

Proposed dwelling house in Mixed Use Zone 18 Milne St Spring Hill



(Subject site – Google Streetview)

This report examines a proposal to construct a 3 storey dwelling house at 18 Milne St, Spring Hill. The site is zoned Mixed Use and is also located in the Spring Hill Neighbourhood Plan area. The existing house on the site will be demolished to make way for the proposal. The property is identified as Lot 4 RP 10401 and has on a very small lot area of 164 m². The existing Queenslander house on the site is not a protected house and will be removed for the proposal. The site is surrounded by commercial development to the south, a carpark to the north, and another house to the rear.

The proposed dwelling is 3 storeys comprising a garage level, a bedroom level for the 1st floor, and a living area on the upper level. The design of the proposal is modern, but has elements to respect the traditional character style, although a fully complying traditional character design is not required for the site.

Spring Hill Neighbourhood Plan (design parameters)

The site is within the Boundary St Heart Precinct (NPP-003)

The permitted height is 3 storeys (7.2.19.5.3.B)

The site has setbacks of 0 m to all boundaries (7.2.19.5.3.D)

The site is not located on either an active or arcade frontage.

The site does not have a special boundary as identified by the local plan

The proposal is considered domestic scale development and is permitted as code assessable development (subject to council approval)



(Aerial of subject house site)

Planning Considerations

The proposal requires assessment against the following codes, for which assessments are attached in the appendix:

- Centre/Mixed Use Code
- Spring Hill neighbourhood plan

The following codes also apply to the site, but are considered superfluous and not applicable as the proposal does not trigger any provisions within those codes. For this reason, a specific assessment against those codes was considered irrelevant and therefore no formal assessment against these codes is provided:

- Airport environs overlay
- Community purposes network overlay
- Critical infrastructure and movement network overlay
- Road hierarchy overlay
- Streetscape hierarchy overlay
- Transport noise corridor overlay

Summary

The proposal has been assessed against the council's codes and policies and is considered to comply with the requirements of Cityplan. The proposal is therefore recommended to council for approval subject to standard conditions.

kindest regards

Marc Joyce

Marc Joyce
Town Planning and Heritage Consultant
(DipURP, BA, DipMiss, CLD3)

Centre and 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		
<p>PO1 Development:</p> <p>(a) has hours of operation which are controlled so that the use does not detrimentally impact on the amenity of adjoining residents;</p> <p>(b) does not result in noise emissions that exceed the noise (planning) criteria in Table 9.3.3.3.F, low frequency noise criteria in Table 9.3.3.3.G and night-time noise criteria in Table 9.3.3.3.H in a sensitive zone or a nearby sensitive use, except music noise where located in a Special entertainment precinct identified in a neighbourhood plan.</p> <p>Note—A noise impact assessment report prepared in accordance with the Noise impact assessment planning scheme policy can assist in demonstrating achievement of this performance outcome.</p>	<p>AO1.1 Development:</p> <p>(a) for accommodation activities, dwelling unit or emergency services has unlimited hours of operation;</p> <p>(b) for a club, if licensed, bar, function facility, hotel or nightclub entertainment facility does not generate noise which is clearly audible and detectable, or impacts on the amenity of a resident, in a dwelling or other sensitive use;</p> <p>Note—Development for a club, if licensed, bar, function facility, hotel or nightclub entertainment facility is not expected to achieve this outcome.</p> <p>(c) for any other use:</p> <p>(i) where in the Principal centre zone or Major centre zone has unlimited hours of operation;</p> <p>(ii) where in the District centre zone, Neighbourhood centre zone or Mixed use zone:</p> <p>(A) has hours of operation, including for deliveries, which are limited to 6am to 10pm; or</p> <p>(B) does not generate noise which is clearly audible and disturbing in a dwelling or other sensitive use;</p> <p>(iii) where in any other zone:</p> <p>(A) has hours of operation, including for deliveries, which are limited to 6am to 8pm; or</p> <p>(B) does not generate noise which is clearly audible and disturbing in a dwelling or other sensitive use.</p>	Complies
	<p>AO1.2 Development ensures mechanical plant or equipment is acoustically screened from an adjoining sensitive use.</p> <p>Note—Mechanical plant includes generators, motors, compressors and pumps e.g. air-conditioning, refrigeration or cold room motors</p>	Complies
<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> <p>(a) a street or public space;</p> <p>(b) an adjacent residential use.</p> <p>Note—Mechanical plant includes generators, motors, compressors and pumps e.g. air-conditioning, refrigeration and coldroom motors.</p>	Complies

<p>PO3 Development: (a) avoids or minimises air emissions; (b) complies with the air quality (planning) criteria in Table 9.3.3.3.I and odour criteria in Table 9.3.3.3.J in a sensitive zone or sensitive use.</p> <p>Note—An air quality impact report prepared in accordance with the Air quality planning scheme policy can assist in demonstrating achievement of this performance outcome.</p>	<p>AO3.1 Development ensures that air pollutants, including odour, are not released external to the development except where complying with AO3.2 and AO3.3.</p>	N/A – This provision is not relevant to the proposal
	<p>AO3.2 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: (a) separated by a minimum of 6m from a sensitive use, including any outdoor air intake of a sensitive use; (b) does not cause an odour or air emission which is detectable and disturbing at a sensitive use.</p>	N/A – This provision is not relevant to the proposal
	<p>AO3.3 Development ensures that exhaust vents from any car park or bus station are separated from any sensitive use by a minimum of 15m.</p>	N/A – This provision is not relevant to the proposal
<p>PO4 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. 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 Development for a sensitive use is located at least 150m from 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.</p>	Complies
<p>PO5 Development for outdoor lighting: (a) does not have an adverse impact on any person, activity or fauna because of light emissions, either directly or by reflection; (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 Development provides for outdoor lighting: (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; (b) which maintains a minimum of 20lux at the footpath level where in a zone in the centre zones category or the Mixed use zone. Note—The effect of outdoor lighting is to be mitigated where a window of a habitable room of a nearby dwelling will be illuminated beyond maximum permissible values outlined in AS 4282-1997 Control of the obtrusive effects of outdoor lighting.</p>	N/A – This provision is not relevant to the proposal
	<p>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.</p>	N/A – This provision is not relevant to the proposal
	<p>AO5.3 Development facade has no flashing lights.</p>	N/A – This provision is not relevant to the proposal

<p>PO6 Development for urban purposes is serviced adequately with:</p> <ul style="list-style-type: none"> (a) water supply which meets the stated standard of service for intended use and fire-fighting purposes; (b) waste disposal. 	<p>AO6 Development provides for all lots to be provided with reticulated water supply and sewerage.</p>	<p>Complies – these services are extant</p>
<p>Additional criteria for development if for a food and drink outlet</p>		
<p>PO7 Development mitigates impacts on residential amenity in or adjoining the building through:</p> <ul style="list-style-type: none"> (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. 	<p>AO7 Development provides for external dining or entertainment areas to be:</p> <ul style="list-style-type: none"> (a) located in or directly adjacent to the public realm; (b) visually and acoustically screened from an adjoining dwelling. 	<p>N/A – This provision is not relevant to the proposal</p>
<p>Additional criteria for development if for a garden centre or hardware and trade supplies</p>		
<p>PO8 Development contributes to the creation of a vibrant and attractive public realm and centre amenity.</p>	<p>AO8.1 Development provides for the gross floor area for any individual tenancy to be no greater than 1,500m² if in the Centre frame zone precinct of the Mixed use zone or the Corridor zone precinct of the Mixed use zone.</p>	<p>N/A – This provision is not relevant to the proposal</p>
	<p>AO8.2 Development:</p> <ul style="list-style-type: none"> (a) is not located on land identified as active frontage – primary; or (b) if located on land identified as active frontage – primary, is located behind a highly active non-residential use. 	<p>N/A – This provision is not relevant to the proposal</p>
	<p>AO8.3 Development if located on an active frontage – secondary:</p> <ul style="list-style-type: none"> (a) ensures that: <ul style="list-style-type: none"> (i) separate tenancies do not amalgamate to create a frontage wider than 20m; (ii) windows are not obscured with signage or fixtures; (iii) the tenancy interior is able to be viewed from the street; or (b) is located behind active non-residential uses. 	<p>N/A – This provision is not relevant to the proposal</p>
<p>Additional criteria if for development if a shop or shop component of a shopping centre</p>		

