

High density residential zone code

Purpose	
<p>(1) The purpose of the high density residential zone is to provide for:</p> <ul style="list-style-type: none"> a. high density multiple dwellings; and b. community uses, and small-scale services, facilities and infrastructure, to support local residents. <p>Note—Land in the High density residential zone is contained in either the Up to 15 storeys zone precinct or the Up to 8 storeys zone precinct. Note—As neighbourhood planning is undertaken by the Council, where it is intended that high density residential development should predominate, the High density residential zone may be applied to further lands in the inner city or within reasonable walking distance of public transport stops along growth transport corridors and surrounding significant centres and destinations. Note—A dwelling house is not to be identified on the Traditional building character overlay in the High density residential zone (i.e. a dwelling house built in 1946 or before in this zone is not protected from removal or demolition). A dwelling house and other buildings in the High density residential zone are not protected from removal and demolition unless located on land within the Heritage overlay, Pre-1911 building overlay or Commercial character building overlay or where rooming accommodation.</p>	
<p>(2) The purpose of the zone will be achieved through overall outcomes for:</p> <ul style="list-style-type: none"> a. zone role; b. development location and uses; c. development form; d. the following zone precincts: <ul style="list-style-type: none"> i. Up to 8 storeys zone precinct; ii. Up to 15 storeys zone precinct. 	
Overall outcomes	GPC Response
<p>(3) Zone role overall outcomes are:</p>	
<ul style="list-style-type: none"> a. Development in the zone supports the implementation of the policy direction set in the Strategic framework, in particular: <ul style="list-style-type: none"> i. Theme 2: Brisbane’s outstanding lifestyle and Element 2.2 – Brisbane’s housing and accommodation choices; ii. Theme 5: Brisbane’s CityShape, Element 5.3 – Brisbane’s Major Centres and Element 5.8 – Brisbane’s Growth Nodes on Selected Transport Corridors. 	<p>Complies with Overall outcome (3)(a)</p> <p><u>Alignment with Theme 2 (Element 2.2)</u></p> <p>The proposed development provides high density residential development in an appropriately zoned area in proximity to the City centre.</p> <p><u>Alignment with Theme 5</u></p> <p>The proposed development, whilst located in a Suburban Living Area on the CityShape Strategic Framework map, is proximate to and supports the function of Brisbane’s City Centre. Accordingly, the specific outcomes and land use strategies of the City Centre are considered to be more relevant to, and more closely align with the proposed development.</p>

(4) Development location and uses overall outcomes are:	
a. Development provides for a range of well-designed, location-responsive, high density, medium to high rise multiple dwellings to predominate.	<p>Complies with Overall outcome (4)(a)</p> <p>The proposed development presents a high quality architectural outcome which balances its high-rise profile with substantial articulation and integrated landscaping. The proposed development anticipates and does not prejudice the future development of high density residential in the immediate vicinity.</p>
b. Development facilitates intensive urban consolidation and the highly efficient use of physical and social infrastructure in well-located parts of the city, capitalising on the High density residential zone’s strategic location and amenity and proximity to key destinations.	<p>Complies with Overall outcome (4)(b)</p> <p>The proposed development is an example of effective urban consolidation, with its location strategically benefiting from proximity to the City Centre, major transport corridors and parkland, along with other retail and service uses.</p>
c. Development supports the creation of a walkable neighbourhood that optimises the potential for residents to live within walking distance of and be well connected to high-frequency public transport, nearby centres, employment, recreational and educational opportunities and community facilities and reduces vehicle-based trips to work, shops or centres.	<p>Complies with Overall outcome (4)(c)</p> <p>The proposed development provides strategic high density residential infill in proximity to a number of facilities, services and opportunities and promotes walkable neighbourhoods and uptake of public transport use.</p>
d. Development for a new dwelling house or dual occupancy is not accommodated.	<p>Not Applicable</p> <p>The proposed development is for a multiple dwelling.</p>
e. Development is not required to be responsive to or to provide a sensitive transition to a lower density building, including a dwelling house on an adjoining site within the High density residential zone, unless it is specifically intended that such a building remain in the zone, for example, a site within the Heritage overlay or where a specific neighbourhood plan provision applies.	<p>Complies with Overall outcome (4)(e)</p> <p>The proposed development does not provide sensitive transitions to lower density buildings.</p>
f. Development creates a wide choice in housing form and size suited to a diverse community, providing housing adaptability to meet the needs of a diverse population and respond to residents' changing life-cycle needs.	<p>Complies with Overall outcome (4)(f)</p> <p>A mix of 1-, 2- and 3-bedroom units are provided, positively contributing to housing diversity.</p>

<p>g. Development for housing types other than a multiple dwelling including rooming accommodation, a residential care facility or a retirement facility together with ancillary convenience activities and allied services (care co-located uses), provides housing diversity and enables people to find suitable accommodation through their life-cycle needs and supports urban consolidation and meet amenity expectations of residents.</p>	<p>Not Applicable The proposed development is for a multiple dwelling.</p>
<p>h. Development for complementary residential accommodation options including short-term accommodation support, and meet the needs of visitors to, nearby destinations such as hospitals.</p>	<p>Not Applicable The proposed development is for a multiple dwelling.</p>
<p>i. Development meets the building height requirements of the Multiple dwelling code or an applicable neighbourhood plan or meets the bulk and building height requirements of the Retirement and residential care facility code if a residential care facility or retirement facility.</p>	<p>Performance outcome – complies with zone purpose and Strategic Framework The intent of the High density residential zone is to provide for high density multiple dwelling development. A 23 storey outcome is considered an efficient and appropriate use of land when considering the development site’s broader context, which includes its proximity to and supporting function of the Brisbane City Centre.</p>
<p>j. Development for a dwelling unit may occur as part of a non-residential use.</p>	<p>Not Applicable The proposed development is for a multiple dwelling.</p>
<p>k. Development reflects and supports the level of comfort, quiet, privacy and safety (including impacts of glare, odour, light, noise, traffic, parking, servicing and hours of operation) reasonably expected within a high density predominantly permanent residential environment.</p>	<p>Complies with Overall outcome (4)(k) The development incorporates generous setbacks, substantial articulation and integrated landscaping across all levels to help manage impacts on amenity for adjoining development. The design appeals to the overall outcomes for the Mobray Park precinct, by contributing a well set back tower surrounded by a landscaped ground plane which maintains an open street vista and provides adequate spacing to surrounding buildings to allow for light penetration, air circulation and privacy.</p>
<p>l. Development for an active frontage use on land within the Active frontages in residential zones overlay is to comply with the Active frontages in residential zones overlay code.</p>	<p>Not Applicable The site is not mapped within the Active frontages in residential zones overlay.</p>

<p>m. Development for commercial character building activities on land within the Commercial character building overlay is to comply with the Commercial character building (activities) overlay code.</p>	<p>Not Applicable The site is not mapped within the Commercial character building overlay.</p>
<p>n. Development for a compatible and individual small-scale non-residential use which is a community care centre, community use, health care service, office, shop or veterinary service (together with any associated caretaker’s accommodation or dwelling unit) where not on land within the Commercial character building overlay or the Active frontages in residential zones overlay, is to:</p> <ul style="list-style-type: none"> i. have a gross floor area of less than 250m²; ii. serve local residents' day-to-day needs; iii. not undermine the viability of a nearby centre. 	<p>Not Applicable The proposal does not include a non-residential use.</p>
<p>o. Development which would result in the co-location of new non-residential uses only occurs along an active frontage identified on the Active frontages in residential zones overlay map or where located in two or more adjoining commercial character buildings.</p>	<p>Not Applicable The proposal does not include a non-residential use.</p>
<p>p. Development for a home-based business may only operate in a dwelling house, dual occupancy or multiple dwelling and is of a scale and nature that protects the amenity of adjoining residents.</p>	<p>Not Applicable The proposal does not include a non-residential use.</p>
<p>q. Development for any other non-residential use serves a local community facility need only such as a childcare centre or a substation.</p>	<p>Not Applicable The proposal does not include a non-residential use.</p>
<p>(5) Development form overall outcomes are:</p>	
<p>a. Development for a residential building occurs on an appropriately sized and configured lot and is of a height, bulk, scale and form which is tailored to its specific location and to the characteristics of the site within the High density residential zone and the relevant zone precinct and is consistent with the location-specific provisions in a relevant neighbourhood plan.</p>	<p>Complies with Overall outcome (5)(a) The proposed development has a height, bulk, scale and form which is appropriately tailored to its strategic location, and balances a high residential density with sufficient amenity through the incorporation of articulation and a form which restrains its visual imposition on surrounding development.</p>

<p>b. Development provides for a building to have a building height and bulk that responds to:</p> <ul style="list-style-type: none"> i. the local context including local neighbourhood identity, topography, views, the mix of surrounding uses, proximity to transport corridors and centres, the location of surrounding heritage buildings, parks and environmental features; ii. site characteristics including the shape, frontage, size, orientation and slope. 	<p>Complies with Overall outcome (5)(b)</p> <p>The proposed development has a building height which contextually appropriate and considered to align with community expectations, given the prevalence of high-rise residential development in the immediate vicinity.</p>
<p>c. Development provides for a building that incorporates a height and setback that:</p> <ul style="list-style-type: none"> i. provides a sensitive transition at the edge of the High density residential zone or zone precinct and adjoining lower density zones or zone precincts; ii. responds to the existing and intended uses and built form in each particular adjoining zone. 	<p>Not Applicable</p> <p>The proposed development adjoins the High density residential zone on all sides.</p>
<p>d. Development provides for setbacks which suitably buffer a residential use from an activity in an adjoining non-residential zone.</p>	<p>Not Applicable</p> <p>The site is surrounded by land also within the High density residential zone.</p>
<p>e. Development provides for buildings to be predominantly well-spaced towers, set within a landscaped space with relatively low site coverage.</p>	<p>Complies with Overall outcome (5)(e)</p> <p>The proposed development incorporates appropriate setbacks and site cover to ensure adequate spacing with surrounding development, including for potential future building envelopes such as towers with similar height and scale. The proposed tower will be embedded within a landscaped space at the ground plane.</p>
<p>f. Development supports a subtropical character by ensuring that:</p> <ul style="list-style-type: none"> i. building form, spacing, orientation and design ensure dwellings are well designed and sensitive to the city's climate; ii. residents on the site, as well as residents of existing or future dwellings on adjoining sites, have sufficient privacy and reasonable access to daylight, sunlight and breezes to enable the intended use of indoor and outdoor spaces. 	<p>Complies with Overall outcome (5)(f)</p> <p>Maintaining adequate setbacks and a restrained site cover ensures the development provides adequate spacing to surrounding buildings to allow for light penetration, air circulation and privacy.</p>

<p>g. Development provides extensive, quality, private and communal open space and landscaping, including deep planting, that soften the dominance of buildings, provide breathing space and encourage outdoor living.</p>	<p>Complies with Overall outcome (5)(g) The proposed development dedicates the rooftop level as a communal open space which encourages outdoor living. Substantial landscaping is incorporated across most levels, with deep planting across the ground plane.</p>
<p>h. Development provides for a building to:</p> <ul style="list-style-type: none"> i. take advantage of attractive views and aspects; ii. address and interface with the street and other adjoining public space, including via habitable uses at ground level (with parking located below buildings) in order to provide surveillance and encourage activation of parks and streets. 	<p>Complies with Overall outcome (5)(h) The proposed development will have access to city and river views, while also providing a positive interface with public spaces surrounding the building, encourage activation of these spaces.</p>
<p>i. Development provides for a residential dwelling that fronts a heavily trafficked road or other noise source to be:</p> <ul style="list-style-type: none"> i. suitably located and orientated on the site; ii. designed and finished to minimise noise intrusion while maintaining some opportunities for interface with and surveillance of the street. 	<p>Complies with Overall outcome (5)(i) The building will incorporate appropriate noise attenuation measures via materials and/ or other devices which will minimise noise intrusion from Shafston Avenue to reasonable levels while maintaining opportunities for interface with the street.</p>
<p>j. Development responds to land constraints, mitigates any adverse impacts on environmental values and addresses other specific characteristics, as identified by overlays affecting the site or in codes applicable to the development.</p>	<p>Complies with Overall outcome (5)(j) Constraints pertaining to the adjacent transport corridor, including traffic, noise and air quality, are appropriately addressed with supporting technical reporting supporting the application.</p>
<p>(6) Up to 8 storeys zone precinct overall outcomes are:</p>	
<p>a. Development of a residential building is predominantly 5 to 8 storeys in height, in a very well-located part of the city, including the inner city, clustered around significant centres and high-frequency public transport nodes.</p>	<p>Not Applicable The proposed development is located in the Up to 15 storeys zone precinct.</p>
<p>b. Development responds to local characteristics, such as protection of view corridors, reinforces a green landscape character and responds to the surrounding character and architecture by having a lower building height and/or a smaller bulk than in the Up to 15 storeys zone precinct.</p>	
<p>(7) Up to 15 storeys zone precinct overall outcomes are:</p>	

<p>a. Development that provides a residential building has the greatest height and density in the city outside of the Principal centre zone.</p>	<p>Complies with Overall outcome (7)(a) The proposed development provides 22 storeys of residential units which aligns with the intent of the precinct to deliver the greatest height and density in the city outside of the Principal centre zone. This is reinforced by the proximity to the Principal centre zone.</p>
<p>b. Development that provides a residential building is predominantly 9 to 15 storeys in height, in a very well-located part of the city, including close to the City Centre, clustered around significant centres and high-frequency public transport nodes, often in hilltop locations or with river views.</p>	<p>Complies with Overall outcome (7)(b) The proposed development is well located in near the City centre, along a high frequency public transport route, and has access to river views.</p>

7.2.11.1 Kangaroo Point peninsula neighbourhood plan code

7.2.11.1.1 Application

1. This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work in the Kangaroo Point peninsula neighbourhood plan area if:
 - a. assessable development where this code is an applicable code identified in the assessment benchmarks column of a table of assessment for a neighbourhood plan (section 5.9); or
 - b. impact assessable development.
2. Land in the Kangaroo Point peninsula neighbourhood plan area is identified on NPM-011.1 Kangaroo Point peninsula neighbourhood plan map and includes the following precincts:
 - a. Main Street precinct (Kangaroo Point peninsula neighbourhood plan/NPP-001);
 - b. Thornton Street precinct (Kangaroo Point peninsula neighbourhood plan/NPP-002):
 - i. Bright Street A sub-precinct (Kangaroo Point peninsula neighbourhood plan/NPP-002a);
 - ii. Bright Street B sub-precinct (Kangaroo Point peninsula neighbourhood plan/NPP-002b);
 - iii. St Vincent sub-precinct (Kangaroo Point peninsula neighbourhood plan/NPP-002c);
 - c. Dockside precinct (Kangaroo Point peninsula neighbourhood plan/NPP-003):
 - i. Dockside core sub-precinct (Kangaroo Point peninsula neighbourhood plan/NPP-003a);
 - d. Shafston precinct (Kangaroo Point peninsula neighbourhood plan/NPP-004);
 - e. Mowbray Park precinct (Kangaroo Point peninsula neighbourhood plan/NPP-005).
3. When using this code, reference should be made to section 1.5, section 5.3.2 and section 5.3.3.

Note—The following purpose, overall outcomes, performance outcomes and acceptable outcomes comprise the assessment benchmarks of this code.

Note—This neighbourhood plan includes a table of assessment with variations to categories of development and assessment. Refer to Table 5.9.32.A, Table 5.9.32.B, Table 5.9.32.C and Table 5.9.32.D.

