outcomes	Acceptable outcomes	Response	
	Refer to Figure w.		
<p>PO17</p> <p>Development must minimise direct overlooking between buildings through appropriate building layout, location and the design of windows and balconies or screening devices.</p> <p>Note—Siting and building separation is used to minimise privacy screening requirements.</p>	<p>AO17.1</p> <p>Development where the dwelling is located within 2m at ground storey or 9m above ground storey of a habitable room window or private open space of an existing dwelling house, ensures habitable rooms and any private outdoor spaces have:</p> <ul style="list-style-type: none"> (a) an offset from the habitable room or private open space of the existing dwelling to limit direct outlook; or (b) sill heights a minimum of 1.5m above floor level; or (c) fixed obscure glazing in any part of the window below 1.5m above floor level; or (d) fixed external screens; or (e) in the case of screening for a ground floor level, fencing to a minimum 1.8m above the ground storey floor level. <p>Refer to Figure h.</p>	<p>Not Applicable</p> <p>There are no adjoining residential uses.</p>	
	<p>AO17.2</p> <p>Development where a direct view is available from balconies, terraces, decks or roof decks into windows of habitable rooms, balconies, terraces or decks in an adjacent existing dwelling house, is screened from floor level to a height above 1.5m above floor level.</p>		<p>Not Applicable</p> <p>There are no adjoining residential uses.</p>
	<p>AO17.3</p> <p>Development provides screening devices that are solid translucent screens, perforated or slatted panels or fixed louvres that have a maximum of 25% openings, with a maximum opening dimension of 50mm, and that are permanently fixed and durable.</p> <p>Note—The screening device is offset a minimum of 0.3m from the wall around any window.</p> <p>Note—Screening devices may be hinged or otherwise attached to facilitate emergency egress.</p>		
<p>PO18</p> <p>Development minimises light nuisance to residents and adjoining</p>	<p>AO18</p> <p>Development of outdoor lighting is in compliance with AS 4282-1997</p>	<p>Complies</p>	

Table 9.3.14.3.A—Multiple Dwelling Code		
Performance outcomes	Acceptable outcomes	Response
premises whilst maintaining safety of publicly accessible areas of the development.	Control of the obtrusive effects of outdoor lighting. Note—This includes outdoor lighting to communal open spaces on the roof.	All lighting requirements are intended to be met and can be conditioned accordingly, where deemed necessary.
PO19 Development for a building must not incorporate any type of glass or other surface likely to reflect specular rays that could create undue nuisance, discomfort or hazard to the surrounding locality.	AO19 Where development incorporates reflective glass material, it is to have: (a) a level of light reflectivity of not greater than 20%; (b) a level of heat transmission of not less than 20%.	Complies All light reflectivity requirements are intended to be met and can be conditioned accordingly, where deemed necessary.
PO20 Development is located, designed and constructed to achieve the: (a) air quality (planning) criteria in Table 9.3.14.3.G; (b) odour criteria in Table 9.3.14.3.H. Note—An air quality impact report prepared in accordance with the Air quality planning scheme policy can assist in demonstrating achievement of this performance outcome.	AO20.1 Development in a zone in the centre zones category or the Mixed use zone, including any outdoor air intakes for the development, is separated from: (a) exhaust vent outlets of premises where food or cooking odour is released, by a minimum of 6m; (b) exhaust vent outlets from car parks or bus stations, by a minimum of 15m.	Complies The appropriate separation distances are achieved.
	AO20.2 Development is located no closer than 150m to a spray painting workshop. Note—This distance is to be measured between the building containing the spray painting workshop and the property boundary of the sensitive use.	Not applicable The subject site is not located within 150m of a spray painting workshop
PO21 Development in a zone in the centre zones category or the Mixed use zone must: (a) be located, designed and constructed to protect bedrooms and other habitable rooms from exposure to noise arising from non-residential activities outside the building; (b) be designed and constructed to achieve a minimum reduction in sound pressure level between the exterior of the building and the	AO21 Development in a zone in the centre zones category or the Mixed use zone has a minimum acoustic performance of: (a) Rw 35 for glazing (windows and doors) where total area of glazing is greater than 1.8m ² ; (b) Rw 32 for glazing (windows and doors) where total area of glazing is less than or equal to 1.8m ² .	Complies The relevant acoustic performance outcomes will be achieved. Refer to the Acoustic Report prepared by Acoustic Works for further details.