<p>PO9 Development contributes to the creation of a vibrant and attractive public realm and centre amenity.</p>	<p>AO9 Development provides for a gross floor area of no greater than 1,500m² for any individual tenancy in the Centre frame zone precinct of the Mixed use zone or Corridor zone precinct of the Mixed use zone.</p>	<p>N/A – This provision is not relevant to the proposal</p>
<p>Additional criteria for development if for a showroom</p>		
<p>PO10 Development contributes to the creation of a vibrant and attractive public realm and centre amenity.</p>	<p>AO10.1 Development provides a gross floor area of no greater than 1,500m² for any individual tenancy if in the Centre frame zone precinct of the Mixed use zone or the Corridor zone precinct of the Mixed use zone.</p>	<p>N/A – This provision is not relevant to the proposal</p>
	<p>AO10.2 Development located on an active frontage – primary: (a) ensures that: (i) separate tenancies do not amalgamate to create frontages wider than 10m; (ii) windows are not obscured with signage or fixtures; (iii) the tenancy interior is able to be viewed from the street; or (b) is located behind active non-residential uses. Note—Highly active non-residential uses are required on an active frontage – primary to create the greatest degree of pedestrian activity and interaction. These uses are mostly accommodated in small individual tenancies with narrow building frontages, such as shops, restaurants and cafes.</p>	<p>N/A – This provision is not relevant to the proposal</p>
<p>Additional criteria for development if for an adult store</p>		
<p>PO11 Development for an adult store is located to avoid a conflict with an existing childcare centre, place of worship or educational establishment that caters for children of primary or secondary school age.</p>	<p>AO11 Development for an adult store is separated from an existing childcare centre, place of worship or educational establishment that caters for children of primary or secondary school age, by the greater of the following: (a) 200 metres according to the shortest route a person may lawfully take, by vehicle or on foot; or (b) 100 metres measured in a straight line.</p>	<p>N/A – This provision is not relevant to the proposal</p>
<p>Section B—If for assessable development involving demolition</p>		
<p>PO12 Development provides that a vacant development site presents an attractive temporary parkland and does not impact adversely on the visual amenity of the centre or mixed use area or the public realm.</p>	<p>AO12 Development for the demolition of a building, where redevelopment is delayed for more than 3 months, ensures the site is: (a) cleared of all rubble, debris and demolition materials; (b) turfed so it can be mowed; (c) landscaped with perimeter planting consisting of advanced specimens of fast-growing species in</p>	<p>N/A – This provision is not relevant to the proposal</p>

	<p>compliance with the Planting species planning scheme policy;</p> <p>(d) provided with drainage to prevent ponding;</p> <p>(e) maintained so that there is no sediment run-off onto adjacent premises, roads or footpaths;</p> <p>(f) provided with public access where public safety can be maintained;</p> <p>(g) provided with at least 50% transparent street-front fencing if fenced;</p> <p>(h) maintained to ensure no nuisance or amenity impacts to adjacent premises, residents, roads or footpaths.</p>	
Section C—If for assessable development		
<p>PO13 Development ensures that the site is of sufficient area and frontage width to:</p> <p>(a) achieve convenient and safe vehicle, pedestrian and cyclist access;</p> <p>(b) minimise traffic hazard and inconvenience;</p> <p>(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;</p> <p>(d) accommodate adequate services areas to minimise adverse impacts on neighbours;</p> <p>(e) allow service providers convenient access to service areas;</p> <p>(f) minimise the proportion of frontage dedicated to driveways;</p> <p>(g) manage building bulk, scale and form;</p> <p>(h) accommodate sufficient areas of deep planting and landscaping for amenity and recreation and to contribute to an attractive subtropical public realm;</p> <p>(i) allow room for useable open space to promote casual surveillance and good public realm interface.</p>	<p>AO13 Development ensures that:</p> <p>(a) the site area and frontage width is in compliance with the requirements identified in a neighbourhood plan; or</p> <p>(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> <p>Note—The site frontage is measured at the boundary line on the primary road.</p>	<p>Complies (Refer neighbourhood plan assessment)</p>
<p>PO14 Development does not isolate or negatively impact on the development potential or future amenity of an adjoining site.</p>	<p>AO14 Development ensures that:</p>	<p>N/A – This provision is not relevant to the proposal</p>

	<ul style="list-style-type: none"> (a) the site area and frontage width of an adjoining site within a zone in the centre zones category or the Mixed use zone: <ul style="list-style-type: none"> (i) complies with the minimum requirements set out in a neighbourhood plan; or (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 (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>PO15 Development enhances the role and function of the centre or mixed use area as a place of economic and community activity considering its strategic location, form and character intent and the catchment which it services, through its overall structure and integration in its location with use and site planning including building, open space, landscape and parking which:</p> <ul style="list-style-type: none"> (a) retain or respect valued site features; (b) reflect local valued streetscape forms, features and character; (c) contribute to the desired character and form of the local area; (d) align buildings and towers to the street pattern and respects the continuity of street facades; (e) are transit supportive; (f) connect with the neighbourhood or local structure; (g) provide direct and convenient site access for pedestrians and cyclists to local transport networks, key destinations and public transport facilities; (h) provides for safe vehicle access; (i) provides opportunities for integrated access and parking with adjoining developments; 	<p>AO15 Development is in accordance with:</p> <ul style="list-style-type: none"> (a) the structure outlined in a neighbourhood plan, an existing development approval or a preliminary approval; or (b) if no neighbourhood plan applies, or the neighbourhood plan does not address overall structure requirements, no acceptable outcome is prescribed. 	<p>N/A – This provision is not relevant to the proposal</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.</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>N/A – This provision is not relevant to the proposal</p>
<p>PO17</p> <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</p>	<p>AO17.1</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. 	<p>N/A – This provision is not relevant to the proposal</p>

occupants, residents, customers and visitors.	<ul style="list-style-type: none"> Refer to the Infrastructure design code for further guidance on the design of public infrastructure. 	
	<p>AO17.2 Development provides publicly accessible spaces and links (privately owned), including plazas, arcades, pedestrian pathways, shelters and queuing areas for public transport, in the locations identified in:</p> <ul style="list-style-type: none"> (a) an overlay; or (b) a neighbourhood plan; or (c) an existing development approval; or (d) a preliminary approval; or (e) as otherwise identified as part of a structure planning process as part of development. 	N/A – This provision is not relevant to the proposal
	<p>AO17.3 Development for a park, public open space or plaza, is co-located with community services and civic facilities.</p>	N/A – This provision is not relevant to the proposal
<p>PO18 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>AO18 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. 	N/A – This provision is not relevant to the proposal
<p>PO19 Development for a residential use does not compromise the economic function or activity of a centre and street level activation.</p>	<p>AO19 Development for a residential use is not located on the ground floor where in a zone in the centre zones category or the Mixed use zone, except if:</p> <ul style="list-style-type: none"> (a) located behind an active frontage with a non-residential use; or 	<p>PO Complies The proposed residential use does not compromise the economic function of a centre or affect street level activation of a centre</p>