Note—The preparation of an Urban context report, in accordance with Table 7.2.11.1.3.C, will assist in demonstrating how development achieves the outcomes of this neighbourhood plan. Preparation of an Urban context report is required for development in the Mixed use zone, as well as development in any other zone where proposed building height exceeds 10 storeys.

Note—Council's Independent Design Advisory Panel may be invited to provide advice on development, to facilitate high-quality development, in accordance with the provisions of the Independent design advisory panel planning scheme policy.

Editor's note—Council's *New World City Design Guide - Buildings that Breathe* sets out the vision, design elements and best practice case studies to guide subtropical building design in Brisbane. Development is actively encouraged to incorporate these design elements and embrace the city's subtropical climate.

Editor's note—The Kangaroo Point peninsula draft renewal strategy sets out the vision for the neighbourhood plan area and, among other things, provides useful background information to the intended use and operation of the Bridge undercroft area identified in Figure a. Refer to sub-strategy 2C and Catalyst Project 1 of the draft renewal strategy for more information.

7.2.11.1.2 Purpose

1. The purpose of the Kangaroo Point peninsula neighbourhood plan code is to provide finer grained planning at a local level for the Kangaroo Point peninsula

neighbourhood plan area.

2. The purpose of the Kangaroo Point peninsula neighbourhood plan code will be achieved through overall outcomes including overall outcomes for each precinct of the neighbourhood plan area.
3. The overall outcomes for the neighbourhood plan area are:
 - a. The Story Bridge is an important city landmark that visually dominates the neighbourhood plan area and is highly visible to and from nearby public vantage points.
 - b. A pedestrian and cyclist bridge connects Kangaroo Point peninsula to the City Centre, significantly enhancing active transport movement networks.
 - c. Development does not exceed building heights specified in the neighbourhood plan unless there is an overwhelming community need for the development at that greater building height within the neighbourhood plan area and views to and from the Story Bridge are preserved.
 - d. Development is designed to take advantage of Brisbane's subtropical climate and delivers high-quality architectural and landscape design that enhances amenity in the neighbourhood plan area.
 - e. Development facilitates safe and convenient public pedestrian access to community facilities, recreational facilities and open spaces, including the Brisbane River.
4. Main Street precinct (Kangaroo Point peninsula neighbourhood plan/NPP-001) overall outcomes are:
 - a. The Main Street precinct (Kangaroo Point peninsula neighbourhood plan/NPP-001) is predominantly residential, and includes some commercial, community and recreational uses.
 - b. Development has a built form that is subordinate to the Story Bridge, and preserves views to and from the Story Bridge and Bradfield Highway deck.
 - c. Development promotes Main Street's revitalisation as an active high street and Inner City destination through a combination of street level non-residential activation, visible front entrances and high-quality streetscape design.
 - d. Development in the Mixed use zone has a scale and form that is compatible with the residential character and amenity of the precinct, and is set back from Main Street to accommodate subtropical planting and shaded outdoor spaces that complement Main Street's existing landscape character.
 - e. Development incorporating a rooftop bar is located in the Mixed use zone, where located on a site fronting the eastern side of Main Street, between Wharf Street and Holman Street.
5. Thornton Street precinct (Kangaroo Point peninsula neighbourhood plan/NPP-002) overall outcomes are:
 - a. The Thornton Street precinct (Kangaroo Point peninsula neighbourhood plan/NPP-002) includes a mix of residential and community facility uses that support the precinct's role as an established residential community, and a location for significant health services.
 - b. Development preserves views to and from the Story Bridge and Bradfield Highway deck.
 - c. Development provides well-spaced towers that are sited and designed to maintain the openness of street vistas with adequate spacing between buildings to allow for light penetration, air circulation, and privacy.
 - d. Development complements the heritage and landscape qualities of the precinct, and presents a human-scale frontage to the street.
 - e. Development provides publicly accessible pedestrian connections to join Main Street, Amesbury Street and Pixley Street.
6. Dockside precinct (Kangaroo Point peninsula neighbourhood plan/NPP-003) overall outcomes are:
 - a. The Dockside precinct (Kangaroo Point peninsula neighbourhood plan/NPP-003) includes a mix of residential, retail, recreation and publicly accessible open space areas.
 - b. Development for non-residential purposes enhances the public realm and activates streetscapes and public walkways.

- c. Development maintains sight lines between buildings to the Brisbane River and between Goodwin Street and Cairns Street, and reinforces the tower in landscaped plaza development form that contributes to the precinct's unique character and high level of residential amenity.
 - d. Development maintains the function of existing open space and recreation areas and public walkways, and retains the dock as an iconic feature of the precinct.
7. Shafston precinct (Kangaroo Point peninsula neighbourhood plan/NPP-004) overall outcomes are:
- a. The Shafston precinct (Kangaroo Point peninsula neighbourhood plan/NPP-004) accommodates predominantly multiple dwelling uses.
 - b. Development provides well-spaced towers that are sited and designed to maintain the openness of street vistas with adequate spacing between buildings to allow for light penetration, air circulation, and privacy.
8. Mowbray Park precinct (Kangaroo Point peninsula neighbourhood plan/NPP-005) overall outcomes are:
- a. The Mowbray Park precinct (Kangaroo Point peninsula neighbourhood plan/NPP-005) accommodates predominantly multiple dwelling uses.
 - b. Development provides well-spaced towers that are sited and designed to maintain the openness of street vistas with adequate spacing between buildings to allow for light penetration, air circulation, and privacy.
 - c. Development on a site fronting Park Avenue has an increased setback from the street boundary to establish a landscape buffer between buildings and Mowbray Park.

7.2.11.1.3 Performance outcomes and acceptable outcomes

Table 7.2.11.1.3.A—Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	Comments
General		
<p>PO1 Development is of a height that achieves the intended outcome for the neighbourhood plan, improves the amenity of the neighbourhood plan area, contributes to a cohesive streetscape and built form character and is:</p> <ul style="list-style-type: none"> a. consistent with anticipated density and assumed infrastructure demand; b. aligned with community expectations about the number of storeys to be built; c. proportionate to and commensurate with the utility of the site area and frontage width; 	<p>AO1 Development complies with the building height specified in Table 7.2.11.1.3.B—Maximum building height. Note—Neighbourhood plans will mostly specify a maximum number of storeys where zone outcomes have been varied in relation to building height. Some neighbourhood plans may also specify height in metres. Development must comply with both parameters where maximum number of storeys and height in metres are specified.</p>	<p>Performance solution – complies with PO1 The proposed development has a building height which contextually appropriate considering its proximity and level of access to the City Centre. The height of the tower is considered to align with community expectations, given the prevalence of high-rise residential development in the immediate vicinity. The development incorporates substantial articulation and landscaping across all levels to help manage impacts on amenity for adjoining development. The design appeals to the overall outcomes for the Mowbray Park precinct, by contributing a well set back</p>

<p>d. designed to avoid a significant and undue adverse amenity impact to adjoining development.</p> <p>Note—Development that exceeds the intended number of storeys or building height can place disproportionate pressure on the transport network, public space or community facilities in particular.</p> <p>Note—Development that exceeds the maximum building height may interrupt public view corridors identified in Figure d and may diminish the prominence of the Story Bridge as a city landmark.</p>		<p>tower surrounded by a landscaped ground plane which maintains an open street vista and provides adequate spacing to surrounding buildings to allow for light penetration, air circulation and privacy.</p> <p>Slab edges define the horizontal plane for each level and provide additional vertical privacy. Projected slabs from levels 1-5 form a podium which provides additional privacy between balconies and the street, and also contain landscape planters which enhance streetscape amenity, soften built form, provide natural shading and contribute to the microclimate.</p>
<p>PO2 Development in the River edge transition area presents a low-scale built form to the river.</p>	<p>AO2 Development in the River edge transition area has a building height no greater than 4 storeys.</p> <p>Note—The River edge transition area is any part of a site shown in Figure a as being subject to the River edge transition area which is located no more than 40m landward from the level of the highest astronomical tide.</p>	<p>Not Applicable The development is not located in the River edge transition area.</p>
<p>PO3 Development is of a scale and form that 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. designed to avoid a significant and undue adverse amenity impact to adjoining development; c. 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; d. designed to respect the existing built form of properties identified in the Commercial character building overlay, Heritage overlay, or Pre-1911 building overlay; e. designed so as to not interfere with the 	<p>AO3.1 Development is setback in accordance with:</p> <ul style="list-style-type: none"> a. where in the High density residential zone, Table 7.2.11.1.3.D—High density residential zone boundary setback requirements; or b. where in the Mixed use zone, and where on a site with a frontage to Main Street, Table 7.2.11.1.3.E—Mixed use zone boundary setback requirements. <p>AO3.2 Development achieves building separation in accordance with Table 7.2.11.1.3.F—Minimum building separation requirements.</p> <p>AO3.3 Development has a site cover in accordance with Table 7.2.11.1.3.G—Maximum site cover requirements.</p>	<p>Complies with AO3.1 The proposed development achieves the setback requirements under Table 7.2.11.1.3.D.</p> <p>Complies with AO3.2 The proposed development achieves the building separation requirement under Table 7.2.11.1.3.F.</p> <p>Complies with AO3.3 The proposed development has a site cover of 43.9%, achieving the relevant requirement under Table 7.2.11.1.3.G.</p>

<p>maintenance of the Story Bridge; f. designed to provide subtropical planting that contributes to the landscape character of the neighbourhood plan area. Note—Development that is over-scaled for its site can result in an undesirable built form that significantly reduces amenity and streetscape character.</p>		
<p>PO4 Development ensures that the roofs of buildings overlooked from the Story Bridge present an interesting and tidy roofscape not marred by the placement of unenclosed mechanical plant and utility structures. Note—For the purposes of this performance outcome, mechanical plant and utility structures does not include solar panels, or rooftop gardens.</p>	<p>AO4 No acceptable outcome is prescribed.</p>	<p>Not Applicable The proposed development will not be overlooked from the Storey Bridge.</p>
<p>PO5 Development may include a supermarket where there is a community need and economic need for the supermarket and it is consistent with the overall outcomes for the relevant precinct.</p>	<p>AO5 No acceptable outcome is prescribed.</p>	<p>Not Applicable The proposed development does not include a supermarket.</p>
<p>PO6 Development preserves views to and from the Story Bridge, including the Bradfield Highway deck, as identified in Figure d.</p>	<p>AO6 No acceptable outcome is prescribed.</p>	<p>Not Applicable The proposed development is not within a public view corridor of the Storey Bridge.</p>
<p>If in the Main Street precinct (Kangaroo Point peninsula neighbourhood plan/NPP-001), where in the Mixed use zone</p>		<p>Not Applicable The proposed development is not located in the Main Street precinct.</p>
<p>If in the Thornton Street precinct (Kangaroo Point peninsula neighbourhood plan/NPP-002)</p>		<p>Not Applicable The proposed development is not located in the Thornton Street precinct.</p>
<p>If in the Dockside precinct (Kangaroo Point peninsula neighbourhood plan/NPP-003)</p>		<p>Not Applicable The proposed development is not located in the Dockside precinct.</p>

Airport environs overlay code

Table 8.2.2.3.A — Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	GPC Response
Section A – If in the OLS sub-categories, the PANS OPS sub-categories or the height restriction zone sub-categories		
General		
<p>PO1 Development does not create or potentially create a permanent or temporary obstruction or hazard to operational airspace of Brisbane, Archerfield or Amberley airports.</p>	<p>AO1 Development does not penetrate or create any physical obstruction into the OLS, height restriction zone or PANS-OPS and create an obstacle to an aircraft operating to or from the Brisbane, Archerfield or Amberley airports unless approved in accordance with the relevant federal legislation.</p> <p>Editor's note— Where development intrudes into an airport's OLS or PANS-OPS, advice from the Civil Aviation Safety Authority should be sought</p>	<p>Complies with AO1 The proposed development will not penetrate or create any physical obstruction into the OLS, height restriction zone or PANS-OPS.</p>
<p>PO2 Development ensures that emissions do not significantly affect air turbulence, visibility or aircraft engine operation within the operational airspace of Brisbane, Archerfield or Amberley airports.</p> <p>Editor's note— Where development does emit gases or particulates above those outlined in AO2, advice from the Civil Aviation Safety Authority should be sought.</p>	<p>AO2 Development does not emit into the OLS or height restriction zone:</p> <ul style="list-style-type: none"> a. a gaseous plume at velocity exceeding 4.3m/s, as determined in conjunction with CASA Advisory Circular AC-139-05(1) Plume rise assessments; b. smoke, dust, ash, steam or other airborne particulate. 	<p>Complies with AO2 The proposed development will not produce any emissions which may otherwise cause adverse impacts within the operational airspace (i.e., OLS or height restriction zone).</p>
Additional performance outcomes and acceptable outcomes if involving air service		
<p>PO3</p>	<p>AO3</p>	<p>Not Applicable The proposed development does not involve air service.</p>

Performance outcomes	Acceptable outcomes	GPC Response
Development does not create a hazard to aviation operations conducted to or from the Brisbane or Archerfield airports.	Development will not create a hazard to airport operations in accordance with the written confirmation of the Civil Aviation Safety Authority.	
Section B—If in the Bird and bat strike zone sub-categories		
PO4 Development does not attract birds and bats into operational airspace in significant numbers likely to cause a safety hazard to airport operations.	AO4.1 Development within the Bird and bat strike zone sub-categories area ensures that waste is covered and collected so that it is inaccessible to birds and bats.	Complies with AO4.1 The proposed development will ensure that waste is covered and collected so that it is inaccessible to birds and bats.
	AO4.2 Development involving landscaping or drainage works, including artificial water bodies located within the distance from airport 0-3km sub-category, are designed and installed to minimise the potential to attract birds and bats.	Not Applicable The development site is not located within 0-3km of the airport.
Section C—If in the Public safety area sub-categories		
PO5 Development does not expose or increase the risk to public safety.	AO5.1 Development does not increase the number of people living, working or congregating in the Public safety area sub-categories.	Not Applicable The proposed development is not located within the Public safety area sub-categories.
	AO5.2 Development does not materially increase the storage and handling of dangerous goods or combustible liquids within the Public safety area sub-categories.	
Section D—If in the Light intensity sub-categories		
PO6	AO6.1 Development ensures that outdoor lighting:	Not Applicable

Performance outcomes	Acceptable outcomes	GPC Response
<p>Development ensures that buildings and structures do not adversely impact airport operations or interfere with pilot vision.</p>	<p>does not imitate the format of approach or runway lighting by configuring lights in straight parallel lines greater than 500m in length; does not emit light that will exceed the maximum light intensity specified within the light intensity area identified on the Light intensity sub-categories.</p> <p>Note—Compliance with this acceptable outcome may be demonstrated by complying with the standards specified in the Civil Aviation Safety Authority guideline Chapter 12—Aerodrome lighting, 1.2 Lighting in the vicinity of an aerodrome and written confirmation from the airport operator.</p> <p>AO6.2 Development in the Within 6km-Max intensity of light sources 3 degrees above horizon sub-category does not involve:</p> <ul style="list-style-type: none"> a. coloured flashing or sodium lighting; or b. glare or upward shining lights; or c. flare plumes. 	<p>The proposed development is not located within the Light intensity sub-categories.</p>
<p>Section E—If in the Aviation facilities sub-categories</p>		