Table 9.3.14.3.A—Multiple Dwelling Code

Performance outcomes	Acceptable outcomes	Response
<p>bedrooms or indoor primary living areas of 30dBA.</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>Note—Site-specific criteria will be identified in a neighbourhood plan for sites within a Special Entertainment Precinct Area or within the Transport noise corridor overlay.</p>		
<p>PO22</p> <p>Development that includes mechanical plant (including air-conditioning plant, heat pumps and swimming pool pumps) ensures it is located, designed and attenuated to achieve the following criteria:</p> <ul style="list-style-type: none"> • LAeq,adj,T emitted from mechanical plant is not greater than the rating background level plus 3 at a sensitive use not associated with the development. <p>Note—</p> <p>Where T is</p> <ul style="list-style-type: none"> • Day (7am to 6pm): 11hr, • Evening (6pm to 10pm): 4hr, • Night (10pm to 7am): 9hr. <p>Where-</p> <ul style="list-style-type: none"> • LAeq,adj,T is the A-weighted equivalent continuous sound pressure level during measurement time T, adjusted for tonal and impulsive noise characteristics, determined in accordance with the methodology described in the Noise impact assessment planning scheme policy. • The rating background level is determined in accordance with the methodology described in the Noise impact assessment planning scheme policy. <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>AO22</p> <p>Development ensures mechanical plant is acoustically screened from nearby sensitive uses.</p>	<p>Complies</p> <p>All mechanical plant is intended to be visually and acoustically screened. A standard condition of approval can be provided, where deemed necessary.</p>

Table 9.3.14.3.A—Multiple Dwelling Code

Performance outcomes	Acceptable outcomes	Response
<p>PO23</p> <p>Development must create a safe environment by incorporating the key elements of crime prevention through environmental design in its layout, building or structure design and landscaping by:</p> <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, and communal areas are well lit; (e) including way-finding cues; (f) minimising predictable routes and entrapment locations near public spaces such as car parks, public toilets, ATMs, communal areas. <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>AO23</p> <p>No acceptable outcome prescribed.</p>	<p>Performance Outcome</p> <p>The development includes appropriate CPTED measures, including avoiding the creation of entrapment points, maximising the overlooking of publicly accessible areas and providing security between private and public areas.</p>
<p>PO24</p> <p>Development incorporates graffiti and vandalism prevention techniques in its layout, building or structure design and landscaping, by:</p> <ul style="list-style-type: none"> (a) denying access to potential canvases through access control techniques; (b) reducing potential canvases through canvas reduction techniques; (c) ensuring graffiti can be readily and quickly removed through easy maintenance selection techniques. 	<p>AO24</p> <p>No acceptable outcome prescribed.</p>	<p>Performance Outcome</p> <p>The development incorporates appropriate graffiti prevention measures, by limiting the accessibility to walls at ground level, including landscaping in front of ground level walls and incorporating glass.</p>

Table 9.3.14.3.A—Multiple Dwelling Code		
Performance outcomes	Acceptable outcomes	Response
Note—For guidance on graffiti and vandalism prevention techniques refer to the Graffiti prevention planning scheme policy.		
<p>PO25</p> <p>Development has hours of operation which are controlled so that the use does not detrimentally impact on the amenity of adjoining residents.</p>	<p>AO25</p> <p>Development:</p> <p>(a) for accommodation activities, dwelling unit or emergency services has unlimited hours of operation;</p> <p>(b) for any other use, has hours of operation, including deliveries, which are limited to 6am to 8pm, or as otherwise identified in a neighbourhood plan.</p>	<p>Complies</p> <p>The proposal includes an accommodation activity and therefore will have unlimited hours of operation.</p>
Subtropical design and landscaping		
<p>PO26</p> <p>Development supports Brisbane's subtropical character and sustainable lifestyle through functional and climatically responsive building design, layout and orientation that:</p> <p>(a) reduces the need for mechanical heating, cooling and lighting;</p> <p>(b) ensures access to sunlight and natural heating, cooling and ventilation for residents;</p> <p>(c) provides protection and relief from the subtropical climate;</p> <p>(d) mitigates the impact of urban heat island.</p>	<p>AO26.1</p> <p>Development is designed to provide all dwellings with:</p> <p>(a) floor-to-ceiling heights of at least 2.7m;</p> <p>(b) habitable rooms with a minimum of 2 dual aspect windows or openings.</p> <p>Refer to Figure o and Figure p.</p>	<p>Performance Outcome</p> <p>All dwellings have a minimum floor to ceiling height of 2.7m. Where possible dwellings are provided habitable rooms that have multiple openings.</p>
	<p>AO26.2</p> <p>Development includes:</p> <p>(a) weather protection and sun shading to all external doors and windows to habitable rooms;</p> <p>(b) deep recesses, eaves and sun-shading devices on the north-facing building facades;</p> <p>(c) extensively shaded west-facing building facades using building and landscape elements such as adjustable screens, awnings or pergolas, green walls and planting.</p>	<p>Complies</p> <p>Weather protection and sun shading is provided to windows and doors in the form of balconies and projecting elements from the buildings façade.</p>
<p>PO27</p> <p>Development ensures significant vegetation and large subtropical shade trees are retained, or where retention is not possible, compensatory planting is established to balance the bulk, scale and form of the building and provide a subtropical landscape setting</p>	<p>AO27.1</p> <p>Development ensures that the location of new buildings, car parking, driveways, crossovers, retaining walls, filling and excavation, utilities or services will not adversely impact the long-term viability of significant vegetation, including large subtropical shade trees to be retained.</p>	<p>Not Applicable</p> <p>The subject site does not contain significant vegetation. The proposal undoubtedly provided a net improvement to the landscape outcome.</p>