	<ul style="list-style-type: none"> (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>PO20 Development minimises the adverse impact of a use on building occupants and residents in or adjoining the site through appropriate land use mix. Note—Low impact commercial activities are shops, banks, offices and similar.</p>	<p>AO20 Development provides:</p> <ul style="list-style-type: none"> (a) co-location of low impact commercial activities where air or noise impacts are not detectable and disturbing in a dwelling or other sensitive use; (b) co-location of uses with potential air or noise impacts away from sensitive uses; (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. 	N/A – This provision is not relevant to the proposal
<p>PO21 Development ensures that the building bulk and scale is consistent with the intended form and character of the centre, mixed use or local area considering:</p> <ul style="list-style-type: none"> (a) existing buildings to be retained; (b) existing significant vegetation; (c) significant infrastructure constraints; (d) adjoining existing and proposed building height; (e) adjoining existing and proposed building setbacks and separation of buildings 	<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 transitions 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>Complies The neighbourhood plan specifies:</p> <ul style="list-style-type: none"> a) max 3 storey height. (Table 7.2.19.5.3.B) b) The 3 storey proposed building is low enough to not trigger any height transitions c) 0 setbacks to all boundaries (Table 7.2.19.5.3.D). Fire separation setbacks for class 1A buildings of 900 mm to all boundaries are proposed d) Building separation allowed is 0 m e) Car parking for 2 cars is required f) No active frontage is identified for this site

<p>necessary to ensure impacts on amenity and privacy are minimised;</p> <p>(f) building height transitions where required.</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>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> <p>(a) the size of the lot;</p> <p>(b) the scale of development reinforcing the preferred city-wide form;</p> <p>(c) proximity to high-frequency public transport services;</p> <p>(d) the height of existing adjoining buildings and proposed heights;</p> <p>(e) street conditions such as street width;</p> <p>(f) the topography of an area and site slope;</p> <p>(g) view points and corridors;</p> <p>(h) solar access to key public spaces.</p>	<p>AO22</p> <p>Development ensures that the maximum building height is 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.B.</p> <p>Note—The building height is determined by the number of storeys rather than metres except where varied by a neighbourhood plan. Some neighbourhood plans may also specify a maximum height of buildings in metres.</p> <p>Note—Roofs are excluded from the calculation of maximum height of buildings to encourage interesting subtropical roof forms able to respond to solar orientation and site context.</p>	<p>Complies</p> <p>3 storeys permitted (Table 7.2.19.5.3.B)</p>
<p>PO23</p> <p>Development where identified in a neighbourhood plan as a building height transitions, or where sharing a common boundary with, or located fronting a minor road that is opposite, premises in the Low–medium density residential zone, Low density residential zone or Character residential zone provides buildings that are reduced in bulk and form to provide a transitional built form of a compatible scale which protects the amenity of lower density residential areas bordering centre or mixed use areas by:</p> <p>(a) stepping down in height and scale;</p> <p>(b) minimising impacts including those from overlooking and visual dominance;</p> <p>(c) maintaining adequate levels of natural ventilation and light penetration to a habitable room, balcony and private open space.</p>	<p>AO23.1</p> <p>Development where identified in a neighbourhood plan as a building height transitions or where sharing a common boundary with premises in the Low–medium density residential zone, Low density residential zone or Character residential zone provides a building height transition which complies with:</p> <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 common boundary is no more than 1 storey greater than the maximum acceptable outcome for building height on the adjoining site;</p> <p>(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;</p> <p>(iii) all structures, except adjoining boundary fences, are set back a minimum of 4m from the common boundary;</p> <p>(iv) an acoustic and visual screen fence of 2m height is provided on the common boundary.</p>	<p>Complies</p> <p>The 3 storey building is low enough to not trigger any transitions</p>

	<p>AO23.2 Development where located fronting a minor road that is opposite premises in the Low–medium density residential zone, Low density residential zone or Character residential zone provides a building height transition which complies with:</p> <ul style="list-style-type: none"> (a) a neighbourhood plan; or (b) if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the following: <ul style="list-style-type: none"> (i) the building height within 10m of the front boundary is no more than 2 storeys greater than the maximum acceptable outcome for building height on a site located on the opposite side of the minor road; (ii) all structures, except boundary fences, are set back a minimum of 4m from the front boundary; (iii) buildings are provided with modulation and articulation with variations in the wall and roof plane every 10m. <p>Note—Minor road is defined in the Transport, access, parking and servicing planning scheme policy. Where mixed residential and non-residential development, site access may be provided from a minor road for the residential component of the development.</p>	<p>N/A The surrounding lots and opposite lots are all mixed use zone</p>
<p>PO24 Development ensures that the front boundary setbacks:</p> <ul style="list-style-type: none"> (a) positively define the street edge; (b) relate to the existing streetscape and setback pattern and reinforce the preferred character and form intent; (c) provide for connections between footpaths, public spaces and private entries where level differences are proposed; (d) provide for the queuing of patrons at entertainment venues; (e) consider waiting areas at bus stops, taxi ranks and display windows; (f) where a residential use and outside the core of a centre, takes on a more residential interface with the street; (g) where facing lower intensity development or a residential neighbourhood provide 	<p>AO24 Development ensures that the front boundary setback for non-residential and residential development in a zone in the centre zones category or the Mixed use zone are in compliance with:</p> <ul style="list-style-type: none"> (a) a neighbourhood plan; or (b) if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements in Table 9.3.3.3.C. 	<p>Complies The neighbourhood plan identifies a 0 setback to all boundaries (Table 7.2.19.5.3.D). Fire separation setbacks for class 1A buildings of 900 mm to all boundaries are proposed</p>

<p>for an appropriate interface and transition;</p> <p>(h) provide for deep-planting areas and landscaping where a built to the front boundary edge is not required.</p>		
<p>PO25 Development ensures that the rear boundary and secondary street setbacks:</p> <p>(a) provide for deep-planting areas;</p> <p>(b) support building separation to provide visual and acoustic privacy without screening where residential uses are adjoining or proposed;</p> <p>(c) maximise the opportunity to retain and protect existing mature vegetation;</p> <p>(d) enable a suitable frontage treatment to be presented where there is a transition to a residential neighbourhood.</p>	<p>AO25 Development ensures that the rear and secondary street boundary setbacks for non-residential and residential development in a centre or mixed use or for a centre activity or mix of uses are in compliance with:</p> <p>(a) a neighbourhood plan; or</p> <p>(b) if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements in Table 9.3.3.3.C.</p>	<p>Complies The neighbourhood plan identifies a 0 setback to all boundaries (Table 7.2.19.5.3.D). Fire separation setbacks for class 1A buildings of 900 mm to all boundaries are proposed</p>
<p>PO26 Development ensures that the side boundary setbacks:</p> <p>(a) minimise the impact of development on the amenity and privacy of adjoining existing residents;</p> <p>(b) contribute to the rhythm and pattern of the streetscape in keeping with the intended neighbourhood character;</p> <p>(c) provide for breezes and sunlight where a residential use is included on upper levels above podium levels;</p> <p>(d) consider future development.</p>	<p>AO26 Development ensures that side boundary setbacks for non-residential and residential development in a centre or mixed use or for a centre activity or mix of uses are in accordance with:</p> <p>(a) a neighbourhood plan; or</p> <p>(b) if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements in Table 9.3.3.3.C.</p>	<p>Complies The neighbourhood plan identifies a 0 setback to all boundaries (Table 7.2.19.5.3.D). Fire separation setbacks for class 1A buildings of 900 mm to all boundaries are proposed</p>
<p>PO27 Development ensures that the separation of buildings within a site and to an adjoining existing or future building which includes a residential dwelling:</p> <p>(a) is consistent with the form and character intent for the local area;</p> <p>(b) is located to provide residential amenity including access to natural light, sunlight and breeze;</p>	<p>AO27.1 Development ensures that the building separation within a site and to adjoining buildings is in compliance with Table 9.3.3.3.E. Note—This is demonstrated by a site context plan that includes adjoining and adjacent buildings and strategies to address separation issues.</p>	<p>Complies The neighbourhood plan identifies a 0 setback to all boundaries (Table 7.2.19.5.3.D). Fire separation setbacks for class 1A buildings of 900 mm to all boundaries are proposed</p>
	<p>AO27.2 Development ensures that the building separation to an adjoining residential building:</p> <p>(a) complies with Table 9.3.3.3.E; or</p> <p>(b) positions the primary balcony or private open space to street or rear;</p>	<p>Complies The neighbourhood plan identifies a 0 setback permitted to all boundaries (Table 7.2.19.5.3.D). Fire separation setbacks for class 1A buildings of 900 mm to all boundaries are proposed</p>