Performance outcomes	Acceptable outcomes	GPC Response
<p>PO7 Dev Development is of an appropriate design or implements management measures that avoid potential adverse impacts on an aviation facility. Note—Development complies with this performance outcome where written confirmation from Air Services Australia confirms that the development will not impair the functioning of the aviation facility.</p>	<p>AO7 Development does not impair the functioning of an aviation facility by creating a permanent or temporary structure or any other physical line-of-sight obstruction between transmitting or receiving devices that:</p> <ul style="list-style-type: none"> a. transmits an electromagnetic field that will interfere with the functioning of the aviation facility; or b. contains a reflective surface that will interfere with the functioning of the aviation facility. <p>Note—Advice from Air Services Australia should be sought when proposing development within the Aviation facility sub-category. The SPP guidance: Strategic airports and aviation facilities identifies development likely to impact certain aviation facilities.</p>	<p>Not Applicable The proposed development is not located within the Aviation facilities sub-categories.</p>
<p>Section F—If in the Australian Noise Exposure Forecast (ANEF) contour sub-categories</p>		
<p>PO8 Development adequately attenuates for aircraft noise in buildings to protect the health and wellbeing of occupants by complying with the internal noise criteria in Table 8.2.2.3.B. 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>AO8.1 Development for a caretaker's accommodation, childcare centre, community care centre, community residence, dual occupancy, dwelling house, dwelling unit, educational establishment, health care service, hospital, multiple dwelling, relocatable home park, residential care facility, retirement facility or rooming accommodation located in the ANEF 20-25 sub-category:</p> <ul style="list-style-type: none"> a. provides external windows and doors which are acoustically rated to a minimum of Rw 30; b. ensures that the roof, ceiling and insulation combination is acoustically rated to a minimum of Rw 45; 	<p>Not Applicable The proposed development is not located within the ANEF contour sub-categories.</p>

Performance outcomes	Acceptable outcomes	GPC Response
	<p>c. ensures that external walls are acoustically rated to a minimum of Rw 50.</p> <p>AO8.2 Development for a resort complex, rural workers' accommodation, short-term accommodation or tourist park located in the ANEF 25-30 sub-category:</p> <p>a. provides external windows and doors which are acoustically rated to a minimum of Rw 30;</p> <p>b. ensures that the roof, ceiling and insulation combination is acoustically rated to a minimum of Rw 45;</p> <p>c. ensures that external walls are acoustically rated to a minimum of Rw 50</p> <p>AO8.3 Development for an office is not located in the ANEF 25-30 sub-category, ANEF 30-35 sub-category, ANEF 35-40 sub-category, or ANEF 40-45 sub-category.</p> <p>AO8.4 No acceptable outcome is prescribed where development for a community use, detention facility, funeral parlour, place of worship, theatre or veterinary service.</p> <p>AO8.5 Development for a use not identified in AO8.1, AO8.2, AO8.3 or AO8.4 is not located in the ANEF 40-45 sub-category.</p>	
PO9	<p>AO9.1 Development for a caretaker's accommodation, childcare centre, community care centre,</p>	

Performance outcomes	Acceptable outcomes	GPC Response
<p>Development for a sensitive use is appropriately located to prevent inappropriate exposure to very high levels of aircraft noise.</p>	<p>community residence, dual occupancy, dwelling house, dwelling unit, educational establishment, health care service, hospital, multiple dwelling, relocatable home park, residential care facility, retirement facility or rooming accommodation is not located within the ANEF 25-30 sub-category, ANEF 30-35 sub-category, ANEF 35-40 sub-category, or ANEF 40-45 sub-category.</p>	
	<p>AO9.2 Development for a resort complex, rural workers' accommodation, short-term accommodation or tourist park is not located within the ANEF 30-35 sub-category, ANEF 35-40 sub-category, or ANEF 40-45 sub-category.</p>	

Bicycle network overlay code

Table 8.2.3.3-Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	GPC Response
General		
<p>PO1 Development contributes to the safe and efficient provision and operation of the bicycle network.</p>	<p>AO1 Development provides cycle routes in accordance with the bicycle network classification and design standard identified on the Bicycle network overlay map and set out in the road corridor design and off-road pathways standards of the Infrastructure design planning scheme policy. <small>Note—On a site not traversed or adjoining a route on the Bicycle network overlay map, pedestrian and cyclist movement and permeability is addressed by the Subdivision code (for reconfiguring a lot) and Centre or mixed use code or residential codes (for material change of use).</small></p>	<p>Not Applicable The proposed development does not involve any changes to existing cycle routes.</p>
<p>PO2 Development protects a cycle route or Riverwalk for the bicycle network shown on the Bicycle network overlay map to ensure the following are not compromised:</p> <ul style="list-style-type: none"> a. The long term infrastructure for the bicycle network in the Long term infrastructure plans; b. the existing and planned infrastructure for the bicycle network in the Local government infrastructure plan; c. the provision of long term, existing and planned infrastructure for the bicycle network which: 	<p>AO2 Development protects a cycle route or Riverwalk for the bicycle network shown on the Bicycle network overlay map in compliance with the following:</p> <ul style="list-style-type: none"> a. for long term infrastructure for the bicycle network in the Long term infrastructure plans; b. the existing and planned infrastructure for the bicycle network in the Local government infrastructure plan; c. the standards for the bicycle network in the Infrastructure design planning scheme policy. 	<p>Not Applicable The proposed development does not involve any changes to existing cycle routes.</p>

Performance outcomes	Acceptable outcomes	GPC Response
<ul style="list-style-type: none"> i. is required to service the development or existing and future urban development in the planning scheme area; or ii. is in the interests of rational development or the efficient and orderly planning of the general area in which the site is situated. <p>Editor's note—A condition which requires a proposed development to keep permanent improvements and structures associated with the approved development clear of the area of long term infrastructure, may be imposed.</p>		
<p>PO3 Development provides for the payment of extra trunk infrastructure costs for the following:</p> <ul style="list-style-type: none"> a. for development completely or partly outside the priority infrastructure area in the Local government infrastructure plan; b. for development completely inside the priority infrastructure area in the Local government infrastructure plan involving: <ul style="list-style-type: none"> i. trunk infrastructure that is to be provided earlier than planned in the Local government infrastructure plan; ii. long term infrastructure for the bicycle network which is made necessary by development that is not assumed future urban development; iii. other infrastructure for the bicycle network associated with development that is not assumed future urban development which is made necessary by the development. 	<p>A03 No acceptable outcome is prescribed.</p>	<p>Not Applicable Trunk infrastructure for the bicycle network is not anticipated to result from the proposed development.</p>

Performance outcomes	Acceptable outcomes	GPC Response
<p>Editor's note—The payment of extra trunk infrastructure costs for development completely inside the priority infrastructure area in the Local government infrastructure plan is to be worked out in accordance with the Charges Resolution.</p> <p>Editor's note—See section 130 Imposing Development conditions (Conditions for extra trunk infrastructure costs) of the Planning Act 2016.</p>		
<p>Additional performance outcomes and acceptable outcomes for a site adjacent to or traversed by the Riverwalk—Typology 1 sub-category or Riverwalk—Typology 2 sub-category</p>		<p>Not Applicable</p> <p>The proposed development is not adjacent to or traversed by the Riverwalk-Typology 1 or 2 sub-categories.</p>

Critical infrastructure and movement network overlay code

Table 8.2.9.3 — Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	GPC Response
Access to air service, detention facilities, emergency services, hospital, port service or residential care facility		
<p>PO1 Development ensures that air service, detention facilities, emergency services, hospital, port service and residential care facilities maintain essential functions and retain transport connections necessary for their function during a natural disaster event.</p>	<p>AO1 Development for air service, detention facilities, emergency services, hospital, port service or residential care facilities:</p> <ul style="list-style-type: none"> a. has direct vehicular access to a critical route or an interim critical route; or b. has a hazard-free route (up to and including a 0.05% AEP (2000 year ARI) flood event) to a critical route or an interim critical route during a natural disaster event; or c. includes upgrades to infrastructure to enable access to a critical route or an interim critical route during a natural disaster event; or d. where the development cannot access a critical route or an interim critical route during a natural disaster event, the development: <ul style="list-style-type: none"> i. demonstrates that it services a local/district catchment and can continue to service and access that catchment during a natural disaster event; ii. includes a business continuity plan for the operation of the use or throughout the natural disaster event. 	<p>Not Applicable The proposed development is not for any of the specified uses.</p>
Access to telecommunications facility, major electricity infrastructure, substation, renewable energy facility, transport depot or utility installation		

Performance outcomes	Acceptable outcomes	GPC Response
<p>PO2 Development ensures that a telecommunications facility, major electricity infrastructure, substation, renewable energy facility, transport depot or utility installation which support a disaster response activity retains necessary access during a natural disaster event to ensure its continued operation.</p>	<p>AO2 Development for a telecommunications facility, major electricity infrastructure, substation, renewable energy facility, transport depot or utility installation:</p> <ol style="list-style-type: none"> a. has direct vehicular access to a critical route or an interim critical route; or b. has a hazard-free route to a critical route or an interim critical route during a natural disaster event; or c. includes upgrades to infrastructure to enable access to a critical route or an interim critical route during a natural disaster event; or d. has been designed to operate in all flood events without human intervention. 	<p>Not Applicable The proposed development is not for any of the specified industrial uses.</p>
<p>Access by emergency services to medium impact industry, high impact industry or special industry</p>		
<p>PO3 Development for medium impact industry, high impact industry and special industry achieves appropriate access and egress for personnel and emergency services during a natural disaster event.</p>	<p>AO3 Development for medium impact industry, high impact industry or special industry:</p> <ol style="list-style-type: none"> a. has direct vehicular access a critical route or an interim critical route; or b. has a hazard-free route to a critical route or an interim critical route during a natural disaster event; or c. includes upgrades to infrastructure to enable access to a critical route or an interim critical route during a natural disaster event. 	<p>Not Applicable The proposed development is not for any of the specified industrial uses.</p>

Potential and actual acid sulfate soils overlay code

Table 8.2.15.3 —Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	GPC Response
General		
<p>PO1 Development protects the environmental values and ecological health of receiving waters and does not subject assets to accelerated corrosion.</p>	<p>AO1 Development ensures that:</p> <ul style="list-style-type: none"> a. no potential or actual acid sulfate soils are disturbed; or <p>Note—This can be demonstrated through the submission of an acid sulfate soil investigation report with reference to the Potential and actual acid sulfate soils planning scheme policy.</p> <ul style="list-style-type: none"> b. the disturbance impacts in an area that hosts potential acid sulfate soils are appropriately managed, if less than 500m³ of soil is disturbed and the watertable is not affected; or <p>Note—This can be demonstrated through the submission of an acid sulfate soil investigation report and a preliminary acid sulfate soil management plan, with reference to the Potential and actual acid sulfate soils planning scheme policy.</p> <ul style="list-style-type: none"> c. impacts are appropriately managed if 500m³ or more of soil is disturbed or the watertable in an area that hosts potential or actual acid sulfate soils is affected. <p>Note—This can be demonstrated through the submission of an acid sulfate soil investigation report and a full acid sulfate soil management plan, with reference to the Potential and actual acid sulfate soils planning scheme policy using levels of testing commensurate with the level of risk. If the investigation demonstrates that an acid sulfate soil management plan is not required, only an investigation report is required.</p>	<p>Complies with AO1 Construction works will be appropriately managed to ensure acid sulfate soils are not disturbed, or where unavoidable, will not affect the water table. This will be undertaken in accordance with an Acid Sulfate Soils Management Plan.</p>

Road hierarchy overlay code

Table 8.2.18.3—Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	GPC Response
Section A—If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development for a material change of use		
PO1 Development ensures that: <ul style="list-style-type: none"> a. vehicle access is provided to each premises, which has no significant impact on the safety, efficiency, function, convenience of use or capacity of: <ul style="list-style-type: none"> i. the road hierarchy shown on the Road hierarchy overlay map; ii. public transport operations; iii. pedestrian and cyclist movement; b. the safety and efficiency of primary freight routes are protected and enhanced, supporting major industry areas; c. site access driveways in the road area accommodate all turns only when such arrangements are safe and can be demonstrated to not inhibit transport system operation. 	AO1.1 Development ensures that an access driveway is provided from: <ul style="list-style-type: none"> a. a minor road; b. a district road or suburban road if the development has high traffic-generating potential. 	Not Applicable The proposed development will gain access via Shafston Avenue, an arterial road.
	AO1.2 Development ensures that an access driveway is not provided to or from a primary freight route identified on the Road hierarchy overlay map.	Complies with AO1.2 The proposed development does not provide an access driveway to or from a primary freight route. However, this part of Shafston Avenue is identified as a 'Primary freight access' on the Road hierarchy overlay map.
	AO1.3 Development ensures that a use other than a use with high traffic-generating potential gains all vehicular access, other than for service vehicles, via the lowest order road in the road hierarchy to which the site has frontage.	Not Applicable The proposed development provides access via an arterial road, being the only road to which it has frontage.
	AO1.4 Development ensures that a turn to and from a major road is restricted to a left turn only.	Complies with AO1.4 Vehicle access and egress is left turn only.
	AO1.5 Development ensures that vehicle access is provided to an abutting site that only has frontage	Not Applicable The proposed development on has frontage to an arterial road.

Performance outcomes	Acceptable outcomes	GPC Response
	to an arterial road, to facilitate access to the abutting site via an alternative street.	
Section B—If for assessable development for a material change of use		
PO2 Development does not compromise the safety, efficiency and function of the road hierarchy and addresses all the impacts to the road network.	AO2.1 Development ensures that the traffic generated by the development is consistent with the road hierarchy classification, function and expected traffic flows for the area.	Complies with AO2.1 The anticipated traffic generation for the proposed development is consistent with the traffic volume capacity of an arterial road on the road hierarchy.
	AO2.2 Development mitigates an impact on the road hierarchy if the development: <ul style="list-style-type: none"> a. is for a major development; or b. involves an access driveway to a major road; or c. involves an access driveway within 100m of a signalised intersection. Note—This can be demonstrated in a transport impact assessment report prepared and certified by a Registered Professional Engineer Queensland in accordance with the Transport, access, parking and servicing planning scheme policy	Complies with AO2.2 Refer to Traffic Impact Assessment provided at Attachment F.
Section C—If for assessable development for a material change of use or reconfiguring of a lot		
PO3 Development makes provision for the extension, expansion and widening of the existing and future road network where required.	AO3 No acceptable outcome is prescribed.	Complies with PO3 The proposed development does not prejudice the extension, expansion or widening of the existing and future road network.
PO3A Development provides for the payment of extra trunk infrastructure costs for the following:	AO3A No acceptable outcome is prescribed.	Not Applicable The proposed development is not anticipated to necessitate upgrades to trunk infrastructure.