Table 9.3.14.3.A—Multiple Dwelling Code		
Performance outcomes	Acceptable outcomes	Response
<p>including natural shade to mitigate heat island effects.</p> <p>Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy.</p>	<p>Note—Invasive species listed as 'Undesirable plant species' in the Planting species planning scheme policy are not required to be retained unless the tree is a significant, mature and healthy shade tree.</p> <p>Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy.</p>	
	<p>AO27.2</p> <p>Development provides or retains one tree within the site per 20m of frontage that is capable of growing to a minimum height of 15m at maturity.</p> <p>Note—Landscape design incorporates planting in accordance with the Planting species planning scheme policy.</p> <p>Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy.</p>	<p>Complies</p> <p>The accompanying Landscape Concept Plan identifies the landscape outcome for the site and streetscape. The intended landscape outcome meets the requirements of this Acceptable Outcome.</p>
	<p>AO27.3</p> <p>Development provides tree species that are selected and planted to provide a minimum 50% shade cover to a site's open space within 10 years.</p> <p>Note—Shade cover is to be measured at 12pm on 21 December.</p>	<p>Complies</p> <p>The development will provide appropriate tree species. Refer to the accompanying Landscape Concept Plan for further details.</p>
<p>PO28</p> <p>Development provides landscaping that must:</p> <ul style="list-style-type: none"> (a) provide shade to pedestrian pathways; (b) maintained sightlines and support personal safety by allowing for the overlooking of the street and public spaces from the site and balconies; (c) present an integrated landscape, neighbourhood and streetscape character; (d) contribute positively to amenity and the subtropical microclimate of the site, streetscape and public spaces; (e) reduce the appearance of building bulk and soften built form, driveways and hardstand areas from the street and adjoining 	<p>AO28.1</p> <p>Development provides landscaping within the site along the frontage of the site that consists of:</p> <ul style="list-style-type: none"> (a) a minimum of 1 area of deep planting with a dimension of 4m x 4m; (b) shade and/or rounded canopy trees located to cast a minimum of 50% shade over the adjacent verge within 5 years of planting; (c) a minimum of 50% of frontage length planted for a minimum width of 2m, excluding the driveway crossover and pedestrian access. <p>Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy.</p> <p>Note—The above requirements do not apply where a front boundary</p>	<p>Performance Outcome</p> <p>The proposal provides 196m² or 8.5% of the site for in-ground planting. Specifically, the site offers two separate deep planting areas; one on the corner of the site and one in the north-west corner of the site next to the driveway.</p> <p>It is considered that the proposed development will offer a high-quality landscaping outcome that will be compatible with and positively contribute to the streetscape character of the surrounding locality.</p>