<p>(c) provides a degree of visual privacy via site planning and design without a reliance on fixed screening;</p> <p>(d) reasonably addresses and considers the amenity of adjoining residents and future development potential.</p>	<p>(c) offsets balconies or habitable rooms so they are positioned outside the cone of vision of existing or approved habitable rooms or outdoor spaces; or</p> <p>(d) uses moveable or adjustable screening to regulate privacy between lots or dwellings which do not exceed balcony screening acceptable outcomes.</p> <p>Note—Separation distances are intended to protect amenity and provide for private open spaces on upper levels that do not require full screening for privacy.</p> <p>Note—Considered site planning and design and strategies such as offsetting balconies, the location of private space, selective screening and other design elements can reduce the boundary separation requirements.</p>	
<p>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> <p>(a) complies with a neighbourhood plan; or</p> <p>(b) if no neighbourhood plan applies or a neighbourhood plan does not specify a gross floor area or plot ratio, is provided for in a building contained within the building envelope that does not exceed the maximum building footprint for the site.</p>	<p>Complies</p> <p>The building fits within the permitted heights and setbacks</p>
<p>PO29</p> <p>Development has a building footprint or site cover which:</p> <p>(a) is of an appropriate form and intensity for the activity centre or mixed use location;</p> <p>(b) balances built form with open space, parking and landscaping at ground level;</p> <p>(c) limits areas of external surface car parking;</p> <p>(d) provides for landscaping and deep planting areas.</p>	<p>AO29</p> <p>Development provides a maximum building footprint or site cover which:</p> <p>(a) complies with the requirements in a neighbourhood plan;</p> <p>(b) if no neighbourhood plan applies or no requirements are specified in a neighbourhood plan, the maximum building footprint or site cover is 90%.</p> <p>Note—The building footprint or site cover includes at-grade car parking areas that are covered with shelter. Enclosed car parking areas are included if they protrude more than 1m above ground level.</p>	<p>Complies</p> <p>The site cover is 76.8% (surprising, but true)</p>
<p>PO30</p> <p>Development ensures that the podium building forms:</p> <p>(a) positively contribute to centre or mixed use character;</p> <p>(b) are consistent with the local or street form and character intent;</p> <p>(c) are proportional to the total height;</p> <p>(d) do not negatively impact on the streetscape;</p>	<p>AO30.1</p> <p>Development with podium design including setback:</p> <p>(a) complies with the requirements in a neighbourhood plan;</p> <p>(b) if no neighbourhood plan applies, or if no requirements are specified in the neighbourhood plan:</p> <p>(i) is set back in accordance with Table 9.3.3.3.C and Table 9.3.3.3.D if parking is included in a podium;</p> <p>(ii) is not built to the boundary on a boundary where a building height transition is required;</p>	<p>N/A</p> <p>No podium</p>

<p>(e) do not negatively impact on the amenity of adjoining residents or building occupants;</p> <p>(f) are set back considering the height, length, degree of enclosure and treatment of walls.</p>	<p>(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>PO31 Development ensures that built to boundary walls do not negatively impact on the amenity of adjoining residents or building occupants.</p>	<p>AO30.2 Development ensures that podium walls:</p> <p>(a) are built to the side or rear boundary of an allotment;</p> <p>(b) are blank;</p> <p>(c) have no windows or openings.</p>	<p>N/A No podium</p>
<p>PO32 Development for a building in a centre or mixed use area provides for adaptable use over time, in particular on the ground storey and lower levels with:</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>AO31 Development ensures that its built to boundary walls are:</p> <p>(a) not located on a boundary adjoining land located within the Low density residential zone or Character residential zone;</p> <p>(b) not located on a boundary where a building height transition is required;</p> <p>(c) not located in front or rear setbacks;</p> <p>(d) constructed with pre-finished and low- maintenance materials.</p>	<p>N/A No built to boundary walls. All side and rear walls comply with minimum fire setbacks (0.9 m) required per the national construction code for class 1A buildings.</p>
<p>PO33 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>AO32 Development includes a minimum floor-to-ceiling height of 4.2m on the ground storey if:</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 dedicated public pedestrian access point of a railway or bus station.</p>	<p>N/A Not identified as an active frontage in the local plan. Also, 4.2 m is intended for commercial uses which are not proposed, and such a ceiling height is not appropriate for a dwelling house.</p>
<p>PO33 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>AO33.1 Development ensures that the length of a uniform treatment of an elevation above ground level without variation, substantial articulation or openings is no more than 30m.</p>	<p>Complies</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>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>AO33.2 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>	Complies
	<p>AO33.3 Development maximises recessed forms and openings around the building perimeter to allow external space to merge with the interior of the building, except where they would compromise safety and security.</p>	Complies
	<p>AO33.4 Development of the lower 3 storeys of the building includes:</p> <p>(a) awnings and sun-protection devices;</p> <p>(b) operable elements within the facade;</p> <p>(c) elements of a finer scale than the main structural framing;</p> <p>(d) display windows, showcases or public art where identified as an active frontage. Refer to Figure j.</p>	Complies
<p>PO34 Development of buildings is finished with high-quality materials, selected for their durability and the contribution they make to the character of the centre or mixed use area.</p>	<p>AO34.1 Development:</p> <p>(a) respects and reflects the architectural theme in the area;</p> <p>(b) respects the traditional frontages, facades, architectural qualities and traditional materials of buildings within the area;</p> <p>(c) does not necessarily imitate historical architectural styles. Refer to Figure j.</p>	Complies The design is modern but includes element respecting the traditional style, such as post and rail balustrading, vertical window frame proportions, and use of light weight timber materials of the front and south side façade, and light weight cladding elsewhere
	<p>AO34.2 Development provides materials and finishes which are all easily maintained and do not readily stain, discolour or deteriorate.</p>	Complies
<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>	Complies The retention of minimum fire rating setbacks addresses the need for “light and air” and allows for movement of air in and around the building

	<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>N/A Not commercial The front entry has a covered porch area</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, innovative landscaping including green walls and green roofs, or planting on the west-facing building facades. 	<p>Complies</p>
<p>PO36 Development for rooftops and building caps:</p> <ul style="list-style-type: none"> (a) is interesting, subtropical and contextually and climatically appropriate in form; (b) is responsive to orientation and solar access; (c) is attractive and not marred by a cluttered display of plant and equipment. <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>AO36.1 Development provides rooftops and building caps which:</p> <ul style="list-style-type: none"> (a) contribute to the architectural distinction of the building and roofs; (b) include combinations and variations of forms created through pitches, gables, skillions or other features. 	<p>Complies Small building = simple roof. There is no room for much complexity on this scale</p>
	<p>AO36.2 Development for rooftops and building caps are designed to:</p> <ul style="list-style-type: none"> (a) incorporate and screen service structures, lift motor rooms, mechanical plant and equipment as architectural features; (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>Complies Not necessary for the proposal</p>
	<p>AO36.3 Development where rooftops are used for open space, ensures plant and equipment is visually and acoustically screened from the communal open space.</p>	<p>N/A</p>
<p>PO37</p>	<p>AO37.1</p>	<p>N/A</p>