Performance outcomes	Acceptable outcomes	GPC Response
<p>a. for development completely or partly outside the priority infrastructure area in the Local government infrastructure plan;</p> <p>b. for development completely inside the priority infrastructure area in the Local government infrastructure plan involving:</p> <p>i. trunk infrastructure that is to be provided earlier than planned in the Local government infrastructure plan;</p> <p>ii. long term infrastructure for the road network which is made necessary by development that is not assumed future urban development;</p> <p>iii. other infrastructure for the road network associated with development that is not assumed future urban development which is made necessary by the development.</p> <p>Editor's note—The payment of extra trunk infrastructure costs for development completely inside the priority infrastructure area in the Local government infrastructure plan is to be worked out in accordance with the Charges Resolution.</p> <p>Editor's note—See section 130 Imposing Development conditions (Conditions for extra trunk infrastructure costs) of the Planning Act 2016.</p>		
<p>If on a site in or adjacent to the District road sub-category which has a width less than 20 metres, or to the Suburban road sub-category or to the Arterial road sub-category</p>		
<p>PO4 Development protects a corridor for the road network shown on the Road hierarchy overlay map to ensure the following are not compromised:</p> <p>a. the long term infrastructure for the road network in the Long term infrastructure plans;</p>	<p>AO4 Development protects a corridor for the road network shown on the Road hierarchy overlay map in compliance with the following:</p> <p>a. for the long term infrastructure for the road network, the Long term infrastructure plans;</p>	<p>Complies with AO4 The proposed development will protect the adjacent road corridor in compliance with the relevant infrastructure plans and standards for the road network in the Infrastructure design planning scheme policy.</p>

Performance outcomes	Acceptable outcomes	GPC Response
<p>b. the existing and planned infrastructure for the road network in the Local government infrastructure plan;</p> <p>c. the provision of long term, existing and planned infrastructure for the road network which:</p> <ul style="list-style-type: none"> i. is required to service the development or existing and future urban development in the planning scheme area; or ii. is in the interests of rational development or the efficient and orderly planning of the general area in which the site is situated. <p>Editor's note—A condition which requires a proposed development to keep permanent improvements and structures associated with the approved development clear of the area of long term infrastructure, may be imposed.</p>	<p>b. for existing and planned infrastructure for the road network, the Local government infrastructure plan;</p> <p>c. the standards for the road network in the Infrastructure design planning scheme policy.</p>	
<p>Section D—If reconfiguring a lot or involving an extension or change to the road hierarchy</p>		<p>Not Applicable</p> <p>The proposed development does not involve reconfiguring a lot or an extension or change to the road hierarchy.</p>

Streetscape hierarchy overlay code

Table 8.2.20.3.A — Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	GPC Response
Section A—If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development		
PO1 Development must improve pedestrian movement and amenity by providing for verges to a width that is appropriate to accommodate large subtropical street tree planting and high levels of pedestrian movement.	AO1 Development ensures that a verge is provided via a linear land dedication to create a minimum verge width as specified in Table 8.2.20.3.B and the streetscape locality advice and road corridor design standards in the Infrastructure design planning scheme policy	Not Applicable Improvements to the existing verge can be appropriately conditioned.
PO2 Development must construct verges including street tree planting, street furniture, paving, lighting and verge and kerb treatments that establish a high-quality subtropical streetscape with a strong pedestrian amenity focus.	AO2.1 Development ensures that existing street trees are retained and protected.	Not Applicable There are no existing street trees at the frontage of the proposed development.
	AO2.2 Development ensures that street tree planting, street furniture, paving, lighting and verge and kerb treatment are designed and constructed in compliance with the specifications of the streetscape locality advice and road corridor design standards in the Infrastructure design planning scheme policy.	Complies with AO2.2 Where applicable, street tree planting, street furniture, paving, lighting and verge and kerb treatment will be designed and constructed in compliance with the relevant standards in the Infrastructure design planning scheme policy. Improvements to the existing verge can be appropriately conditioned.
Section B—If for assessable development		
PO3 Development ensures that the design of a corner land dedication identified on the Streetscape hierarchy overlay map:	AO3.1 Development ensures that a corner land dedication is provided: a. where identified in the Streetscape hierarchy overlay map;	Not Applicable

Performance outcomes	Acceptable outcomes	GPC Response
<ul style="list-style-type: none"> a. facilitates a high level of pedestrian movement and activity; b. enforces the sense of arrival to individual precincts and major connections; c. provides a landmark definition through its materials and landscaping including deep-planting feature trees, seating and public art that integrates with the public realm 	<ul style="list-style-type: none"> b. in compliance with a neighbourhood plan and the road corridor design and streetscape locality advice standards in the Infrastructure design planning scheme policy. 	
	<p>AO3.2 Development ensures that landscaping including a large feature tree and seating is provided in a corner land dedication area in compliance with the specifications and standards in the road corridor design and streetscape locality advice standards in the Infrastructure design planning scheme policy.</p>	<p>Not Applicable</p>
	<p>AO3.3 Development ensures that public art is provided in a corner land dedication area where identified in a neighbourhood plan and in compliance with the specifications and standards in the streetscape locality advice and public art standards in the Infrastructure design planning scheme policy.</p>	<p>Not Applicable</p>
<p>If in or on a site adjoining the Wildlife movement solution sub-category</p>		
<p>PO4 Development incorporates effective wildlife movement infrastructure that enables safe wildlife movement across and past transport infrastructure.</p>	<p>AO4 Development ensures that infrastructure solutions are:</p> <ul style="list-style-type: none"> a. provided at the locations identified on the Streetscape hierarchy overlay map; b. designed to: <ul style="list-style-type: none"> i. account for daily and seasonal movement needs of native wildlife, such as foraging, breeding, predator and natural disaster avoidance; 	<p>Not Applicable</p>

Performance outcomes	Acceptable outcomes	GPC Response
	<ul style="list-style-type: none"> ii. achieve physical separation of native wildlife and the road; iii. adopt designs and treatments known to be used by native species, including significant fauna species listed in the Biodiversity area overlay code. <p>Note—Refer to the Infrastructure design planning scheme policy for further guidance of the design of wildlife movement solutions.</p>	

Transport air quality corridor overlay code

Table 8.2.23.3.A — Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	GPC Response
Section A – If in the Transport air quality corridor A sub-category		
<p>PO1 Development for a multiple dwelling, residential care facility, rooming accommodation where accommodating 6 people or more, or retirement facility minimises exposure of an occupier of the development to road traffic air pollutants through:</p> <ul style="list-style-type: none"> a. adequate separation from the road; or b. provision of ducted mechanical ventilation with supply of clean outdoor air. 	<p>AO1 Development for a multiple dwelling, residential care facility, rooming accommodation where accommodating 6 people or more, or retirement facility:</p> <ul style="list-style-type: none"> a. is set back to the greater of the requirements of any use code or the minimum separation distance, measured in the horizontal and vertical planes (refer to Figure a), from the kerb as specified in Table 8.2.23.3.B; or b. is installed with ducted mechanical ventilation for the supply of outdoor air in compliance with AS 1668.2: The use of ventilation and air conditioning in buildings - Mechanical ventilation in buildings, and: <ul style="list-style-type: none"> i. locates the mechanical ventilation outdoor air intakes at least the minimum distance, measured in the horizontal and vertical planes (refer to Figure b), from the kerb as specified in Table 8.2.23.3.B; or ii. includes filtration of outdoor air to a minimum performance standard of F6 or minimum 	<p>Complies with AO1 The proposed development achieves the minimum acceptable requirements under the Multiple dwelling code.</p>

Performance outcomes	Acceptable outcomes	GPC Response
	<p>efficiency reporting value (MERV) 9.</p> <p>Editor's note—MERV rating system (in accordance with the American Society of Heating, Refrigeration and Air-Conditioning) and the F rating system (in accordance with AS 1324.1 Air filters for use in general ventilation and airconditioning - Application, performance and construction) are measures used to describe the efficiency with which particulate filters remove particles of a specified size from an airstream. The higher the MERV designation, the better the removal efficiency, particularly for smaller particles.</p>	
<p>PO2 Development for a childcare centre meets the air quality (planning) criteria in Table 8.2.23.3.C, to ensure that users are not exposed to harmful air pollutant levels.</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>AO2 Development for a childcare centre ensures that a habitable room and any covered or uncovered outdoor activity area is located at least the minimum horizontal and vertical distances specified in Table 8.2.23.3.B.</p>	<p>Not Applicable</p>
<p>Section B – If in the Transport air quality corridor B sub-category</p>		
<p>PO3 Development incorporates built form and landscape design elements that maximise wind movement around buildings and the dispersion of road traffic air pollutants, including:</p> <ol style="list-style-type: none"> a. maintaining gaps between buildings at 7m or higher; b. variation in the building facade, in addition to balconies; c. varying the building shape and form from that of neighbouring buildings; d. significant vegetation between the road and the building. 	<p>AO3 Development at 7m or higher is set back at least 20m from the kerb.</p>	<p>Not Applicable</p>

Performance outcomes	Acceptable outcomes	GPC Response
<p>Note—A transport air quality corridor report prepared in accordance with the Transport air quality corridor planning scheme policy can assist in demonstrating achievement of this performance outcome.</p>		
<p>Section C – If within the Tunnel ventilation stack sub-category</p>		
<p>PO4 Development does not:</p> <ul style="list-style-type: none"> a. expose the occupants of a sensitive use to an air pollutant that exceeds the air quality planning criteria in Table 8.2.23.3.C, due to the operation of a tunnel ventilation outlet; b. affect the dispersion of air pollutants to the extent that existing sensitive uses will be exposed to air pollutants that exceed the air quality (planning) criteria in Table 8.2.23.3.C. <p>Note—An air quality impact report prepared in accordance with the Air quality planning scheme policy can assist in demonstrating achievement of this performance outcome.</p>	<p>AO4.1 Development has a building height which is at least 10m lower than the height of the tunnel ventilation outlet.</p>	<p>Not Applicable</p>
	<p>AO4.2 The development does not include a childcare centre.</p>	<p>Not Applicable</p>

Transport noise corridor overlay code

Table 8.2.24.3 —Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	GPC Response
<p>PO1 Development provides outdoor space for passive recreation in a manner where transport noise has been minimised</p>	<p>AO1 Development ensures that each dwelling:</p> <ul style="list-style-type: none"> a. has a balcony or outdoor recreation area shielded by the building from direct transport noise; or b. with a balcony exposed to transport noise has a solid gap-free balustrade. 	<p>Complies with AO1 Balconies are shielded from direct transport noise, both indirectly through expressed slab and slab edges, and more directly through solid glass balustrades.</p>

Multiple dwelling code

Table 9.3.14.3.A—Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	GPC Response
Site area and frontage		
<p>PO1 Development has a site area and frontage width that is sufficient to:</p> <ul style="list-style-type: none"> a. accommodate the scale and form of multiple dwelling buildings considering site features such as heritage or character buildings and slope; b. deliver useable communal open space areas and private open spaces; c. achieve viable areas of deep planting and landscaping to retain significant vegetation and protect or establish large subtropical shade trees; d. achieve safe and convenient vehicle access to the site; e. accommodate on-site parking and vehicle manoeuvring for residents, visitors and service providers; f. accommodate the location and size requirements of service authorities and site services to minimise adverse visual and amenity impacts on neighbours and the streetscape; g. minimise the impact of new driveways on the streetscape. 	<p>AO1 Development has a site area and frontage width that meets the minimum requirements set out in:</p> <ul style="list-style-type: none"> a. a neighbourhood plan; or b. if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements set out in Table 9.3.14.3.B. <p>Note—The site frontage is measured at the property line on the primary road boundary.</p>	<p>Complies with AO1 The proposal achieves minimum site area and frontage requirements under Table 9.3.14.3.B.</p>

Performance outcomes	Acceptable outcomes	GPC Response
<p>PO2 Development in the High density residential zone or Medium density residential zone does not isolate or negatively impact on the potential for adjoining sites to develop to a scale and intensity envisaged for the zone or neighbourhood plan area.</p> <p>Note—An indicative concept plan that demonstrates compliant development can be achieved on the adjoining site may be required to demonstrate achievement of this outcome.</p>	<p>AO2 Development in the High density residential zone or the Medium density residential zone ensures that the site area and frontage width of an adjoining site in the High density residential zone or the Medium density residential zone meets the minimum requirements set out in:</p> <ul style="list-style-type: none"> a. a neighbourhood plan; or b. if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements set out in Table 9.3.14.3.B. 	<p>Complies with AO2 The proposal does not prejudice adjoining site/s from achieving the minimum site area and frontage requirements under Table 9.3.14.3.B.</p>
<p>Building design and appearance</p>		
<p>PO3 Development height, bulk and scale, siting and layout ensures that:</p> <ul style="list-style-type: none"> a. building height is consistent with the intended form and character of the local area including the predominant height of existing or approved buildings in the street; b. where building height is greater than the acceptable outcome for building height on sites adjoining or opposite the subject site, the development sensitively reduces height towards site boundaries to a compatible scale; c. impacts on residential amenity and privacy from overlooking, visual dominance and overshadowing are minimised and adequate levels of natural light and breezes are 	<p>AO3 Development is contained within the building envelope for the site created by applying:</p> <ul style="list-style-type: none"> a. the maximum building height in Table 9.3.14.3.B; b. front, rear and side boundary setback requirements in Table 9.3.14.3.C; c. car parking boundary setback requirements in Table 9.3.14.3.E; d. building separation requirements in Table 9.3.14.3.F; e. building height transitions specified in Table 9.3.14.3.I where applicable; f. the acceptable outcomes for deep planting and landscaping areas. <p>Refer to Figure b and Figure c.</p> <p>Note—This acceptable outcome can be demonstrated by the preparation of a building envelope plan, elevations and sections.</p>	<p>Performance outcome – complies with PO3 The proposed development has a building height which contextually appropriate considering its proximity and level of access to the City Centre. The height of the tower is considered to align with community expectations, given the prevalence of high-rise residential development in the immediate vicinity. The development incorporates substantial articulation and landscaping across all levels to help manage impacts on amenity for adjoining development.</p> <p>The design appeals to the overall outcomes for the Mobra Park precinct, by contributing a well set back tower surrounded by a landscaped ground plane which maintains an open street vista and provides adequate spacing to surrounding</p>

Performance outcomes	Acceptable outcomes	GPC Response
<p>maintained to habitable rooms, private and communal open space for both the development and residences on adjoining and nearby sites;</p> <p>d. sufficient visual and acoustic privacy is achieved between dwellings without reliance on screening;</p> <p>e. the development is consistent with the setback pattern and contributes to the character of the streetscape;</p> <p>f. adequate landscape buffering is achieved, including the retention and provision of large subtropical shade trees in deep planting areas.</p>		<p>buildings to allow for light penetration, air circulation and privacy.</p> <p>Slab edges define the horizontal plane for each level and provide additional vertical privacy. Projected slabs from levels 1-5 form a podium which provides additional privacy between balconies and the street, and also contain landscape planters which enhance streetscape amenity, soften built form, provide natural shading and contribute to the microclimate.</p>
<p>PO4 Development has a building height, scale and form that improves the amenity and achieves the intended outcomes of the zone or neighbourhood plan area, contributes to a cohesive streetscape and built form character and is:</p> <p>a. consistent with the anticipated density and assumed infrastructure demand;</p> <p>b. aligned to community expectations about the number of storeys to be built, having regard to the intent for the zone precinct and the predominant height of approved buildings in the street;</p> <p>c. proportionate to and commensurate with the site area and frontage width so as not to be overbearing on the street or adjoining development;</p>	<p>AO4.1 Development has a maximum building height that complies with:</p> <p>a. a neighbourhood plan; or</p> <p>b. if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements set out in Table 9.3.14.3.B.</p>	<p>Performance outcome – complies with PO4 Refer to the above response.</p>
	<p>AO4.2 Development incorporates the building height transition requirements set out in Table 9.3.14.3.I.</p>	<p>Not Applicable The subject land adjoins sites within the High density residential zone and has frontage to an arterial road.</p>