Table 9.3.14.3.A—Multiple Dwelling Code		
Performance outcomes	Acceptable outcomes	Response
<p>properties;</p> <p>(f) contribute to privacy between residences;</p> <p>(g) provide natural shade to mitigate heat island impacts.</p> <p>Note—This is demonstrated by an overall site landscape concept plan.</p> <p>Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy.</p>	<p>setback of zero metres is required, such as in a zone in the centre zones category or Mixed use zone.</p>	
	<p>AO28.2</p> <p>Development provides landscaping along side boundaries as follows:</p> <p>(a) a minimum of 1.5m wide landscaping for a side boundary excluding the area for built to boundary walls;</p> <p>(b) a minimum of 1.5m wide landscaping for a side boundary where a driveway, or at ground level open parking area, is located adjacent to the boundary.</p>	<p>Not Applicable</p> <p>The site is located in the Mixed Use Zone and a building podium is proposed.</p>
<p>PO29</p> <p>Development provides deep planting areas that:</p> <p>(a) are of sufficient size and dimension to contain large subtropical shade tree species;</p> <p>(b) are maintained exclusively for landscaping, with no underground development or infrastructure;</p> <p>(c) are open to the sky with access to light and rainfall into the natural ground;</p> <p>(d) are planted with subtropical tree species that at maturity are complementary in scale and height to the building form and respond to the site location and design needs;</p> <p>(e) soften the impact of building and hardstand areas and reduces impervious areas to improve stormwater;</p> <p>(f) provides natural shade to mitigate heat island effects;</p> <p>(g) provides informal recreation spaces that are easily accessible for building occupants;</p> <p>(h) is located to retain and protect existing site features such as significant vegetation or grouped with deep-planted areas on adjacent sites to maximise contiguous areas of deep planting.</p>	<p>AO29.1</p> <p>Development locates deep-planting areas:</p> <p>(a) to protect existing significant vegetation including large subtropical shade trees;</p> <p>(b) to provide an opportunity for the co-location of deep soil plants and large subtropical shade trees within the street or on adjoining premises;</p> <p>(c) within the front or rear set back to soften the built form for the street and adjoining premises.</p> <p>Note—In regards to (c) above, deep planting is not required within the front setback where a front boundary setback of zero metres is required, such as in a zone in the centre zones category or Mixed use zone.</p>	<p>Complies</p> <p>The proposed development has incorporated deep soil areas for potential deep planting areas intended to protect and co-locate deep soil plants and large subtropical shade trees within the streetscape.</p>
	<p>AO29.2</p> <p>Development provides deep-planting areas that are:</p> <p>(a) a minimum of 10% of the site area;</p> <p>(b) a minimum unobstructed dimension of 4m in any direction;</p> <p>(c) able to accommodate trees planted in natural ground;</p> <p>(d) 100% open to the sky;</p> <p>(e) can be accessed for maintenance purposes.</p>	<p>Performance Outcome</p> <p>The proposal provides 196m² or 8.5% of the site for in-ground planting. Specifically, the site offers two separate deep planting areas; one on the corner of the site and one in the north-west corner of the site next to the driveway.</p> <p>It is considered that the proposed development will offer a high-quality landscaping outcome that will be compatible with and positively contribute to the streetscape character of the surrounding locality.</p>
	<p>AO29.3</p>	

Table 9.3.14.3.A—Multiple Dwelling Code		
Performance outcomes	Acceptable outcomes	Response
	<p>Where there are no existing large subtropical shade trees on the site, development provides trees in the deep-planting areas which:</p> <ul style="list-style-type: none"> (a) are capable of growing to a minimum canopy diameter of 5m and a minimum height of 5m within 5 years of planting; (b) are subtropical tree species consistent with the Planting species planning scheme policy. <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. Tree height and canopy spread will be dependent on species.</p>	
	<p>AO29.4</p> <p>Development ensures that deep-planting areas are exclusively for landscaping and do not contain:</p> <ul style="list-style-type: none"> (a) vehicle driveways, manoeuvring or hardstand areas and pedestrian paths; (b) surface structures and infrastructure such as water conservation services, refuse storage areas, fire hydrants or boosters, electrical transformers or other utilities; (c) sub-surface structures or infrastructure such as piping, bioretention pits, basement car parking structures. 	<p>Complies</p> <p>Deep planting areas are intended to be exclusively for landscaping.</p>
Private and communal open space		
<p>PO30</p> <p>Development provides communal space that must be designed to provide:</p> <ul style="list-style-type: none"> (a) residents with passive and active recreation opportunities; (b) a pleasant outlook for residents and maximise opportunities for shared views or access to viewing points; (c) opportunity for a range of uses and flexible use. 	<p>AO30.1</p> <p>Development consisting of 10 or more dwellings provides communal open space, that is clearly distinguished from deep planting areas and private open space, and:</p> <ul style="list-style-type: none"> (a) is a minimum of 5% or 40m² of the site area, whichever is greater; (b) is one consolidated useable space, or where exceeding 100m², two separate useable areas within the site; (c) is a minimum 50% open to the sky; (d) is a minimum of 25% landscaping; 	<p>Complies</p> <p>The proposed development delivers exceptional communal amenities that far exceed the minimum requirements of the Multiple Dwelling Code, which prescribes 5% of the site area (117m²) for communal recreation space. Instead, the proposal provides generously scaled, high quality communal spaces across the two uppermost levels.</p> <p>These premium amenities include a large swimming pool, outdoor dining areas, a steam room, sauna, and a lounge deck with a</p>