<p>Development provides shelter for pedestrian movement:</p> <ul style="list-style-type: none"> (a) on a street frontage; (b) through a site with a cross block link; (c) to key building entrances or publicly accessible parts of the site. 	<p>Development for a pedestrian shelter is provided by an awning which:</p> <ul style="list-style-type: none"> (a) is consistent with the character of the centre; (b) abuts footpaths; (c) is provided and maintained by the building owner on their premises; (d) protects the normal flow of pedestrians; (e) is continuous across the frontage of a site; (f) aligns to provide continuity with shelter on an adjoining premises; (g) is a minimum of 3.2m and is generally not more than 4.2m above pavement height; (h) extends from the face of the building or the premises line; (i) does not extend past a vertical plane 1.5m inside the kerb line to enable street trees to be planted and grow; (j) has a 0.5m clearance to any tree trunk and main branches; (k) aligns with existing awnings if the verge has been widened; (l) is cantilevered from the main building with any posts within the verge being non load bearing; (m) uses materials that provide appropriate shade. <p>Refer to Figure k.</p>	<p>Not commercial, so no footpath awning required</p>
	<p>AO37.2 Development for an awning over a footpath is lit with a lighting system which:</p> <ul style="list-style-type: none"> (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 (b) provides a minimum of 20lux at ground level. 	<p>N/A Not commercial, so no footpath awning required</p>
<p>PO38 Development provides site entrances which:</p> <ul style="list-style-type: none"> (a) define the threshold between public and private space; (b) provide safe, secure and convenient access to the site for building occupants and visitors; (c) provide a sufficiently scaled and sheltered entry and meeting space; 	<p>AO38.1 Development entrances are clearly visible from the street, and are not obscured by fencing, walls, advertising or dense landscaping.</p>	<p>Complies</p>
	<p>AO38.2 Development provides for:</p> <ul style="list-style-type: none"> (a) a clear path of travel from the public footpath to building entry; (b) activity generators adjacent to the entrance; 	<p>Complies (b) and (c) not applicable for a dwelling</p>

<p>(d) provide clear building signage and numbering for emergency access;</p> <p>(e) provide lighting;</p> <p>(f) provide conveniently located mailboxes.</p>	<p>(c) seating or other facilities such as short-term bicycle parking near the entry.</p>	
	<p>AO38.3 Development provides:</p> <p>(a) signage and cues to distinguish between public areas, publicly accessible private areas and private areas;</p> <p>(b) street numbers and building names which are clearly identifiable from the street for pedestrians and emergency access.</p> <p>Note—Cues to differentiate territory may include fences, vegetation, lighting, footpath detailing and changes in level.</p>	<p>Complies</p> <p>The pavement at the front boundary has a different pattern texture and colour to suggest a distinction from the public road footpath and the private space of the house. The line of the front of the 1st floor overhead reinforces this distinction</p>
<p>PO39 Development of buildings defines the street edge and reinforces the desired character of the centre or corridor through:</p> <p>(a) orientation to the street;</p> <p>(b) minimal front boundary setback;</p> <p>(c) providing overlooking and casual surveillance from upper level balconies and windows;</p> <p>(d) clearly defined building entrances;</p> <p>(e) high-quality finishes at the ground-storey pedestrian level.</p>	<p>AO39.1 Development provides a front building elevation that is parallel or nearly parallel to the street frontage.</p>	Complies
	<p>AO39.2 Development is orientated to overlook streets and other public spaces with windows and balconies located on upper levels, designed to provide casual surveillance opportunities. Refer to Figure j.</p>	Complies
	<p>AO39.3 Development for a building which is not located on the front boundary, ensures the setback:</p> <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. Refer to Figure k.</p>	<p>N/A</p> <p>A zero front setback is proposed except for the ground floor, which is setback to allow easier vehicle turning off the street and a more private front entry</p>
	<p>AO39.4 Development for steps, escalators, ramps or lifts is set back 1.2m from the main building line to maximise pedestrian flow and safety and allow for adequate waiting space.</p>	N/A
<p>PO40 Development for a building 8 storeys and over ensures that the design mitigates the impacts of ground-level wind acceleration on pedestrians and building occupants,</p>	<p>AO40 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>	N/A

<p>considering the site context and neighbouring structures.</p>	<p>(b) if a neighbourhood plan does not specify any criteria, uses at least 2 of the following strategies:</p> <ul style="list-style-type: none"> (i) building orientation, plan shape, massing and facade articulation to avoid tall and wide facades that face prevailing winds; (ii) a podium and tower building form with a tower set back at least 10m from all streets above the podium level to deflect wind downdrafts from penetrating to street level (but a podium is not suitable for communal or private open space); (iii) canopies and awnings to protect pedestrians; (iv) trellis structures and a dense network of trees at ground or podium level. <p>Note—This is demonstrated by submission of a wind impacts report from a suitably qualified professional.</p>	
<p>PO41 Development provides car parking which:</p> <ul style="list-style-type: none"> (a) minimises the impact on the quality of adjoining streetscapes or public spaces or the amenity of adjoining residents in terms of location, bulk, form and amenity impacts including noise, light or odours; (b) takes account of the following: <ul style="list-style-type: none"> (i) the location of active frontages and public spaces; (ii) setback distances to mitigate impacts; (iii) the proximity of dwelling houses or existing multiple dwellings on adjoining sites; (iv) the scale and detail of any parking structure walls when viewed from the street and adjoining properties; (v) the visual impact of open car parking and vehicle movement areas on the street and adjoining properties; (vi) convenient, safe and legible vehicle access and car parking for users. 	<p>AO41.1 Development provides car parking which is:</p> <ul style="list-style-type: none"> (a) not visible from the street, other public spaces or adjoining properties; or (b) located below ground or behind dwellings or active uses for the full street frontage; (c) set back from front, rear and side boundaries in compliance with a neighbourhood plan or if no neighbourhood plan applies or no requirements are specified in a neighbourhood plan, the requirements in Table 9.3.3.3.D. <p>Note—Car parking which extends 1m above ground level will be counted in the maximum height and will be subject to the relevant boundary setback requirements.</p> <p>AO41.2 Development does not provide a basement parking structure which:</p> <ul style="list-style-type: none"> (a) extends above ground level forward of the main building line; (b) impacts on connections between the public footpath or space and the development. <p>AO41.3 Development only provides car parking located above ground if:</p> <ul style="list-style-type: none"> (a) it is fully integrated within the building design and is sleeved by development to required active frontages; or (b) it offers short-term car parking for customer, visitors or service providers, that is a portion of the total 	<p>Complies The parking is hidden behind the garage door. The site is not nominated for having an active street frontage. The permitted front setback in the local plan is zero</p> <p>N/A</p> <p>Complies (b) not applicable for a dwelling</p>

	<p>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>AO41.4 Development for a multistorey or podium car park:</p> <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>	N/A
	<p>AO41.5 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>	N/A
<p>PO42 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 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>	N/A Bicycle parking is possible within the side boundaries and within the building, but this provision is not relevant for a dwelling
	<p>AO42.2 Development for a plaza, arcade, pathway and other external area in the site which is intended for public access at night complies with:</p> <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>	N/A
<p>PO43 Development for a plaza:</p> <p>(a) promotes pedestrian and cyclist movement;</p> <p>(b) links with transport interchanges;</p>	<p>AO43.1 Development for a plaza identified in a neighbourhood plan, approved centre concept plan, structure plan or where proposed as a part of development:</p> <p>(a) is provided in the location identified;</p>	N/A