Performance outcomes	Acceptable outcomes	GPC Response
<ul style="list-style-type: none"> d. designed to avoid a 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 adjoining sites; f. considerate of street conditions, the topography of the area and site slope; g. designed to maintain significant view points and corridors; h. designed and orientated to retain solar access to key public spaces and adjoining buildings. 		
<p>PO5 Development for services and related structures, including electricity transformers, fire hydrant and booster assemblies, air conditioning and other mechanical plant, vents, exhausts and refuse and recycling storage areas:</p> <ul style="list-style-type: none"> a. are integrated into the development; b. do not dominate the site frontage; c. are compatible with the intended streetscape character; d. ensure adverse amenity impacts to the streetscape and habitable spaces are ameliorated. 	<p>AO5 Development ensures that where services and related structures, including electricity transformers, fire hydrants and booster assemblies, air conditioning and other mechanical plant, vents, exhausts and refuse and recycling storage areas, are located within 4 metres of the front boundary:</p> <ul style="list-style-type: none"> a. comprise no more than 5m or 10% of the street frontage, whichever is the lesser; b. are orientated towards the internal driveways or footpaths onsite; c. are located, screened or landscaped so as not to be visually obtrusive. 	<p>Not Applicable No services or related structures will be located within 4m of the front boundary.</p>
<p>PO6 Development provides a front boundary setback that:</p>	<p>AO6 Development provides setbacks to the primary and secondary frontages that complies with:</p>	<p>Complies with AO6</p>

Performance outcomes	Acceptable outcomes	GPC Response
<ul style="list-style-type: none"> a. defines the street edge; b. creates a clear threshold and transition from public to private space; c. assists in achieving visual privacy to ground-floor dwellings from the street; d. supports the location of balconies for casual surveillance of the street and modulation of the facade; e. allows for built form and facade articulation that contributes to the streetscape character and landscape; f. is consistent with the intended streetscape and setback pattern; g. facilitates landscaping appropriate to soften and screen the built form of the development from the street. 	<ul style="list-style-type: none"> a. a neighbourhood plan; or b. if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements set out in Table 9.3.14.3.C. <p>Note—Roofing of terrace areas on car parking structures are to comply with boundary setback requirements for balconies. Note—Boundary setbacks are also influenced by minimum building separations considering the nature of the wall proposed and the number of openings or balconies.</p>	<p>The proposed development achieves all setback requirements stipulated under the Kangaroo Point peninsula neighbourhood plan code.</p>
<p>PO7 Development provides side and rear boundary setbacks that:</p> <ul style="list-style-type: none"> a. consider future development; b. minimise the impacts of development on the amenity and privacy of future and existing neighbourhood residents; c. support the separation of buildings to provide visual and acoustic privacy without reliance on screening, and ensure access to natural light, sunlight and breezes; d. contribute to the rhythm and pattern of the streetscape in keeping with the intended neighbourhood character; 	<p>AO7.1 Unless greater setbacks are required to achieve adequate building separation, development provides a rear boundary and side boundary setback that complies with:</p> <ul style="list-style-type: none"> a. a neighbourhood plan; or b. if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements set out in Table 9.3.14.3.C. <p>Refer to Figure d.</p>	<p>Complies with AO7 The proposed development achieves all setback requirements stipulated under the Kangaroo Point peninsula neighbourhood plan code.</p>
	<p>AO7.2 Development ensures that any built to boundary walls located in a zone in the residential zones category are:</p>	<p>Not Applicable No built to boundary walls are proposed.</p>

Performance outcomes	Acceptable outcomes	GPC Response
<p>e. maximise the opportunity to retain significant vegetation and protect or establish large subtropical shade trees in deep-planting areas.</p>	<ul style="list-style-type: none"> a. not located along both side boundaries unless in the Low-medium density residential zone, Medium density residential zone or High density residential zone; b. not located along a common boundary with a lot located in the Low density residential zone or Character residential zone; c. for non-habitable rooms or spaces only; d. not located within 1.5m of a habitable room in an adjoining dwelling house where not located in the Medium density residential zone or High density residential zone; e. not located within the front or rear setback; f. where on the side boundaries of a corner lot, located towards the front of the development and separated; g. a maximum height of 3m; h. low maintenance or constructed of prefinished materials. <p>Refer to Figure e.</p> <p>AO7.3 Development ensures built to boundary walls:</p> <ul style="list-style-type: none"> a. have a maximum cumulative length along each side boundary of 15m, where located in the Low-medium density residential zone, Medium density residential zone or High density residential zone; or b. have a maximum cumulative length of 9m, where permitted in the Infill housing zone precinct of the Character residential zone; or 	

Performance outcomes	Acceptable outcomes	GPC Response
	c. do not exceed the length of an abutting and lawfully constructed built to boundary wall on an adjoining lot.	
PO8 Development ensures that the proportion of buildings to open space and landscaping on a site: <ol style="list-style-type: none"> a. is consistent with the intended form, character and intensity of the local area and immediate streetscape; b. facilitates modulation and articulation of the building form; c. supports residential amenity for occupants and adjoining properties; d. supports private outdoor subtropical living; e. provides for well-located and functional communal open space areas; f. provides for deep planting areas to retain significant vegetation and protect or establish large subtropical shade trees. 	AO8 Development has: <ol style="list-style-type: none"> a. a building footprint within the building envelope; b. a maximum site cover that: <ol style="list-style-type: none"> i. complies with the requirements set out in a neighbourhood plan; or ii. if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan: <ol style="list-style-type: none"> A. where in the Medium density residential zone, Low-medium density residential zone or the Infill housing zone precinct of the Character residential zone, is 45%; or B. where in the High density residential zone, is 40%. 	Complies with AO8 The proposed development achieves a compliant building footprint by way of complying with all setback requirements and the maximum site cover stipulated under the Kangaroo Point peninsula neighbourhood plan code.
PO9 Development balances the height and footprint of the building, providing modulation and variation in the façade’s horizontal and vertical profiles that: <ol style="list-style-type: none"> a. reduces the appearances of bulk through changes in building depth, length and articulated form; 	AO9.1 Development where in the Medium density residential zone, Low-medium density residential zone or in the Infill housing zone precinct of the Character residential zone, the maximum length of a wall in any direction is 30m with substantial articulation provided every 15m. <small>Note—Substantial articulation is a full building separation of 6m or a change in building line of plus or minus 2m for a length not less than 5m.</small>	Not Applicable

Performance outcomes	Acceptable outcomes	GPC Response
<p>b. maintains a human scale and is consistent with the form and character intent of the neighbourhood and street;</p> <p>c. supports residential amenity to occupants and adjoining properties, including access to natural light and breezes;</p> <p>d. provides opportunities for dual aspect dwellings;</p> <p>e. incorporates changes in material, finish or texture at regular intervals;</p> <p>f. provides expressive shadow casting elements;</p> <p>g. provides opportunities for useable and functional open space.</p> <p>Refer to Figure i.</p>	<p>AO9.2</p> <p>Development where in the High density residential zone, the maximum length of a wall in any direction is 50m with substantial articulation provided every 15m.</p> <p>Note—Substantial articulation is a full building separation of 6m or a change in building line of plus or minus 2m for a length not less than 5m.</p>	<p>Complies with AO9.2</p> <p>The proposed development has a maximum wall length of well under 50m and provides adequate articulation across all facades.</p>
	<p>AO9.3</p> <p>Development incorporates the following design elements:</p> <ul style="list-style-type: none"> a. balconies, verandas or terraces on each level; b. variation in the treatment and patterning of windows to bring visual interest and activation to each facade; c. variation in building form, materials, colours, textures and finishes to articulate finer scale architectural features and building elements such as party walls and slab edges; d. recessions and projections in the roof and wall plane, such as steps, slopes or splays which cast shadows. <p>Refer to Figure l, Figure m and Figure n.</p>	<p>Complies with AO9.3</p> <p>The proposed development incorporates balconies on all residential levels, along with a rooftop terrace.</p> <p>Variation is provided in the treatment and patterning of windows, expressed slab edges and balconies, recessions and projections in the wall plane and curved design elements all contribute to a uniquely modulated and varied design.</p>
	<p>AO9.4</p> <p>Development of the first 3 storeys of the building includes:</p> <ul style="list-style-type: none"> a. balconies and outdoor living areas orientated to the street or public realm; b. expression and promotion of pedestrian entries; 	<p>Complies with AO9.4</p> <p>The first three storeys of the building form part of the communal ground floor with a high ceiling and podium with expressed slab edges with landscape planters integrated. The lower levels provide a variation in form from the tower above, promote the pedestrian entry within the streetscape and</p>

Performance outcomes	Acceptable outcomes	GPC Response
	<ul style="list-style-type: none"> c. elements of a finer scale than the building’s main structure framing such as party walls and slab edges; d. recesses in built form to allow natural light to access habitable rooms within the building. Refer to Figure j, Figure k and Figure l.	enhance the built form character and amenity of the development.
PO10 Development for rooftops and building caps: <ul style="list-style-type: none"> a. is contextually and climatically appropriate in form; b. reduces the bulk and scale of development when viewed from the street; c. is responsive to orientation and solar access; d. is not marred by plant and equipment; e. may incorporate a rooftop garden where integrated as part of the overall building design and enhancing the presentation and visual amenity of the rooftop and skyline when viewed from external public vantage points. Note—External public vantage points means from at least two mostly unobstructed views of the development from a public area.	AO10.1 Development provides building caps and rooftops which: <ul style="list-style-type: none"> a. contribute to the architectural distinction of the building and roofs; b. include interesting forms created through pitches, gables, skillions or other features; c. provides opportunity for landscaping, alternative water sources, solar energy and communal open space area. Refer to Figure m and Figure n.	Complies with AO10.1 The communal rooftop area includes a novel pergola form which integrates with the distinct architectural character of the building. The rooftop includes landscaping, and a number of communal amenities including wellness facilities.
	AO10.2 Development for rooftop service structures, lift motor rooms and mechanical plant and equipment is: <ul style="list-style-type: none"> a. designed as an architectural feature of the building; b. incorporated into the roof form; c. designed to enable future inclusion of plant and equipment such as telecommunications facilities in an unobtrusive manner; d. visually and acoustically screened from any communal open space on the rooftop. 	Complies with AO10.2 All mechanical elements at the rooftop, including lift access, will be fully enclosed and integrate with the built form design. Notwithstanding, these elements will not be visible within the streetscape.
	AO10.3 Development for a rooftop garden:	Complies with AO10.3 Refer to above responses.

Performance outcomes	Acceptable outcomes	GPC Response
	<ul style="list-style-type: none"> a. incorporates a combination of built form and soft landscape elements integrated with the overall building design; b. enhances the presentation and visual amenity of the rooftop and skyline when viewed from external public vantage points. <p>Note—External public vantage points means from at least two mostly unobstructed views of the development from a public area.</p>	
<p>PO11 Development provides a building that must define the street edge and reinforce the desired character of the neighbourhood through:</p> <ul style="list-style-type: none"> a. orientation to the street; b. front boundary setback; c. balconies and windows to provide overlooking and casual surveillance; d. building entrances; e. the treatment of retaining walls or basement car parking edges. <p>Refer to Figure r and Figure u.</p>	<p>AO11.1 Development provides a building front elevation that is parallel or nearly parallel to the street frontage.</p>	<p>Complies with AO11.1 The proposed development is to be constructed parallel to the street frontage.</p>
	<p>AO11.2 Unless required to achieve landscaping and streetscape outcomes, development provides a building that is not set back further than 2m beyond the minimum required street front setback.</p>	<p>Complies with AO11.2 The proposed development is to be constructed to the minimum front setback required.</p>
	<p>AO11.3 Development provides balconies and windows from the primary living area that face and overlook the street or public space.</p>	<p>Complies with AO11.3 All units along the southern elevation of the building have balconies overlooking the street.</p>
<p>PO12 Development provides an entrance that must define the threshold between public and private space and provide:</p> <ul style="list-style-type: none"> a. safe, secure and convenient access to the site for residents and visitors; b. a sufficiently scaled and sheltered entry and meeting space; c. clear building signage and numbering for emergency access; 	<p>AO12.1 Development of a small-scale multiple dwelling of 5 or fewer dwellings in attached form, such as townhouses, ensures access to the front door of each dwelling is at the ground storey and clearly identifiable and visible from the public street or internal driveway.</p>	<p>Not Applicable</p>
	<p>AO12.2 Development where not a small-scale multiple dwelling of 5 or less dwellings, provides at least</p>	<p>Complies with AO12.2 Pedesrian entrance, waiting areas and shelter are provided at the building's frontage.</p>

Performance outcomes	Acceptable outcomes	GPC Response
<ul style="list-style-type: none"> d. lighting to ensure the safety of residents and visitors whilst not causing undue nuisance to adjoining premises; e. conveniently located mailboxes; f. individual entrances to ground storey dwellings provide for a varied streetscape. 	<p>one prominent pedestrian entry that connects a foyer or building entry directly with the public verge, is separated from the vehicle entry and includes:</p> <ul style="list-style-type: none"> a. entry and waiting space off the footpath; b. shelter; c. lighting in accordance with Category P3 of the AS/NZS 1158.3.1:2005 Lighting for roads and public spaces and complying with Table 2.1 - Illuminance in the vertical plane of AS 4282-1997 Control of the obtrusive effects of outdoor lighting; d. mailboxes. <p>Refer to Figure s.</p>	<p>Lighting will be provided in accordance with the relevant standards. This can be conditioned as required.</p> <p>The significant number of mailboxes warrants an indoor mailroom, which is considered a more desirable outcome which realises the intent of this benchmark.</p>
	<p>AO12.3</p> <p>Development provides direct entry from the street for any ground storey dwellings that are adjacent to the street front and ensures that:</p> <ul style="list-style-type: none"> a. any steps are set back a minimum of 1m and are perpendicular to the front boundary; b. retaining walls step to the street level and provide a transition from private outdoor space and the street; c. lighting is provided in accordance with Category P3 of the AS/NZS 1158.3.1:2005 Lighting for roads and public spaces and complying with Table 2.1 - Illuminance in the vertical plane of AS 4282-1997 Control of the obtrusive effects of outdoor lighting; d. street numbering is provided to support visitor and emergency access. 	<p>Not Applicable</p> <p>No ground storey dwellings are proposed.</p>

Performance outcomes	Acceptable outcomes	GPC Response
	Refer to Figure t.	
Safety, privacy and amenity		
<p>PO13 If:</p> <ul style="list-style-type: none"> a. identified in a neighbourhood plan as a building height transition; or b. in the High density residential zone or the Medium density residential zone and sharing a common boundary with, or located fronting a minor road that is opposite, premises in the Low–medium density residential zone, Low density residential zone or Character residential zone. <p>Development provides a transitional built form which protects the amenity of lower density residential areas by:</p> <ul style="list-style-type: none"> a. stepping down in height and scale; b. heavily landscaping interface area; c. minimising impacts including overlooking and visual dominance through building articulation; d. maintaining adequate levels of natural ventilation and light penetration to habitable rooms and private open space; e. avoiding large blank walls on steeply sloping sites. 	<p>AO13.1 Where identified in a neighbourhood plan, development provides a building height transition which ensures that buildings and structures comply with the requirements specified in the neighbourhood plan.</p>	Not Applicable
	<p>AO13.2 Where no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, development in the High density or Medium density residential zones provides a building height transition that complies with the requirements specified in Table 9.3.14.3.I. Refer to Figure f.</p>	<p>Not Applicable Building height transitions do not apply to the proposed development.</p>
PO14	<p>AO14.1 Development provides building placement and design that:</p>	<p>Complies with AO14.1 The proposed development complies with building separation requirements under Table 9.3.14.3.F. In</p>