Table 9.3.14.3.A—Multiple Dwelling Code		
Performance outcomes	Acceptable outcomes	Response
	<p>(e) is a minimum of 25% shaded by trees within 5 years;</p> <p>(f) is a maximum 25% as internal dedicated created space;</p> <p>(g) is designed to provide a range of recreational facilities such as seating, barbeque, swimming pool and vegetable gardens;</p> <p>(h) incorporates a flat paved or grassed area with a minimum dimension of 5m in any direction.</p> <p>Note—Deep planting areas can be located within communal open space. However, the minimum site percentage requirements for communal open space and deep planting must be calculated separately.</p> <p>Note—In regards to (b) above, one space may be provided on ground as a swimming pool and barbeque area with substantial landscaping, and another on the roof to take advantage of views.</p> <p>Note—Internal spaces may include a gymnasium, movie room or entertainment room.</p> <p>Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy.</p>	<p>fireplace. Further enhancing the communal offering, the development integrates indoor and outdoor areas, a gym, home office facilities, private meeting rooms and a dedicated cinema room. Additionally, expansive indoor lounge areas provide comfortable social and recreational spaces, reinforcing the development’s commitment to delivering a high level of amenity.</p>
	<p>AO30.2</p> <p>Development ensures that communal outdoor space areas do not contain:</p> <p>(a) vehicle driveways, manoeuvring or hardstand areas; or</p> <p>(b) surface structures and infrastructure such as rainwater tanks, transformers and water boosters.</p> <p>Note—Bioretention areas can form part of communal open space provided it is designed as a component of the landscape area but not any area of deep planting. Lightweight shade structures such as pergolas are able to be located within communal open space.</p>	<p>Complies</p> <p>The proposed communal areas are free of driveways and infrastructure.</p>
<p>PO31</p> <p>Development must provide attractive and functional private open space for residents that:</p> <p>(a) is appropriately sized and located to enhance amenity and</p>	<p>AO31.1</p> <p>Development provides private open space which comprises:</p> <p>(a) for ground storey dwellings, a minimum area of 35m² with a minimum dimension of 3m;</p>	<p>Performance Outcome</p> <p>Each dwelling is provided is generally provided with a balconies of at least 12m² with a minimum dimension of 3m. Some dwellings are provided with balconies with a size of 10m², however the sizing and</p>

Table 9.3.14.3.A—Multiple Dwelling Code

Performance outcomes	Acceptable outcomes	Response
<p>liveability for residents;</p> <p>(b) is designed to be functional for the use of the possible number of residents in each dwelling;</p> <p>(c) is designed to contribute to the form and detail of the building.</p> <p>Note—Private open space can be provided on ground, on balconies or in a structure over a platform, basement and on rooftops.</p>	<p>(b) for dwellings above ground storey, a balcony with a minimum area of 12m² and a minimum dimension of 3m.</p> <p>Note—The measurement of minimum private open space requirements must be clear of utilities such as hot water systems, air-conditioning units, rainwater tanks, bicycle parking, fire hydrants or other utilities, as well as areas required for deep planting and communal open space.</p>	<p>layout is considered to provide functional private open space for building occupants.</p>
	<p>AO31.2</p> <p>Development provides for private open space areas that are:</p> <p>(a) for the primary area, directly accessible from the internal primary living areas of the dwelling;</p> <p>(b) provided with a screened area of 2m² minimum dimension capable of screening air-conditioning plant, private clothes drying, etc.;</p> <p>(c) provided with adjustable, moveable or operable privacy screening where appropriate.</p>	<p>Complies</p> <p>Private open spaces are directly accessible from primary living areas and generally large enough to incorporate clothes drying, if necessary, which can be setback from balustrade lines to avoid being immediately visible from the surrounding area.</p>
	<p>AO31.3</p> <p>Development provides balconies that are located to the front or rear of a building except where adequate building separation and screen landscaping can be achieved to maintain privacy along side boundaries.</p>	<p>Complies</p> <p>The proposed development has been designed to orientate all balconies towards each of the street frontages where possible. Appropriate building separation for side facing balconies is achieved.</p>
	<p>AO31.4</p> <p>Development ensures that private open space areas do not contain:</p> <p>(a) vehicle driveways, manoeuvring or hardstand areas; or</p> <p>(b) surface structures and infrastructure such as retaining walls, rainwater tanks, electricity transformers and fire hydrants and boosters.</p> <p>Note—Water conservation services or utilities or stormwater treatment measures, such as bioretention areas, can form part of private open space provided they are designed as a component of the landscape area but not any area of deep planting. Lightweight shade structures, such as pergolas, are able to be located within at-grade and</p>	<p>Complies</p> <p>Private open spaces are proposed to be used for recreation only.</p>