<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>(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 Development ensures that a minimum of 50% of the adjacent building frontages to a plaza contain active frontages and building entries.</p>	N/A
	<p>AO43.3 Development does not provide for a vehicle entry, driveway, car parking, bin storage or servicing in a plaza.</p>	N/A
	<p>AO43.4 Development does not provide for a mechanical ventilation outlet or vent on a frontage adjoining a plaza.</p>	N/A
	<p>AO43.5 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>(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>	N/A
<p>PO44 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>AO44 Development for an arcade identified in a neighbourhood plan, approved centre concept plan, structure plan or where proposed as a part of development:</p> <p>(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>	N/A

<p>(c) has an active frontage and use; (d) has high-quality finishes and materials; (e) addresses public safety. Note—An arcade is a publicly accessible privately owned connection.</p>	<p>(d) has a minimum corridor width of 6m, including a minimum unobstructed pavement width of 3m; (e) has an active use edge; (f) is finished with high-quality materials considering public safety; (g) is provided at-grade with an adjoining public area and connects safely without any lip or step; (h) incorporates crime prevention through environmental design principles to maximise safety; (i) has signage at each end identifying the connection provided; (j) is straight and allows for visual connection to the other end. Note—Crime prevention principles can be found in the Crime prevention through environmental design planning scheme policy. Note—Development for cross block links is addressed in the Streetscape hierarchy overlay code.</p>	
<p>PO45 Development provides and maintains a continuous, accessible, attractive, direct, convenient and legible connection and pathway for pedestrians and cyclists.</p>	<p>AO45 Development for a pedestrian connection within the site which is publicly accessible (privately owned): (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>	<p>Complies The front door is recessed but clearly visible, illuminated, shaded and convenient for entry</p>
<p>PO46 Development for public toilets is located sensitively so that: (a) the use is supported; (b) public surveillance is provided; (c) the development is not visually intrusive.</p>	<p>AO46 Development for a publicly accessible toilet: (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;</p>	<p>N/A</p>

	(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.	
PO47 Development for pedestrian access and movement is defined and controlled to ensure privacy and security.	AO47 Development for mixed use restricts access from the street or publicly accessible areas of the site to private residential dwellings or communal open space.	Complies The pavement at the front boundary has a different pattern texture and colour to suggest a distinction from the public road footpath and the private space of the house. The line of the front of the 1 st floor overhead reinforces this distinction. A front gate and fence can be provided if it is felt necessary, but is not proposed at this time.
PO48 Development supports pedestrian movement and pedestrian access which is barrier free to a building entry and a publicly accessible space.	AO48.1 Development for fencing is not located between the front boundary and main building line. Note—If residential development is located on the ground storey and includes fencing, it is provided in accordance with the Multiple dwelling code.	Complies As per AO47, a front gate and fence can be provided if it is felt necessary, but is not proposed at this time.
	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.	Complies As per AO47, a front gate and fence can be provided if it is felt necessary, but is not proposed at this time.
	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.	N/A No front boundary retaining wall is proposed
PO49 Development for an ATM or vending machine is located to avoid obstructing the footway with loitering queues, through their siting away from drinking fountains, seating or public telephones.	AO49 Development for an ATM or vending machine: (a) is set back a minimum of 1.5m from street furniture, street trees and garden beds; (b) includes a visually permeable barrier located in the development site to prevent queues forming across a footpath or pedestrian way.	N/A
PO50 Development for a stand-alone shopping centre or a shop positively contributes to a neighbourhood structure with built form and	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	N/A

<p>active frontage to the street providing direct connection for pedestrians into the centre or shop without the need to navigate any surrounding car parking.</p>	<p>(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.</p>	
	<p>AO50.2 Development for a stand-alone shopping centre or shop with more than 1 street frontage ensures that: (a) a primary frontage is treated as active frontage – primary; (b) the extent of active frontage treatment on the other frontages is a minimum of 25%.</p>	N/A
	<p>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.</p>	N/A
<p>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.</p>	<p>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; (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. Refer to Figure h.</p>	N/A
<p>PO52 Development contributes to the role of the street or public space as the focus for vibrant commercial activity and community life and provides active frontages through: (a) intensive activation of the ground storey with highly active non-residential uses</p>	<p>AO52.1 Development which requires an active frontage – primary, identified in a neighbourhood plan, approved centre concept plan, structure plan, or as a part of the development provides: (a) a continuous built form to the street at the nominated setback;</p>	<p>N/A The site is not nominated as an active frontage by the local plan</p>

<p>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>(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>AO52.2 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>(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>N/A The site is not nominated as an active frontage by the local plan</p>
<p>PO53</p>	<p>AO53.1 Development which requires an active frontage – primary, identified in a neighbourhood plan, approved centre</p>	<p>N/A The site is not nominated as an active frontage by the local plan</p>

Development of vehicle access and parking does not impact on an active frontage in a centres and mixed use area.	concept plan, structure plan, or as part of the development, ensures that vehicle and service access is: (a) not located on this active frontage – primary; (b) from a secondary frontage or from an adjoining premises if a shared driveway and access arrangement is established.	
	AO53.2 Development which requires an active frontage – primary or active frontage – secondary identified in a neighbourhood plan, approved centre concept plan, structure plan or as part of the development, ensures that parking is not located adjacent to the frontage or is not visible from the street.	N/A The site is not nominated as an active frontage by the local plan
PO54 Development provides building entries that support active frontage outcomes.	AO54 Development of foyer space on an active frontage: (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.	N/A The site is not nominated as an active frontage by the local plan
PO55 Development provides landscaping on site to: (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;	AO55 Development provides landscaping that: (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. Note—No overall percentage of open space and landscaping is prescribed for non-residential development. Note—This is demonstrated in a landscape concept plan. Note—Landscape design incorporates planting in accordance with the Planting species planning scheme policy.	N/A A landscaping plan is not considered necessary for a dwelling house proposal

<p>(h) contribute to the mitigation of noise, air and visual impacts of major transport infrastructure;</p> <p>(i) contribute to a safe and useable pedestrian environment.</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>PO56 Development incorporates deep planting which:</p> <p>(a) supports the retention and protection of existing significant vegetation and large subtropical shade trees;</p> <p>(b) provides for the establishment of vegetation to contribute to the landscape character of the centre or mixed use area;</p> <p>(c) is grouped with deep-planting areas on adjacent sites to maximise contiguous areas of deep planting;</p> <p>(d) is open to the sky with access to light and rainfall and into the natural ground with no underground development;</p> <p>(e) is planted with large subtropical tree species that at maturity are complementary in scale and height to the building form;</p> <p>(f) is capable and supported to grow and at maturity provide effective shade or screening to buildings, outdoor spaces or adjoining uses;</p> <p>(g) balances hard-stand areas and provides shade and informal recreation spaces that are directly accessible from residences, building tenancies or the street frontage.</p>	<p>AO56.1 Development locates deep-planting areas:</p> <p>(a) to retain and protect existing significant vegetation and large subtropical shade trees;</p> <p>(b) to buffer adjacent residential areas;</p> <p>(c) to support building height transitions, where required;</p> <p>(d) to provide an entry statement;</p> <p>(e) to shade publicly accessible areas, private outdoor and communal open space.</p>	<p>N/A A landscaping plan is not considered necessary for a dwelling house proposal</p>
	<p>AO56.2 Development:</p> <p>(a) provides for a minimum 10% of the site area for deep planting;</p> <p>(b) ensures that each deep-planting area has a minimum area of 25m² and a minimum dimension of 4m in any direction.</p>	<p>N/A A landscaping plan is not considered necessary for a dwelling house proposal</p>
	<p>AO56.3 Development provides deep-planting areas that are:</p> <p>(a) exclusively for landscaping;</p> <p>(b) not containing vehicle manoeuvring areas, pedestrian paths, surface structures or infrastructure, sub-surface structures or infrastructure;</p> <p>(c) able to accommodate trees planted in natural ground with no development underneath;</p> <p>(d) 100% open to the sky;</p> <p>(e) able to be accessed for maintenance purposes.</p>	<p>N/A A landscaping plan is not considered necessary for a dwelling house proposal</p>
	<p>AO56.4 Development provides trees in deep-planting areas which:</p> <p>(a) are capable of growing to a minimum canopy diameter of 5m and/or a minimum height of 5m within 5 years of planting;</p> <p>(b) are subtropical tree species consistent with the Planting species planning scheme policy.</p> <p>Note—Tree species should be chosen to respond to particular site location or design needs. Where site circumstances permit, tree species that are complementary in scale and height to the building form should be selected.</p> <p>Note—Tree height and canopy spread will be dependent on species.</p>	<p>N/A A landscaping plan is not considered necessary for a dwelling house proposal</p>
	<p>AO56.5</p>	<p>N/A</p>