Performance outcomes	Acceptable outcomes	GPC Response
<p>Development separates buildings from existing or future buildings within a site or on an adjoining site to:</p> <ul style="list-style-type: none"> a. be consistent with the form and character intent for the local area; b. protect residential amenity including access to natural light, sunlight and breeze; c. provide visual privacy to reduce the need for fixed screening. 	<ul style="list-style-type: none"> a. complies with Table 9.3.14.3.F; or b. positions the primary balcony or private open space to face the street frontage or rear boundary or adjoining public open space; c. offsets balconies or habitable rooms so that they are positioned outside the cone of vision of existing or approved habitable rooms or outdoor spaces. <p>Refer to Figure g and Figure h.</p> <p>Note—This is demonstrated by a site context plan that includes adjoining and adjacent buildings (including habitable rooms) and strategies to address separation issues.</p> <p>Note— Considered site planning and design and strategies such as offsetting balconies, the location of private space, selective screening or other design elements can reduce building separation requirements.</p>	<p>addition, all primary balconies are positioned to face the street or rear boundary.</p>
<p>PO15</p> <p>Development of a building 8 storeys and over ensures that the design mitigates the impacts of ground-level wind acceleration to ensure safe and amenable environment for pedestrians and building occupants.</p> <p>Note—Where building height exceeds 15 storeys, a wind impacts report prepared by a suitably qualified professional is required to be submitted to demonstrate achievement of the above outcome.</p>	<p>AO15</p> <p>Development with a building between 8 storeys and 15 storeys provides wind mitigation that uses at least 2 of the following strategies:</p> <ul style="list-style-type: none"> a. building orientation, plan shape, massing and facade articulation to avoid tall and wide facades that face prevailing winds; b. a podium and tower building form with tower set back at least 10m from all streets above the podium level to deflect wind downdrafts from penetrating to street level; 	<p>Not Applicable</p> <p>No balconies are provided specifically for drying or services.</p>
		<p>Complies with PO15</p> <p>The proposed development incorporates substantial articulation, including recesses in the main building line at the south and north facades, expressed slab edges across all levels, with more significant projections at the first 5 levels of apartments to create a podium form sitting atop a recessed communal entrance at the ground floor. This careful attention to the building’s modulation ensures wind impact is appropriately managed for both residents and pedestrians.</p>

Performance outcomes	Acceptable outcomes	GPC Response
	<p>c. canopies, roof structures and awnings to protect pedestrians and building occupants at ground and podium levels;</p> <p>d. trellis structures and a dense network of trees onsite at ground or podium level.</p> <p>Note—No acceptable outcome is prescribed for a development if more than 15 storeys in height.</p> <p>Note—Where a podium provides for unroofed private or communal open space areas, a wind impact report prepared by a suitably qualified professional may be required to justify appropriate wind mitigation measures to ensure the safety of residents and visitors of the building.</p>	
<p>PO16 Development provides screening and partial enclosure of balconies to:</p> <p>a. balance the privacy needs of neighbouring dwellings with the comfort of building occupants;</p> <p>b. ensure buildings are subtropical and climatically responsive;</p> <p>c. reduce the appearance of excessive bulk;</p> <p>d. provide opportunities for passive surveillance of the street or public spaces.</p> <p>Note—Balconies use a combination of solid balustrades, operable screens and lightweight materials to provide a balance of privacy and engagement with the street and other public spaces.</p>	<p>AO16.1 Development where providing balconies with solid balustrades on the street frontage or visible from public space, limits solid balustrading to a maximum of:</p> <p>a. 50% of the balconies on the first 3 storeys;</p> <p>b. 25% on the 4th storey and above.</p> <p>Refer to Figure w.</p> <p>AO16.2 Development where providing solid walls or fixed screening to balconies limits the walls and screening to:</p> <p>a. the side directly adjoining another balcony or private open space within the same building;</p> <p>b. a maximum of 20% or 1m of 1 external face, whichever is lesser, to screen utilities or private clothes lines;</p> <p>c. the full extent of a secondary balcony on a side elevation where for utilities or services.</p> <p>Note—This excludes solid balustrades or screening where provided to reduce amenity or privacy impacts to nearby dwellings.</p>	<p>Not Applicable All balconies incorporate transparent glass balustrades.</p> <p>Complies with AO16.2 Solid walls/ fixed screening on balconies will be limited to sides adjoining neighbouring balconies. Specific screening requirements can be conditioned.</p>

Performance outcomes	Acceptable outcomes	GPC Response
	<p>AO16.3 Development where providing operable, moveable or adjustable screening of balconies, limits the screening to a maximum of:</p> <ul style="list-style-type: none"> a. 60% of the front side or rear boundary balconies to achieve visual privacy to an existing dwelling within 9m; b. 100% of west-facing primary balconies. <p>Refer to Figure w.</p>	<p>Complies with AO16.3 Where operable screening is provided, specific requirements can be conditioned.</p>
<p>PO17 Development must minimise direct overlooking between buildings through appropriate building layout, location and the design of windows and balconies or screening devices. Note—Siting and building separation is used to minimise privacy screening requirements.</p>	<p>AO17.1 Development where the dwelling is located within 2m at ground storey or 9m above ground storey of a habitable room window or private open space of an existing dwelling house, ensures habitable rooms and any private outdoor spaces have:</p> <ul style="list-style-type: none"> a. an offset from the habitable room or private open space of the existing dwelling to limit direct outlook; or b. sill heights a minimum of 1.5m above floor level; or c. fixed obscure glazing in any part of the window below 1.5m above floor level; or d. fixed external screens; or e. in the case of screening for a ground floor level, fencing to a minimum 1.8m above the ground storey floor level. <p>Refer to Figure h.</p>	<p>Not Applicable The proposed development is not within 9m of an existing dwelling house.</p>
	<p>AO17.2 Development where a direct view is available from balconies, terraces, decks or roof decks into windows of habitable rooms, balconies, terraces</p>	<p>Not Applicable The proposed development is not within direct view of an existing dwelling house.</p>

Performance outcomes	Acceptable outcomes	GPC Response
	<p>or decks in an adjacent existing dwelling house, is screened from floor level to a height above 1.5m above floor level.</p> <p>AO17.3 Development provides screening devices that are solid translucent screens, perforated or slatted panels or fixed louvres that have a maximum of 25% openings, with a maximum opening dimension of 50mm, and that are permanently fixed and durable. Note—The screening device is offset a minimum of 0.3m from the wall around any window. Note—Screening devices may be hinged or otherwise attached to facilitate emergency egress.</p>	<p>Complies with AO17.3 Specific requirements relating to screening devices can be conditioned.</p>
<p>PO18 Development minimises light nuisance to residents and adjoining premises whilst maintaining safety of publicly accessible areas of the development.</p>	<p>AO18 Development of outdoor lighting is in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting. Note—This includes outdoor lighting to communal open spaces on the roof.</p>	<p>Complies with AO18 Any outdoor lighting incorporated into the development will be in compliance with the relevant standards. This can be conditioned.</p>
<p>PO19 Development for a building must not incorporate any type of glass or other surface likely to reflect specular rays that could create undue nuisance, discomfort or hazard to the surrounding locality.</p>	<p>AO19 Where development incorporates reflective glass material, it is to have:</p> <ul style="list-style-type: none"> a. a level of light reflectivity of not greater than 20%; b. a level of heat transmission of not less than 20%. 	<p>Not Applicable The proposal does not include reflective glass.</p>
<p>PO20 Development is located, designed and constructed to achieve the:</p> <ul style="list-style-type: none"> a. air quality (planning) criteria in Table 9.3.14.3.G; 	<p>AO20.1 Development in a zone in the centre zones category or the Mixed use zone, including any outdoor air intakes for the development, is separated from:</p>	<p>Not Applicable The site is in a residential zone.</p>

Performance outcomes	Acceptable outcomes	GPC Response
<p>b. odour criteria in Table 9.3.14.3.H.</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>a. exhaust vent outlets of premises where food or cooking odour is released, by a minimum of 6m;</p> <p>b. exhaust vent outlets from car parks or bus stations, by a minimum of 15m.</p>	
	<p>AO20.2</p> <p>Development is located no closer than 150m to a spray painting workshop.</p> <p>Note—This distance is to be measured between the building containing the spray painting workshop and the property boundary of the sensitive use.</p>	<p>Complies with AO20.2</p> <p>The proposed development is not located within 150m of a spray painting workshop.</p>
<p>PO21</p> <p>Development in a zone in the centre zones category or the Mixed use zone must:</p> <p>a. be located, designed and constructed to protect bedrooms and other habitable rooms from exposure to noise arising from non-residential activities outside the building;</p> <p>b. be designed and constructed to achieve a minimum reduction in sound pressure level between the exterior of the building and the bedrooms or indoor primary living areas of 30dBA.</p> <p>Note—A noise impact assessment report prepared in accordance with the Noise impact assessment planning scheme policy can assist in demonstrating achievement of this performance outcome.</p> <p>Note—Site-specific criteria will be identified in a neighbourhood plan for sites within a Special Entertainment Precinct Area or within the Transport noise corridor overlay.</p>	<p>AO21</p> <p>Development in a zone in the centre zones category or the Mixed use zone has a minimum acoustic performance of:</p> <p>a. Rw 35 for glazing (windows and doors) where total area of glazing is greater than 1.8m²;</p> <p>b. Rw 32 for glazing (windows and doors) where total area of glazing is less than or equal to 1.8m².</p>	<p>Not Applicable</p> <p>The site is in a residential zone.</p>
<p>PO22</p> <p>Development that includes mechanical plant (including air-conditioning plant, heat pumps and swimming pool pumps) ensures it is located,</p>	<p>AO22</p> <p>Development ensures mechanical plant is acoustically screened from nearby sensitive uses.</p>	<p>Complies with AO22</p> <p>All mechanical plans will be acoustically screened from nearby sensitive uses. This can be appropriately conditioned.</p>

Performance outcomes	Acceptable outcomes	GPC Response
<p>designed and attenuated to achieve the following criteria:</p> <p>a. $L_{Aeq,adj,T}$ emitted from mechanical plant is not greater than the rating background level plus 3 at a sensitive use not associated with the development.</p> <p>Note— Where T is</p> <p>a. Day (7am to 6pm): 11hr, b. Evening (6pm to 10pm): 4hr, c. Night (10pm to 7am): 9hr.</p> <p>Where-</p> <p>a. $L_{Aeq,adj,T}$ is the A-weighted equivalent continuous sound pressure level during measurement time T, adjusted for tonal and impulsive noise characteristics, determined in accordance with the methodology described in the Noise impact assessment planning scheme policy.</p> <p>b. The rating background level is determined in accordance with the methodology described in the Noise impact assessment planning scheme policy.</p> <p>Note—A noise impact assessment report prepared in accordance with the Noise impact assessment planning scheme policy can assist in demonstrating achievement of this performance outcome.</p>		
<p>PO23 Development must create a safe environment by incorporating the key elements of crime prevention through environmental design in its layout, building or structure design and landscaping by:</p> <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</p>	<p>AO23 No acceptable outcome prescribed.</p>	<p>Complies with PO23 CPTED principles are incorporated into the development’s design. Casual surveillance of all open space areas within the site, as well as the public realm is achieved at the ground plane through the use of substantial glazing, coupled with the minimisation of opportunities for concealment.</p>

Performance outcomes	Acceptable outcomes	GPC Response
<p>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, and 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>PO24</p> <p>Development incorporates graffiti and vandalism prevention techniques in its layout, building or structure design and landscaping, by:</p> <p>a. denying access to potential canvases through access control techniques;</p> <p>b. reducing potential canvases through canvas reduction techniques;</p> <p>c. ensuring graffiti can be readily and quickly removed through easy maintenance selection techniques.</p> <p>Note—For guidance on graffiti and vandalism prevention techniques refer to the Graffiti prevention planning scheme policy.</p>	<p>AO24</p> <p>No acceptable outcome prescribed.</p>	<p>Complies with PO24</p> <p>The proposed development minimises the provisions of potential canvases for vandalism through the management of form and use of materials, particularly at the ground level.</p>
<p>PO25</p>	<p>AO25</p> <p>Development:</p>	<p>Not Applicable</p>

Performance outcomes	Acceptable outcomes	GPC Response
Development has hours of operation which are controlled so that the use does not detrimentally impact on the amenity of adjoining residents.	<ul style="list-style-type: none"> a. for accommodation activities, dwelling unit or emergency services has unlimited hours of operation; b. for any other use, has hours of operation, including deliveries, which are limited to 6am to 8pm, or as otherwise identified in a neighbourhood plan. 	The proposed development is for residential purposes.
Subtropical design and landscaping		
<p>PO26 Development supports Brisbane's subtropical character and sustainable lifestyle through functional and climatically responsive building design, layout and orientation that:</p> <ul style="list-style-type: none"> a. reduces the need for mechanical heating, cooling and lighting; b. ensures access to sunlight and natural heating, cooling and ventilation for residents; c. provides protection and relief from the subtropical climate; d. mitigates the impact of urban heat island. 	<p>AO26.1 Development is designed to provide all dwellings with:</p> <ul style="list-style-type: none"> a. floor-to-ceiling heights of at least 2.7m; b. habitable rooms with a minimum of 2 dual aspect windows or openings. <p>Refer to Figure o and Figure p.</p>	<p>Complies with AO26.1 The proposed development provides floor-to-ceiling heights of at least 2.7m across all levels. All habitable rooms have a minimum of 2 dual aspect windows or openings.</p>
	<p>AO26.2 Development includes:</p> <ul style="list-style-type: none"> a. weather protection and sun shading to all external doors and windows to habitable rooms; b. deep recesses, eaves and sun-shading devices on the north-facing building facades; c. extensively shaded west-facing building facades using building and landscape elements such as adjustable screens, awnings or pergolas, green walls and planting. 	<p>Complies with AO26.2 Expressed slab edges are incorporated at all levels, doubling as sun shading devices. Recesses and balcony structures provide more pronounced weather protection and sunshading at the northern façade.</p>
<p>PO27 Development ensures significant vegetation and large subtropical shade trees are retained, or</p>	<p>AO27.1 Development ensures that the location of new buildings, car parking, driveways, crossovers,</p>	<p>Not Applicable There is no significant vegetation within or at the frontage of the site.</p>

Performance outcomes	Acceptable outcomes	GPC Response
<p>where retention is not possible, compensatory planting is established to balance the bulk, scale and form of the building and provide a subtropical landscape setting including natural shade to mitigate heat island effects.</p> <p>Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy.</p>	<p>retaining walls, filling and excavation, utilities or services will not adversely impact the long-term viability of significant vegetation, including large subtropical shade trees to be retained.</p> <p>Note—Invasive species listed as 'Undesirable plant species' in the Planting species planning scheme policy are not required to be retained unless the tree is a significant, mature and healthy shade tree.</p> <p>Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy.</p>	
	<p>AO27.2</p> <p>Development provides or retains one tree within the site per 20m of frontage that is capable of growing to a minimum height of 15m at maturity.</p> <p>Note—Landscape design incorporates planting in accordance with the Planting species planning scheme policy.</p> <p>Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy.</p>	<p>Not Applicable</p> <p>There are no existing trees within the site that are capable of growing to a minimum height of 15m at maturity.</p>
	<p>AO27.3</p> <p>Development provides tree species that are selected and planted to provide a minimum 50% shade cover to a site's open space within 10 years.</p> <p>Note—Shade cover is to be measured at 12pm on 21 December.</p>	<p>Complies with AO27.3</p> <p>Requirements pertaining to species of plantings, including for shade trees can be conditioned.</p>
<p>PO28</p> <p>Development provides landscaping that must:</p> <ol style="list-style-type: none"> provide shade to pedestrian pathways; maintained sightlines and support personal safety by allowing for the overlooking of the street and public spaces from the site and balconies; present an integrated landscape, neighbourhood and streetscape character; 	<p>AO28.1</p> <p>Development provides landscaping within the site along the frontage of the site that consists of:</p> <ol style="list-style-type: none"> a minimum of 1 area of deep planting with a dimension of 4m x 4m; shade and/or rounded canopy trees located to cast a minimum of 50% shade over the adjacent verge within 5 years of planting; a minimum of 50% of frontage length planted for a minimum width of 2m, 	<p>Complies with AO28.1</p> <p>The proposed development provides landscaping more than 50% of the frontage with a minimum of 3m wide landscaping. A 4m x 4m area is provided at the western corner of the frontage, capable of accommodating deep planting.</p> <p>Requirements pertaining to species of plantings, including for shade trees can be conditioned.</p>