Table 9.3.14.3.A—Multiple Dwelling Code		
Performance outcomes	Acceptable outcomes	Response
	in-structure private open space.	
	<p>AO31.5</p> <p>Development provides a minimum of 75% of a dwelling's outdoor living area positioned to the north or north-east. This is balanced with street interface desired outcomes.</p> <p>Note—Side boundary facing north or north-east facing windows or balconies may be permitted where this will significantly improve passive solar design, provided privacy for occupants and adjacent dwellings is maintained.</p>	<p>Performance Outcome</p> <p>Where possible, dwelling balconies are orientated to the north or north-east.</p>
Refuse storage and collection		
<p>PO32</p> <p>Development provides refuse and recycling collection and storage facilities that:</p> <ul style="list-style-type: none"> (a) are located conveniently in an unobtrusive dedicated storage room or separate screened structure; (b) are located and managed so that adverse impacts on building occupants, neighbouring properties and the public realm are minimised; (c) provide for refuse and recycling including source separation; (d) are of a design that allows low-frequency service collection; (e) minimise ongoing building management cost for occupants. <p>Note—Refer to the Refuse planning scheme policy for further guidance.</p>	<p>AO32</p> <p>Development provides refuse and recycling collection and storage facilities, including source separation, in accordance with the Refuse planning scheme policy.</p>	<p>Complies</p> <p>Refuse collection and storage is considered appropriate as is outlined in the reporting provided by Colliers.</p>
Car parking, manoeuvring and hardstand areas		
<p>PO33</p> <p>Development provides car parking areas, vehicle site access, services and utilities that do not adversely impact on a positive streetscape character and interface being established.</p>	<p>AO33.1</p> <p>Development ensures that vehicle access comprises no more than 30% of the street frontage width at the front boundary and is located away from the main pedestrian entry.</p> <p>Note—This excludes driveway splays to the kerb.</p>	<p>Complies</p> <p>The vehicular crossover accounts for less than 30% of the site frontage.</p>
	<p>AO33.2</p>	<p>Complies</p>

Table 9.3.14.3.A—Multiple Dwelling Code		
Performance outcomes	Acceptable outcomes	Response
	Development provides site access, combined with short-term parking, drop-off zones or porte-cocheres, that does not dominate the street frontage or comprise more than 40% of the street frontage width.	The vehicular crossover accounts for less than 30% of the site frontage.
	<p>AO33.3</p> <p>Development, where above-ground or partially above-ground car parking, is located so that:</p> <ul style="list-style-type: none"> (a) the facade design and materials selection is extended to the car park entry and car park areas on all frontages and boundaries; (b) building services, pipes and ducts within the car park are not visible from the street and other public spaces or adjoining properties and are screened and landscaped. <p>Refer to Figure v.</p>	<p>Complies</p> <p>The proposal provides car parking in three basement levels and in 4 above-ground levels in the podium. The building’s design ensures that this parking is not visible from the site’s street frontages.</p>
<p>PO34</p> <p>Development where not in a zone in the centre zones category or the Mixed use zone, provides car parking that is sited and of a bulk and form that:</p> <ul style="list-style-type: none"> (a) does not dominate the street frontage of the development; (b) does not impact on the safety and efficiency of the road networks; (c) does not detract from the quality of adjoining streetscape or public spaces; (d) is safe and convenient for residents, visitors and service providers; (e) does not negatively impact on the amenity of adjoining residents by way of noise, odour or light having regard to: <ul style="list-style-type: none"> (i) the proximity of dwelling houses or existing multiple dwellings on adjoining sites; (ii) the scale and detail of any parking structure walls when viewed from the street and adjoining properties; (iii) setback distances to mitigate impacts; (iv) the location of active frontages and public spaces. <p>Note—Where in a zone in the centre zones category or the Mixed use</p>	<p>AO34.1</p> <p>Development where not in a zone in the centre zones category or the Mixed use zone, provides car parking that is located:</p> <ul style="list-style-type: none"> (a) below ground; or (b) at ground level or above ground level only if contained within the development footprint and located behind the main building line, except where for visitor parking; (c) set back from front, rear and side boundaries in accordance with a neighbourhood plan or if no neighbourhood plan applies or no requirements are specified in a neighbourhood plan, Table 9.3.14.3.E; (d) landscaped and screened from view of the street, other public areas and adjoining properties; (e) not in conflict with required vehicle queuing distances. <p>Note—Car parking within the building which extend 1m above ground level will be counted as a storey in the maximum height and will be subject to the relevant boundary setback requirements.</p>	<p>Not Applicable</p> <p>The subject site is located in the Mixed Use Zone.</p>
		<p>AO34.2</p> <p>Development, where not in a zone in the centre zones category or the</p>