	Development provides a minimum of 25% of all trees as advanced stock.	A landscaping plan is not considered necessary for a dwelling house proposal
<p>PO57 Development for an open air car park is landscaped to:</p> <p>(a) contribute positively to the landscape character of the centre or mixed use area;</p> <p>(b) reinforce and support pedestrian movement;</p> <p>(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 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. Note—Front setback is to be treated to address streetscape interface issues and requirements.</p>	<p>N/A No open parking is proposed, and a landscaping plan is not considered necessary for a dwelling house proposal</p>
	<p>AO57.2 Development for a ground-level open-air car park is designed with trees planted:</p> <p>(a) in a minimum 5.2m x 2.4m landscaped area between every 6 car parking spaces with a permeable surface treatment either side of the landscape area; or</p> <p>(b) at 6m intervals in a minimum 2.5m-wide landscaped bed, swale or other water sensitive urban design device adjacent to parallel car parking spaces;</p> <p>(c) at a minimum rate of 1 shade tree for every 6 car parking spaces.</p>	<p>N/A No open parking is proposed, and a landscaping plan is not considered necessary for a dwelling house proposal</p>
	<p>AO57.3 Development ensures that trees planted in an open air car park area achieve a minimum 50% shade cover along internal pedestrian paths within 5 years of certification. Note—Further requirements are contained in the Landscape works code and the Planting species planning scheme policy.</p>	<p>N/A No open parking is proposed, and a landscaping plan is not considered necessary for a dwelling house proposal</p>
	<p>AO57.4 Development uses landscaping to delineate safe pedestrian movement through open-air car parks.</p>	<p>N/A No open parking is proposed, and a landscaping plan is not considered necessary for a dwelling house proposal</p>
<p>PO58 Development which is not located on an active frontage provides landscaping on the street frontage to:</p> <p>(a) contribute to the centre or mixed use area or development's landscape character and the development of Brisbane's subtropical streetscapes and public spaces;</p> <p>(b) provide shade and pedestrian comfort and visual amenity;</p> <p>(c) contribute to the subtropical character of the streetscape and public realm;</p> <p>(d) not impede the establishment of active frontages where required;</p>	<p>AO58 Development setback from the road, where not including an active frontage treatment or the part of the frontage not treated as an active frontage, is provided with:</p> <p>(a) a minimum of 2m wide landscaping with advanced trees and low-level planting along the full street or public space frontage or balance part, excluding any driveway crossover and pedestrian access; or</p> <p>(b) a minimum of 3m wide landscaping with advanced trees and low-level planting, to establish a positive landscaped street edge where a service station or outdoor sales use. Note—It is envisaged that landscaping will be primarily located on frontages to arterial roads that are not suitable for active frontages.</p>	<p>N/A The setback is zero</p>

(e) maintain views from the street to the building and frontage and consider personal safety.		
PO59 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.	AO59 Development ensures that any reflective glass material has: (a) a level of light reflectivity not greater than 20%; (b) a level of heat transmission not less than 20%.	Complies
PO60 Development minimises direct overlooking between buildings and to adjoining residential uses not located within the centre or mixed use area through site planning, building design, screening and landscaping.	AO60 No acceptable outcome is prescribed. Note—Screening and fencing for a residential use is designed in accordance with the Multiple dwelling code.	Complies
PO61 Development for residential uses in a zone in the centre zones category or the Mixed use zone maximises privacy and amenity for residents, taking into consideration the mix of uses within the area. Note—Residential development in a zone in the centre zones category or the Mixed use zone is not afforded the same level of visual privacy or amenity as within a residential area.	AO61 No acceptable outcome is prescribed. Note—Screening and fencing for a residential use is designed in accordance with the Multiple dwelling code.	Complies
PO62 Development of garages, driveways and parking structures minimise impacts on the amenity of neighbouring dwellings.	AO62.1 Development for a car park: (a) provides a 2m-high acoustic fence and a landscaped area 1.5m wide where located adjacent to a neighbouring dwelling; (b) is acoustically screened where the car park is used at night and where located adjacent to a neighbouring dwelling.	N/A No residential neighbours to either side
	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.	N/A No residential neighbours to either side
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;	AO63.1 Development is designed and constructed to ensure refuse and recycling collection and storage facilities comply with the Refuse planning scheme policy.	Complies
	AO63.2 Development is designed and constructed to ensure refuse and recycling collection and storage facilities do	Complies The bin location at the rear of the site is undercover from the floor above, and partly

<p>(b) are located and managed so that adverse impacts on building occupants, neighbouring properties and the public realm are minimised;</p> <p>(c) provide for refuse and recycling including source separation;</p> <p>(d) are of a design which allows low-frequency service collection;</p> <p>(e) minimise ongoing building management cost for occupants.</p>	<p>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.</p>	<p>recessed into the site (as is most of the ground floor except the front).</p>
<p>PO64 Development creates a safe environment by incorporating the key elements of crime prevention through environmental design that are tailored to the land use and specific vulnerable elements and settings.</p>	<p>AO64 Development incorporates the key elements of crime prevention through environmental design in its layout, building or structure design and landscaping by:</p> <p>(a) facilitating casual surveillance opportunities and including good sightlines to publicly accessible areas such as car parks, pathways, public toilets and communal areas;</p> <p>(b) defining different uses and ownerships through design and restricting access from non-residential uses into private residential dwellings;</p> <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>Complies</p>
<p>PO65 Development minimises the potential for graffiti and vandalism through appropriate design and landscaping which controls access, reduces canvas and allows for easy maintenance selection.</p>	<p>AO65 Development design and landscaping incorporates graffiti and vandalism prevention techniques which:</p> <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>Complies The garage door is coated to allow easy removal of graffiti</p>