Performance outcomes	Acceptable outcomes	GPC Response
<p>d. contribute positively to amenity and the subtropical microclimate of the site, streetscape and public spaces;</p> <p>e. reduce the appearance of building bulk and soften built form, driveways and hardstand areas from the street and adjoining properties;</p> <p>f. contribute to privacy between residences;</p> <p>g. provide natural shade to mitigate heat island impacts.</p> <p>Note—This is demonstrated by an overall site landscape concept plan. Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy.</p>	<p>excluding the driveway crossover and pedestrian access.</p> <p>Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy. Note—The above requirements do not apply where a front boundary setback of zero metres is required, such as in a zone in the centre zones category or Mixed use zone.</p> <p>AO28.2 Development provides landscaping along side boundaries as follows:</p> <p>a. a minimum of 1.5m wide landscaping for a side boundary excluding the area for built to boundary walls;</p> <p>b. a minimum of 1.5m wide landscaping for a side boundary where a driveway, or at ground level open parking area, is located adjacent to the boundary.</p>	<p>Performance outcome – complies with PO28 Substantial landscaping is provided across the ground plane and podium levels, softening built form and vehicle movement areas, reducing bulk and providing shade for pedestrian areas, and positively contributing to streetscape amenity.</p>
<p>PO29 Development provides deep planting areas that:</p> <p>a. are of sufficient size and dimension to contain large subtropical shade tree species;</p> <p>b. are maintained exclusively for landscaping, with no underground development or infrastructure;</p> <p>c. are open to the sky with access to light and rainfall into the natural ground;</p> <p>d. are planted with subtropical tree species that at maturity are complementary in scale and height to the building form and respond to the site location and design needs;</p> <p>e. soften the impact of building and hardstand areas and reduces impervious areas to improve stormwater;</p>	<p>AO29.1 Development locates deep-planting areas:</p> <p>a. to protect existing significant vegetation including large subtropical shade trees;</p> <p>b. to provide an opportunity for the co-location of deep soil plants and large subtropical shade trees within the street or on adjoining premises;</p> <p>c. within the front or rear set back to soften the built form for the street and adjoining premises.</p> <p>Note—In regards to (c) above, deep planting is not required within the front setback where a front boundary setback of zero metres is required, such as in a zone in the centre zones category or Mixed use zone.</p> <p>AO29.2</p>	<p>Complies with AO29.1 Deep planting areas are accommodated near the street frontage. No existing significant vegetation exists on site.</p> <p>Complies with AO29.2</p>

Performance outcomes	Acceptable outcomes	GPC Response
<p>f. provides natural shade to mitigate heat island effects;</p> <p>g. provides informal recreation spaces that are easily accessible for building occupants;</p> <p>h. is located to retain and protect existing site features such as significant vegetation or grouped with deep-planted areas on adjacent sites to maximise contiguous areas of deep planting.</p>	<p>Development provides deep-planting areas that are:</p> <ul style="list-style-type: none"> a. a minimum of 10% of the site area; b. a minimum unobstructed dimension of 4m in any direction; c. able to accommodate trees planted in natural ground; d. 100% open to the sky; e. can be accessed for maintenance purposes. 	<p>The landscaped areas across the street frontage and western boundary are capable of accommodating deep planting across a minimum of 10% of the site area, including a minimum unobstructed dimension of 4m. These areas are able to accommodate trees planted in the natural ground (where required), are 100% open to the sky and are accessible for maintenance purposes.</p>
	<p>AO29.3</p> <p>Where there are no existing large subtropical shade trees on the site, development provides trees in the deep-planting areas which:</p> <ul style="list-style-type: none"> a. are capable of growing to a minimum canopy diameter of 5m and a minimum height of 5m within 5 years of planting; b. are subtropical tree species consistent with the Planting species planning scheme policy. <p><small>Note—Tree species should be chosen to respond to particular site location or design needs. Where site circumstances permit, tree species that are complementary in scale and height to the building form should be selected. Tree height and canopy spread will be dependent on species.</small></p>	<p>Complies with AO29.3</p> <p>Requirements pertaining to species of plantings, including for shade trees can be conditioned.</p>
	<p>AO29.4</p> <p>Development ensures that deep-planting areas are exclusively for landscaping and do not contain:</p> <ul style="list-style-type: none"> a. vehicle driveways, manoeuvring or hardstand areas and pedestrian paths; b. surface structures and infrastructure such as water conservation services, refuse storage areas, fire hydrants or boosters, electrical transformers or other utilities; 	<p>Complies with AO29.4</p> <p>Deep planting areas are exclusively for landscaping.</p>

Performance outcomes	Acceptable outcomes	GPC Response
	c. sub-surface structures or infrastructure such as piping, bioretention pits, basement car parking structures.	
Private and communal open space		
<p>PO30 Development provides communal space that must be designed to provide:</p> <ul style="list-style-type: none"> a. residents with passive and active recreation opportunities; b. a pleasant outlook for residents and maximise opportunities for shared views or access to viewing points; c. opportunity for a range of uses and flexible use. 	<p>AO30.1 Development consisting of 10 or more dwellings provides communal open space, that is clearly distinguished from deep planting areas and private open space, and:</p> <ul style="list-style-type: none"> a. is a minimum of 5% or 40m² of the site area, whichever is greater; b. is one consolidated useable space, or where exceeding 100m², two separate useable areas within the site; c. is a minimum 50% open to the sky; d. is a minimum of 25% landscaping; e. is a minimum of 25% shaded by trees within 5 years; f. is a maximum 25% as internal dedicated created space; g. is designed to provide a range of recreational facilities such as seating, barbeque, swimming pool and vegetable gardens; h. incorporates a flat paved or grassed area with a minimum dimension of 5m in any direction. <p>Note—Deep planting areas can be located within communal open space. However, the minimum site percentage requirements for communal open space and deep planting must be calculated separately.</p>	<p>Complies with AO30.1 All requirements set out under AO30.1 are achieved or, with respect to the provisions of shade trees, are able to be achieved. Requirements pertaining to species of plantings, including for shade trees can be conditioned.</p>

Performance outcomes	Acceptable outcomes	GPC Response
	<p>Note—In regards to (b) above, one space may be provided on ground as a swimming pool and barbeque area with substantial landscaping, and another on the roof to take advantage of views.</p> <p>Note—Internal spaces may include a gymnasium, movie room or entertainment room.</p> <p>Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy.</p> <p>AO30.2 Development ensures that communal outdoor space areas do not contain:</p> <ul style="list-style-type: none"> a. vehicle driveways, manoeuvring or hardstand areas; or b. surface structures and infrastructure such as rainwater tanks, transformers and water boosters. <p>Note—Bioretention areas can form part of communal open space provided it is designed as a component of the landscape area but not any area of deep planting. Lightweight shade structures such as pergolas are able to be located within communal open space.</p>	<p>Complies with AO30.2 Communal outdoor space is provided at the rooftop and is not impeded by surface structures or infrastructure.</p>
<p>PO31 Development must provide attractive and functional private open space for residents that:</p> <ul style="list-style-type: none"> a. is appropriately sized and located to enhance amenity and liveability for residents; b. is designed to be functional for the use of the possible number of residents in each dwelling; c. is designed to contribute to the form and detail of the building. <p>Note—Private open space can be provided on ground, on balconies or in a structure over a platform, basement and on rooftops.</p>	<p>AO31.1 Development provides private open space which comprises:</p> <ul style="list-style-type: none"> a. for ground storey dwellings, a minimum area of 35m² with a minimum dimension of 3m; b. for dwellings above ground storey, a balcony with a minimum area of 12m² and a minimum dimension of 3m. <p>Note—The measurement of minimum private open space requirements must be clear of utilities such as hot water systems, air-conditioning units, rainwater tanks, bicycle parking, fire hydrants or other utilities, as well as areas required for deep planting and communal open space.</p> <p>AO31.2 Development provides for private open space areas that are:</p>	<p>Performance outcome – complies with PO31 Some 1-bedroom units are provided with 9m² balconies. This caters to the intended end user and contributes to housing diversity. These are appropriately sized to provide usable recreational outdoor space to enhance liveability. These balconies integrate with the rhythm of the building’s form, contributing to its curved modulation and facade expressions.</p> <p>Complies with AO31.2 All primary private open space areas are directly accessible from primary internal living areas.</p>

Performance outcomes	Acceptable outcomes	GPC Response
	<ul style="list-style-type: none"> a. for the primary area, directly accessible from the internal primary living areas of the dwelling; b. provided with a screened area of 2m² minimum dimension capable of screening air-conditioning plant, private clothes drying, etc; c. provided with adjustable, moveable or operable privacy screening where appropriate. 	<p>Specific requirements regarding screening of services, plant and equipment and for privacy can be conditioned, where applicable.</p>
	<p>AO31.3 Development provides balconies that are located to the front or rear of a building except where adequate building separation and screen landscaping can be achieved to maintain privacy along side boundaries.</p>	<p>Complies with AO31.3 All balconies are located at the front and rear facades of the building.</p>
	<p>AO31.4 Development ensures that private open space areas do not contain:</p> <ul style="list-style-type: none"> a. vehicle driveways, manoeuvring or hardstand areas; or b. surface structures and infrastructure such as retaining walls, rainwater tanks, electricity transformers and fire hydrants and boosters. <p>Note—Water conservation services or utilities or stormwater treatment measures, such as bioretention areas, can form part of private open space provided they are designed as a component of the landscape area but not any area of deep planting. Lightweight shade structures, such as pergolas, are able to be located within at-grade and in-structure private open space.</p>	<p>Complies with AO31.4 Private open space areas comprise balconies which are not impeded by surface structure or infrastructure.</p>
	<p>AO31.5 Development provides a minimum of 75% of a dwelling's outdoor living area positioned to the</p>	<p>Not Applicable Due to the orientation of the site and street block, it is not possible to position 75% of each dwelling's</p>

Performance outcomes	Acceptable outcomes	GPC Response
	<p>north or north-east. This is balanced with street interface desired outcomes.</p> <p>Note—Side boundary facing north or north-east facing windows or balconies may be permitted where this will significantly improve passive solar design, provided privacy for occupants and adjacent dwellings is maintained.</p>	<p>outdoor living areas towards the north or northeast. However, this is achieved for all units with floor areas on the northern side of the building.</p>
Refuse storage and collection		
<p>PO32 Development provides refuse and recycling collection and storage facilities that:</p> <ul style="list-style-type: none"> a. are located conveniently in an unobtrusive dedicated storage room or separate screened structure; b. are located and managed so that adverse impacts on building occupants, neighbouring properties and the public realm are minimised; c. provide for refuse and recycling including source separation; d. are of a design that allows low-frequency service collection; e. minimise ongoing building management cost for occupants. <p>Note—Refer to the Refuse planning scheme policy for further guidance.</p>	<p>AO32 Development provides refuse and recycling collection and storage facilities, including source separation, in accordance with the Refuse planning scheme policy.</p>	<p>Complies with AO32 Refuse and recycling storage and collection arrangements will be in compliance with the relevant standards of the Refuse planning scheme policy.</p>
Car parking, manoeuvring and hardstand areas		
<p>PO33 Development provides car parking areas, vehicle site access, services and utilities that do not adversely impact on a positive streetscape character and interface being established.</p>	<p>AO33.1 Development ensures that vehicle access comprises no more than 30% of the street frontage width at the front boundary and is located away from the main pedestrian entry.</p>	<p>Complies with AO33.1 Vehicle access comprises well under 30% of the street frontage.</p>

Performance outcomes	Acceptable outcomes	GPC Response
	<p>Note—This excludes driveway splays to the kerb.</p>	
	<p>AO33.2 Development provides site access, combined with short-term parking, drop-off zones or porte-cocheres, that does not dominate the street frontage or comprise more than 40% of the street frontage width.</p>	<p>Complies with AO33.2 Vehicle access and hardstand areas comprise well under 30% of the street frontage.</p>
	<p>AO33.3 Development, where above-ground or partially above-ground car parking, is located so that:</p> <ul style="list-style-type: none"> a. the facade design and materials selection is extended to the car park entry and car park areas on all frontages and boundaries; b. building services, pipes and ducts within the car park are not visible from the street and other public spaces or adjoining properties and are screened and landscaped. <p>Refer to Figure v.</p>	<p>Not Applicable Carparking is below ground.</p>
<p>PO34 Development where not in a zone in the centre zones category or the Mixed use zone, provides car parking that is sited and of a bulk and form that:</p> <ul style="list-style-type: none"> a. does not dominate the street frontage of the development; b. does not impact on the safety and efficiency of the road networks; c. does not detract from the quality of adjoining streetscape or public spaces; 	<p>AO34.1 Development where not in a zone in the centre zones category or the Mixed use zone, provides car parking that is located:</p> <ul style="list-style-type: none"> a. <ul style="list-style-type: none"> i. below ground; or ii. at ground level or above ground level only if contained within the development footprint and located behind the main building line, except where for visitor parking; 	<p>Complies with AO34.1 Carparking is below ground.</p>

Performance outcomes	Acceptable outcomes	GPC Response
<p>d. is safe and convenient for residents, visitors and service providers;</p> <p>e. does not negatively impact on the amenity of adjoining residents by way of noise, odour or light having regard to:</p> <ul style="list-style-type: none"> i. the proximity of dwelling houses or existing multiple dwellings on adjoining sites; ii. the scale and detail of any parking structure walls when viewed from the street and adjoining properties; iii. setback distances to mitigate impacts; iv. the location of active frontages and public spaces. 	<ul style="list-style-type: none"> iii. set back from front, rear and side boundaries in accordance with a neighbourhood plan or if no neighbourhood plan applies or no requirements are specified in a neighbourhood plan, Table 9.3.14.3.E; iv. landscaped and screened from view of the street, other public areas and adjoining properties; v. not in conflict with required vehicle queuing distances. <p>Note—Car parking within the building which extend 1m above ground level will be counted as a storey in the maximum height and will be subject to the relevant boundary setback requirements.</p>	
<p>Note—Where in a zone in the centre zones category or the Mixed use zone, the car parking provisions of the Centre or mixed use code apply.</p>	<p>AO34.2 Development, where not in a zone in the centre zones category or the Mixed use zone, of a basement car parking structure located between the street frontage and the main building line is no more than 1m above ground level at any point.</p>	<p>Complies with AO34.2 Basement carparking does not protrude above ground level.</p>
	<p>AO34.3 Development, where not in a zone in the centre zones category or the Mixed use zone, for a basement car parking structure that is 1m or less above ground and located on the side or rear boundary ensures that where retaining walls and fencing are proposed:</p> <ul style="list-style-type: none"> a. the maximum combined height of basement structure, retaining walls and fencing is 2m; b. structures and fences are finished with low-maintenance and pre-finished materials. 	<p>Not Applicable</p>