Table 9.3.14.3.A—Multiple Dwelling Code

Performance outcomes	Acceptable outcomes	Response
<p>zone, the car parking provisions of the Centre or mixed use code apply.</p>	<p>Mixed use zone, of a basement car parking structure located between the street frontage and the main building line is no more than 1m above ground level at any point.</p>	
	<p>AO34.3</p> <p>Development, where not in a zone in the centre zones category or the Mixed use zone, for a basement car parking structure that is 1m or less above ground and located on the side or rear boundary ensures that where retaining walls and fencing are proposed:</p> <ul style="list-style-type: none"> (a) the maximum combined height of basement structure, retaining walls and fencing is 2m; (b) structures and fences are finished with low-maintenance and pre-finished materials. <p>Note—Structures include car parking walls, retaining walls, fences, planters and roofing to terraces, balconies or patios that are part of or situated on a basement podium or car parking structure.</p>	<p>Not Applicable</p> <p>The subject site is located in the Mixed Use Zone.</p>
	<p>AO34.4</p> <p>Development where not in a zone in the centre zones category or the Mixed use zone, ensures that the location of visitor parking is:</p> <ul style="list-style-type: none"> (a) clearly signposted; (b) not located behind a security barrier; (c) not located on both sides of the driveway; (d) separated from the street frontage boundary by a 4m wide deep planting area. 	<p>Not Applicable</p> <p>The subject site is located in the Mixed Use Zone.</p>
	<p>AO34.5</p> <p>Development, where not in a zone in the centre zones category or Mixed use zone, for a small-scale multiple dwelling, such as attached or townhouse dwellings, provides a tandem car parking space for those units which provide direct vehicle access from the street, that is designed in accordance with Figure q.</p> <p>Note—Direct vehicle access for individual units is subject to availability of on-street parking, street trees and general amenity impacts</p>	<p>Not Applicable</p> <p>The subject site is located in the Mixed Use Zone.</p>

Table 9.3.14.3.A—Multiple Dwelling Code		
Performance outcomes	Acceptable outcomes	Response
	assessment and is generally not acceptable for development on major roads.	
<p>PO35</p> <p>Development where not in a zone in the centre zones category or the Mixed use zone, ensures that car parking, hardstand or manoeuvring areas are:</p> <p>(a) located to minimise noise and fumes disturbance on residents within and adjoining the site;</p> <p>(b) acoustically and visually screened to:</p> <p>(i) minimise the reflection of headlights into dwelling windows;</p> <p>(ii) attenuate noise impacts;</p> <p>(c) landscaped to:</p> <p>(i) soften the visual appearance of at grade hardstand areas;</p> <p>(ii) enhance pedestrian safety;</p> <p>(iii) improve visual amenity for the streetscape and urban area;</p> <p>(iv) provide shade for pedestrians and reduce the impact of glare and radiant heat from car parking areas.</p> <p>Note—where in a zone in the centre zones category or the Mixed use zone, the car parking provisions of the Centre or mixed use code apply.</p>	<p>AO35.1</p> <p>Development where not in a zone in the centre zones category or the Mixed use zone, ensures that a hardstand or manoeuvring area situated at or above ground level is:</p> <p>(a) located a minimum of 3 metres vertically and horizontally from any habitable window on site to minimise noise disturbance on residents;</p> <p>(b) screened to prevent the reflection of car headlights onto dwelling windows adjoining or opposite the site.</p>	<p>Not Applicable</p> <p>The subject site is located in the Mixed Use Zone.</p>
	<p>AO35.2</p> <p>Development where not in a zone in the centre zones category or the Mixed use zone ensures any vehicle movement or vehicle parking areas along the side or rear boundary are:</p> <p>(a) acoustically screened from adjoining dwellings to a minimum height of 1.8m;</p> <p>(b) provided with a vegetated buffer next to any movement or parking areas:</p> <p>(i) a minimum of 1m wide along the side boundary;</p> <p>(ii) a minimum of 2m wide along the rear boundary;</p> <p>(iii) planted at a pot size and density sufficient to screen up to 1.5m above ground level at establishment.</p>	<p>Not Applicable</p> <p>The subject site is located in the Mixed Use Zone.</p>
	<p>AO35.3</p> <p>Development, where not in a zone in the centre zones category or the Mixed use zone, and where car parking is above ground and uncovered, provides:</p> <p>(a) a minimum of 1 shade tree for every 6 car spaces;</p> <p>(b) trees which are planted to achieve a minimum 50% shade cover along internal pedestrian paths and driveways within 5 years of certification in accordance with the Landscape work code and the</p>	<p>Not Applicable</p> <p>The subject site is located in the Mixed Use Zone.</p>