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

<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>provided, the building design accommodates the feature tree canopy at maturity.</p> <p>AO68.3 Development ensures that any part of the building including the basement but excluding awnings is outside the corner land dedication area. Note—A neighbourhood plan may indicate if a building is able to volumetrically extend into the corner land dedication area.</p>	<p>N/A</p>
<p>PO69 Development on a landmark site provides a prominent visual reference and contribution to the city's public realm by:</p> <p>(a) exhibiting subtropical architectural excellence through design, treatment and articulation;</p> <p>(b) defining the site and its setting through building form, expression, silhouette, scale, materials and landscaping;</p> <p>(c) reinforcing a sense of arrival to the neighbourhood plan area, precinct or sub-precinct through marking a node, an intersection or major connection point in the city;</p> <p>(d) respecting the prominence of any adjoining or nearby heritage place or local landmark;</p> <p>(e) if a corner land dedication is required:</p> <p>(i) accommodating a deep-planted large feature tree within the dedication area;</p> <p>(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 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>N/A</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>AO69.2 Development provides a corner land dedication adjacent to the existing verge area which:</p> <p>(a) complies with any dimensions identified in a neighbourhood plan;</p> <p>(b) accommodates a deep-planted feature tree in compliance with the Infrastructure design planning scheme policy;</p> <p>(c) is embellished in compliance with the Infrastructure design planning scheme policy.</p> <p>Note—A neighbourhood plan may indicate if a corner land dedication is to be truncated or inverted. If the configuration is not specified, a truncated land dedication is to be provided where the building or podium is 2 storeys or fewer. Where an inverted corner land dedication is provided, the building design accommodates the feature tree canopy at maturity.</p>	<p>N/A</p>
<p>PO70</p>	<p>AO70</p>	<p>N/A</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>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>The site is not identified by the local plan for any special landscaping</p>
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7.2.19.5.3 Performance outcomes and acceptable outcomes

Table 7.2.19.5.3.A—Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	Comments
If in the Principal centre zone, District centre zone, Mixed use zone, or Community facilities zone		
<p>PO1 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> <ul style="list-style-type: none"> a. consistent with anticipated density and assumed infrastructure demand; b. aligned to community expectations about the number of storeys to be built; c. proportionate and commensurate with the utility of the site area and frontage width; d. designed to avoid significant and undue adverse amenity impact to adjoining development; e. sited to enable existing and future buildings to be well separated from each other and to avoid affecting the potential development of 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. 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 Development complies with the number of storeys in Table 7.2.19.5.3.B—Maximum building height and maximum tower site cover. Note—Neighbourhood plans will mostly specify the maximum number of storeys where zone outcomes have been varied in relation to building height. Some neighbourhood plans may also specify the height in metres. Development must comply with both parameters where maximum number of storeys and height in metres are specified.</p>	<p>Complies Height 3 storeys Site cover 76%</p>
PO2	AO2	Complies

<p>Development is designed to respond to its site context and setting and exhibits outstanding architectural merit.</p>	<p>No acceptable outcome is prescribed.</p>	
<p>PO3 Development is of a scale and form that contributes to a cohesive streetscape and built form character, and:</p> <ul style="list-style-type: none"> a. does not cause significant and undue adverse amenity impacts to adjoining properties, or prejudice their development; b. is sited and designed to enable existing and future buildings to be well separated from each other to allow for light penetration, air circulation between buildings, and the preservation of views, vistas and resident privacy; c. protects the amenity of properties located in the Character residential zone or Low-medium density residential zone; d. respects the existing built form of properties identified in the Heritage overlay, Pre-1911 building overlay, and the Commercial character building overlay. 	<p>AO3.1 Development ensures setbacks are in accordance with Table 7.2.19.5.3.D—Boundary setback requirements.</p> <p>AO3.2 Development has a maximum tower site cover in accordance with Table 7.2.19.5.3.B—Maximum building height and maximum tower site cover.</p>	<p>Complies Zero setbacks allowed to all boundaries. Front = zero Sides = 900 Rear = 990 Site cover 90% allowed 76% proposed</p>
<p>PO4 Development in the Principal centre zone, District centre zone, or Mixed use zone incorporates a street building with a façade treatment that is designed to:</p> <ul style="list-style-type: none"> a. address and activate the street and any adjacent publicly accessible space with a high level of permeability, landscaping, shade and shelter; b. contribute to an attractive streetscape; c. create a smooth transition from indoors to outdoors; 	<p>AO4.1 Development in the Principal centre zone, District centre zone, or Mixed use zone includes a building form that incorporates a street building. Refer to Figure c for guidance.</p> <p>AO4.2 Development has a maximum street building height in accordance with the following:</p> <ul style="list-style-type: none"> a. if in the Principal centre zone, no greater than 3 storeys; or b. if in the District centre zone or Mixed use zone, no greater than 2 storeys. 	<p>AO4.1 and AO4.2 PO complies The site is too small and height too low to address these AO issues in a meaningful way.</p> <ul style="list-style-type: none"> a) The building addresses the street but is not a commercial building to require public ingress into the site. b) The building is definitely attractive c) The design allows a smooth transition to the front door, but again, its not a commercial building. d) The building has windows to every side fro movement of air and includes covered areas for shade <p>AO4.3 Complies</p>

<p>d. respond to the subtropical climate by opening up to the elements while providing shade and comfort.</p>	<p>AO4.3 Development of a street building incorporates:</p> <ul style="list-style-type: none"> a. balconies, openings and louvres to create a high degree of permeability that allow building occupants to overlook the street and any adjacent publicly accessible space; b. outdoor spaces that allow building occupants to access open air; c. vertical landscaping, shade structures, and articulation that provide shade and shelter for pedestrians on the street and the building. <p>Refer to Figure c for guidance.</p>	<ul style="list-style-type: none"> a) The building allows overlooking of the street b) The outdoor spaces are open to the sides to allow airflow c) N/A the building is a private house not a commercial building
<p>PO5 Development exhibits best practice subtropical design and presents a highly landscaped environment, including:</p> <ul style="list-style-type: none"> a. landscaping and outdoor spaces that make the most of Brisbane’s subtropical climate, while mitigating heat; b. landscaped subtropical spaces and water features on ground levels, roofs, balconies, terraces, and edges of buildings. 	<p>AO5 Development provides landscaped outdoor spaces equivalent to a minimum 30% of the site area. Note—Outdoor space does not include spaces where more than 70% of the perimeter is enclosed, or balconies that are less than 12m².</p>	<p>N/A The building is a private house not a commercial building</p>
<p>PO6 Development exhibits best-practice climate responsive design, including orientation, to mitigate heat and reduce the need for mechanical heating, cooling and lighting.</p>	<p>AO6 No acceptable outcome is prescribed.</p>	<p>Complies The building is 5 star rated</p>
<p>PO7 Development provides a landscape buffer within the setback area of a special boundary identified on Figure b to facilitate:</p> <ul style="list-style-type: none"> a. visual privacy to and between sites; b. visual amenity; 	<p>AO7 No acceptable outcome is prescribed.</p>	<p>N/A No special boundaries are identified for this site</p>

<p>c. shading and occupant amenity; d. appropriate transition to adjoining character housing.</p>		
<p>Additional criteria if in the Major health care zone precinct of the Community facilities zone</p>		
<p>PO8 Development of the lower 2 storeys of the building: a. exhibits a human-scale, having regard to the characteristics of surrounding development; b. supports a comfortable and attractive pedestrian environment.</p>	<p>AO8 No acceptable outcome is prescribed.</p>	<p>N/A</p>
<p>PO9 Development provides arcades to create an integrated and continuous pedestrian network that facilitates movement within and through large sites and along key thoroughfares.</p>	<p>AO9 Development provides arcades running from street to street within the locations indicated in Figure a that: a. provides pedestrian access during hours of operation of the use; b. integrates with adjoining buildings; c. links established pedestrian networks, parking and public transport facilities; d. is finished with high quality materials considering public safety; e. is provided at-grade with an adjoining public area and connects safely without any lip or step; f. incorporates crime prevention through environmental design principles to maximise safety; g. has signage at each end identifying the connection provided. Note—Crime prevention principles can be found in the Crime prevention through environmental design planning scheme policy.</p>	<p>N/A</p>