Table 9.3.14.3.A—Multiple Dwelling Code		
Performance outcomes	Acceptable outcomes	Response
	Planting species planning scheme policy.	
	<p>AO35.4</p> <p>Development where not in a zone in the centre zones category or the Mixed use zone, provides:</p> <p>(a) landscaping that is used to delineate safe pedestrian movement through car parks;</p> <p>(b) exterior vehicle movement areas that are broken up by alternative materials, patterns or threshold treatments.</p>	<p>Not Applicable</p> <p>The subject site is located in the Mixed Use Zone.</p>
	<p>AO35.5</p> <p>Development of ground level or other above ground car parking, where not in a zone in the centre zones category or the Mixed use zone, provides densely planted setbacks.</p> <p>Note—Front boundary setbacks must be treated to address streetscape interface issues and be in accordance with the streetscape interface performance outcomes and acceptable outcomes.</p>	<p>Not Applicable</p> <p>The subject site is located in the Mixed Use Zone.</p>
Transit oriented development		
<p>PO36</p> <p>Development adjoining or in the immediate vicinity of a railway or busway station or in a location identified in a neighbourhood plan, supports a high level of personal and community safety, and promotes activity at the street front, in public spaces and at the interface with railway and busway stations through:</p> <p>(a) building design that enables future adaptation to facilitate non-residential uses;</p> <p>(b) provision or contribution towards safe, logical and direct pedestrian access to railway or busway station entry points;</p> <p>(c) enabling casual surveillance of the street, public spaces and immediate station environment, entries and platform;</p> <p>(d) creating vibrant and attractive street environments and active public spaces at the edge of the railway or busway station environment through pedestrian orientated building and</p>	<p>AO36</p> <p>Development within 200m walking distance of a dedicated public pedestrian access point of a railway or busway station or in a location identified in a neighbourhood plan, is designed to have an active frontage that:</p> <p>(a) includes ground storey tenancies, with commercial ceiling heights, increased glazing to front facades, and individual pedestrian entries, that can be adapted for conversion to and between non-residential and residential uses;</p> <p>(b) provides safe, logical and direct pedestrian access to and from the development to the street front or adjoining public areas;</p> <p>(c) provides or maintains safe, logical and direct pedestrian access to the railway or busway station entry points in accordance with the Infrastructure design planning scheme policy;</p> <p>(d) ensures that any screening and landscaping provided within the</p>	<p>Not Applicable</p> <p>The subject site is not located within 200m walking distance of a dedicated public pedestrian access point of a railway or busway station or in a location identified in a neighbourhood plan as having an active frontage.</p>

Table 9.3.14.3.A—Multiple Dwelling Code		
Performance outcomes	Acceptable outcomes	Response
landscape design.	development creates vibrant and attractive street environments whilst not preventing casual surveillance of streets, public spaces and the immediate station environment, entries and platform.	
Fencing and retaining walls		
PO37 Development provides fencing and retaining walls that must: <ul style="list-style-type: none"> (a) facilitate casual surveillance of the street and public space; (b) enable use of private open space; (c) assist in highlighting entrances to the property; (d) provide a positive interface to the streetscape; (e) protect the privacy and amenity for residents and dwellings adjoining the site. 	AO37.1 Development ensures that, where fencing is provided: <ul style="list-style-type: none"> (a) along any common boundary to a street or public space, it is a maximum of: <ul style="list-style-type: none"> (i) 1.2m in height, where fence construction is solid or less than 50% transparent; (ii) 1.5m in height, where fence construction is at least 50% transparent; (iii) 1.8m in height and solid only where setback behind landscaping and the site is on an arterial road; (b) along any side or rear boundary, it is a minimum of 1.8m in height, except where forward of the main building line; (c) along any side boundary, where forward of the main building line to the front boundary, it is: <ul style="list-style-type: none"> (i) a maximum of 1.2m in height, where fence construction is solid or less than 50% transparent; or (ii) a maximum of 1.5m in height, where fence construction is at least 50% transparent. 	Not Applicable No fencing is proposed.
	AO37.2 Development incorporating solid front fences or walls that front the street or other public spaces 1.2m or more high and longer than 10m, indentations, material variation and landscaping is provided to add visual interest and soften the visual impact.	Not Applicable No fencing is proposed.
	AO37.3 Development for a retaining wall is: <ul style="list-style-type: none"> (a) stepped to minimise impact on the streetscape and pedestrian 	Complies The proposal requires the construction low retaining walls which are to be setback from the verge.

Table 9.3.14.3.A—Multiple Dwelling Code		
Performance outcomes	Acceptable outcomes	Response
	<p>environment;</p> <p>(b) a maximum of 0.6m in height if directly abutting the edge of the adjoining road reserve verge.</p>	
Adaptable housing		
<p>PO38</p> <p>Development meets a diverse range of community needs by providing adaptable housing that is responsive to changing community life-cycle needs.</p>	<p>AO38</p> <p>Where development provides housing, including associated outdoor living areas intended to be adaptable to different persons and households with differing mobility needs, the dwelling units and other site features are constructed in accordance with Table 9.3.14.3.D.</p>	<p>Complies</p> <p>Outdoor living areas are intended to be adaptable. Dwellings and site feature will be constructed in accordance with Table 9.3.14.3.D.</p>
Additional requirements for sites with an area of 7,000m² or greater, or for 20 or more dwellings if in the Emerging community zone – Not Applicable		
Additional criteria for development if identified in a neighbourhood plan – Not Applicable. The site is not identified to have specific requirements.		
If in the Infill housing zone precinct of the Character residential zone – Not Applicable.		