Performance outcomes	Acceptable outcomes	GPC Response
	<p>Note—Structures include car parking walls, retaining walls, fences, planters and roofing to terraces, balconies or patios that are part of or situated on a basement podium or car parking structure.</p>	
	<p>AO34.4 Development where not in a zone in the centre zones category or the Mixed use zone, ensures that the location of visitor parking is:</p> <ul style="list-style-type: none"> a. clearly signposted; b. not located behind a security barrier; c. not located on both sides of the driveway; d. separated from the street frontage boundary by a 4m wide deep planting area. 	<p>Complies with AO34.4 The proposed development provides visitor parking in basement level 1 which is clearly signposted and no located behind a security barrier.</p>
	<p>AO34.5 Development, where not in a zone in the centre zones category or Mixed use zone, for a small-scale multiple dwelling, such as attached or townhouse dwellings, provides a tandem car parking space for those units which provide direct vehicle access from the street, that is designed in accordance with Figure q.</p> <p>Note—Direct vehicle access for individual units is subject to availability of on-street parking, street trees and general amenity impacts assessment and is generally not acceptable for development on major roads.</p>	<p>Not Applicable</p>
<p>PO35 Development where not in a zone in the centre zones category or the Mixed use zone, ensures that car parking, hardstand or manoeuvring areas are:</p> <ul style="list-style-type: none"> a. located to minimise noise and fumes disturbance on residents within and adjoining the site; b. acoustically and visually screened to: 	<p>AO35.1 Development where not in a zone in the centre zones category or the Mixed use zone, ensures that a hardstand or manoeuvring area situated at or above ground level is:</p> <ul style="list-style-type: none"> a. located a minimum of 3 metres vertically and horizontally from any habitable window on site to minimise noise disturbance on residents; 	<p>Complies with AO35.1 Hardstand and vehicle manoeuvring areas at the ground level are separated well over 3m from any habitable windows within the development.</p>

Performance outcomes	Acceptable outcomes	GPC Response
<p>a. minimise the reflection of headlights into dwelling windows;</p> <p>b. attenuate noise impacts;</p> <p>c. landscaped to:</p> <p>a. soften the visual appearance of at grade hardstand areas;</p> <p>b. enhance pedestrian safety;</p> <p>c. improve visual amenity for the streetscape and urban area;</p> <p>d. provide shade for pedestrians and reduce the impact of glare and radiant heat from car parking areas.</p> <p>Note—where in a zone in the centre zones category or the Mixed use zone, the car parking provisions of the Centre or mixed use code apply.</p>	<p>b. screened to prevent the reflection of car headlights onto dwelling windows adjoining or opposite the site.</p>	
	<p>AO35.2</p> <p>Development where not in a zone in the centre zones category or the Mixed use zone ensures any vehicle movement or vehicle parking areas along the side or rear boundary are:</p> <p>a. acoustically screened from adjoining dwellings to a minimum height of 1.8m;</p> <p>b. provided with a vegetated buffer next to any movement or parking areas:</p> <p>i. a minimum of 1m wide along the side boundary;</p> <p>ii. a minimum of 2m wide along the rear boundary;</p> <p>iii. planted at a pot size and density sufficient to screen up to 1.5m above ground level at establishment.</p>	<p>Complies with AO35.2</p> <p>The vehicle movement areas along the eastern boundary is provided with a 1m wide vegetated buffer to the adjoining site.</p> <p>Specific requirements relating to acoustic screening can be conditioned, where applicable.</p>
	<p>AO35.3</p> <p>Development, where not in a zone in the centre zones category or the Mixed use zone, and where car parking is above ground and uncovered, provides:</p> <p>a. a minimum of 1 shade tree for every 6 car spaces;</p> <p>b. trees which are planted to achieve a minimum 50% shade cover along internal pedestrian paths and driveways within 5 years of certification in accordance with the</p>	<p>Not Applicable</p>

Performance outcomes	Acceptable outcomes	GPC Response
	Landscape work code and the Planting species planning scheme policy.	
	AO35.4 Development where not in a zone in the centre zones category or the Mixed use zone, provides: <ul style="list-style-type: none"> a. landscaping that is used to delineate safe pedestrian movement through car parks; b. exterior vehicle movement areas that are broken up by alternative materials, patterns or threshold treatments. 	Complies with AO35.4 Specific requirements can be conditioned, where applicable.
	AO35.5 Development of ground level or other above ground car parking, where not in a zone in the centre zones category or the Mixed use zone, provides densely planted setbacks. <small>Note-Front boundary setbacks must be treated to address streetscape interface issues and be in accordance with the streetscape interface performance outcomes and acceptable outcomes.</small>	Not Applicable
Transit oriented development		
PO36 Development adjoining or in the immediate vicinity of a railway or busway station or in a location identified in a neighbourhood plan, supports a high level of personal and community safety, and promotes activity at the street front, in public spaces and at the interface with railway and busway stations through: <ul style="list-style-type: none"> a. building design that enables future adaptation to facilitate non-residential uses; 	AO36 Development within 200m walking distance of a dedicated public pedestrian access point of a railway or busway station or in a location identified in a neighbourhood plan, is designed to have an active frontage that: <ul style="list-style-type: none"> a. includes ground storey tenancies, with commercial ceiling heights, increased glazing to front facades, and individual pedestrian entries, that can be adapted for conversion 	Not Applicable

Performance outcomes	Acceptable outcomes	GPC Response
<ul style="list-style-type: none"> b. provision or contribution towards safe, logical and direct pedestrian access to railway or busway station entry points; c. enabling casual surveillance of the street, public spaces and immediate station environment, entries and platform; d. creating vibrant and attractive street environments and active public spaces at the edge of the railway or busway station environment through pedestrian orientated building and landscape design. 	<ul style="list-style-type: none"> to and between non-residential and residential uses; b. provides safe, logical and direct pedestrian access to and from the development to the street front or adjoining public areas; c. provides or maintains safe, logical and direct pedestrian access to the railway or busway station entry points in accordance with the Infrastructure design planning scheme policy; d. ensures that any screening and landscaping provided within the development creates vibrant and attractive street environments whilst not preventing casual surveillance of streets, public spaces and the immediate station environment, entries and platform. 	
Fencing and retaining walls		
<p>PO37 Development provides fencing and retaining walls that must:</p> <ul style="list-style-type: none"> a. facilitate casual surveillance of the street and public space; b. enable use of private open space; c. assist in highlighting entrances to the property; d. provide a positive interface to the streetscape; 	<p>AO37.1 Development ensures that, where fencing is provided:</p> <ul style="list-style-type: none"> a. along any common boundary to a street or public space, it is a maximum of: <ul style="list-style-type: none"> i. 1.2m in height, where fence construction is solid or less than 50% transparent; ii. 1.5m in height, where fence construction is at least 50% transparent; 	<p>Complies with AO37.1 Specific requirements regarding fencing height and transparency can be conditioned.</p>

Performance outcomes	Acceptable outcomes	GPC Response
<p>e. protect the privacy and amenity for residents and dwellings adjoining the site.</p>	<ul style="list-style-type: none"> iii. 1.8m in height and solid only where setback behind landscaping and the site is on an arterial road; b. along any side or rear boundary, it is a minimum of 1.8m in height, except where forward of the main building line; c. along any side boundary, where forward of the main building line to the front boundary, it is: <ul style="list-style-type: none"> i. a maximum of 1.2m in height, where fence construction is solid or less than 50% transparent; or ii. a maximum of 1.5m in height, where fence construction is at least 50% transparent. 	
	<p>AO37.2 Development incorporating solid front fences or walls that front the street or other public spaces 1.2m or more high and longer than 10m, indentations, material variation and landscaping is provided to add visual interest and soften the visual impact.</p>	<p>Not Applicable</p>
	<p>AO37.3 Development for a retaining wall is:</p> <ul style="list-style-type: none"> a. stepped to minimise impact on the streetscape and pedestrian environment; b. a maximum of 0.6m in height if directly abutting the edge of the adjoining road reserve verge. 	<p>Not Applicable</p>
<p>Adaptable housing</p>		

Performance outcomes	Acceptable outcomes	GPC Response
<p>PO38 Development meets a diverse range of community needs by providing adaptable housing that is responsive to changing community life-cycle needs.</p>	<p>AO38 Where development provides housing, including associated outdoor living areas intended to be adaptable to different persons and households with differing mobility needs, the dwelling units and other site features are constructed in accordance with Table 9.3.14.3.D.</p>	<p>Not Applicable</p>
<p>Additional requirements for sites with an area of 7,000m² or greater, or for 20 or more dwellings if in the Emerging community zone</p>		
<p>PO39 Development contributes to contained, sustainable and functional communities and provides housing to suit residents through different life-cycle stages at a scale and density appropriate for the site's location and commensurate with ease of access to services, facilities and high quality public transport through:</p> <ul style="list-style-type: none"> a. inclusion of dwelling types, tenures, mix and forms consistent with the outcomes of the zones, zone precincts, neighbourhood plans and overlays applicable to the site; b. retaining or respecting the character and environmental values of the site; c. reflecting local streetscape forms, features and character; d. contributing to the desired character and form of the locality; e. the establishment or extension of public streets and pathways; 	<p>AO39 Development is designed and sited in compliance with a structure plan prepared in accordance with the Structure planning scheme policy.</p>	<p>Not Applicable</p>

Performance outcomes	Acceptable outcomes	GPC Response
<p>f. the provision of parks and other public spaces as appropriate to the scale of development;</p> <p>g. buildings that address existing streets;</p> <p>h. building height and setback transitions to an adjoining existing dwelling house and areas of lower density residential development.</p> <p>Note—A structure plan prepared in accordance with the Structure planning scheme policy can assist in demonstrating achievement of this performance outcome. A structure plan must be prepared where in the Emerging community zone.</p>		
<p>Additional criteria for development if identified in a neighbourhood plan</p>		
<p>PO40 Development on a landmark site identified in a neighbourhood plan provides a prominent visual reference and contribution to the city’s public realm by:</p> <ul style="list-style-type: none"> a. exhibiting subtropical architectural excellence through design, treatment and articulation; b. defining the site and its 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 major connection point in the city; d. respecting the prominence of any adjoining or nearby heritage place or local landmark; 	<p>AO40.1 Development:</p> <ul style="list-style-type: none"> a. emphasises a landmark site identified in a neighbourhood plan and its setting; b. addresses all elevations, with front, side and rear facades all displaying a high level of modulation and articulation; c. both vertically and horizontally articulates building form and mass with proportions compatible with the height, scale and setting of the building; d. provides an interesting and varied skyline and silhouette; e. uses high-quality and durable materials and finishes; f. integrates landscaping, building entries and the public realm at the ground plane. <p>Note—The Council’s Independent Design Advisory Panel may be invited to provide advice on developments in accordance with the</p>	<p>Not Applicable</p>

Performance outcomes	Acceptable outcomes	GPC Response
<p>e. providing a corner land dedication, if required, that:</p> <ul style="list-style-type: none"> i. accommodates a deep-planted large feature tree within the dedication area; ii. provides a building envelope that acknowledges and integrates the presence of the large feature tree canopy; iii. accommodates high levels of pedestrian movement and a high quality pedestrian setting. <p>Note—A neighbourhood plan may indicate whether or not a land dedication is required.</p>	<p>provisions of the Independent design advisory panel planning scheme policy.</p> <p>AO40.2 Development provides a corner land dedication adjacent to the existing verge area which:</p> <ul style="list-style-type: none"> a. complies with any dimensions identified in a neighbourhood plan; b. accommodates a deep-planted feature tree in compliance with the Infrastructure design planning scheme policy; c. is embellished in compliance with the Infrastructure design planning scheme policy. <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 or less storeys height. Where an inverted corner land dedication is provided, the building design accommodates the feature tree canopy at maturity.</p>	<p>Not Applicable</p>
<p>PO41 Development minimises visual impacts on a view corridor of local significance and enhances opportunities for observation of key vistas and views from identified view points.</p>	<p>AO41.1 Development ensures building placement and design minimise visual impacts on a view corridor identified in a neighbourhood plan.</p> <p>Note—A neighbourhood plan may identify view corridors and may or may not identify any specific view points from which they are observed.</p>	<p>Not Applicable</p>
	<p>AO41.2 Development enhances opportunities for views and vistas from a view point identified in a neighbourhood plan.</p> <p>Note—A neighbourhood plan may identify view points and may or may not identify any specific view corridor that they observe.</p>	<p>Not Applicable</p>
<p>PO42</p>	<p>AO42.1</p>	<p>Not Applicable</p>

Performance outcomes	Acceptable outcomes	GPC Response
<p>Development on a significant corner site identified in a neighbourhood plan provides a prominent visual reference and contribution to the neighbourhood’s public realm by:</p> <ul style="list-style-type: none"> 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, 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: <ul style="list-style-type: none"> i. accommodating a deep-planted feature tree within the dedication area; ii. providing a building envelope that acknowledges and respects the presence of the feature tree canopy. <p>Note—A neighbourhood plan will indicate whether or not a land dedication is required.</p>	<p>Development is designed to emphasise the corner setting of a significant corner site identified in a neighbourhood plan and provides:</p> <ul style="list-style-type: none"> a. building entries on both street frontages; or b. a single main entry at the corner. 	
	<p>AO42.2</p> <p>Development provides a significant corner land dedication of a significant corner site identified in a neighbourhood plan, adjacent to the existing verge of the building which:</p> <ul style="list-style-type: none"> a. complies with any dimensions identified in the neighbourhood plan; b. accommodates a deep-planted 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. <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 or fewer storeys in height. Where an inverted corner land dedication is provided, the building design accommodates the feature tree canopy at maturity.</p>	<p>Not Applicable</p>
	<p>AO42.3</p> <p>Development ensures that any part of the building, including the basement but excluding awnings, is outside the corner land dedication area.</p> <p>Note—A neighbourhood plan may indicate if a building is able to volumetrically extend into the corner land dedication area.</p>	<p>Not Applicable</p>
<p>If in the Infill housing zone precinct of the Character residential zone</p>		

Performance outcomes	Acceptable outcomes	GPC Response
<p>PO43 Development in the Infill housing zone precinct of the Character residential zone respects the intensity and form of the neighbourhood and demonstrates an appropriate site density.</p>	<p>AO43 Development in the Infill housing zone precinct of the Character residential zone does not exceed 1 dwelling per 300m² of site area.</p>	<p>Not Applicable</p>
<p>PO44 Development provides a side boundary setback that reflects the character and form intent of the area, generally characterised by the separation of buildings.</p>	<p>AO44 Development in the Character residential zone:</p> <ul style="list-style-type: none"> a. does not incorporate a built to boundary wall; or b. matching the extent of an existing built to boundary wall on the adjoining property; or c. incorporates a maximum of 1 built to the boundary wall on a side boundary where the owner of the adjoining premises does not object. <p>Editor's note—Confirmation in writing in the form of a statutory declaration from the registered owner of the adjoining premises is required to be submitted to demonstrate compliance.</p>	<p>Not Applicable</p>

Operational work code

Table 9.4.6.3—Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	GPC Response
General		
<p>PO1 Development for operational work:</p> <ul style="list-style-type: none"> a. is designed and constructed to the standards in the Compensatory earthworks planning scheme policy, Infrastructure design planning scheme policy and Transport, access, parking and servicing planning scheme policy; b. is integrated and consistent with the future development envisaged on the site by the planning scheme. 	<p>AO1 Development for operational work is undertaken in accordance with the standards specified in the requirements for another relevant permit as identified in the decision notice for a development approval.</p>	<p>Complies with AO1 All operational works will be undertaken in accordance with the relevant standards and requirements outlined.</p>
<p>PO2 Development for operational work implements measures to prevent or minimise adverse impacts, including sleep disturbance, at a sensitive use due to noise and dust.</p> <p>Note—A noise and dust impact management plan prepared in accordance with the Management plans planning scheme policy can assist in demonstrating achievement of this performance outcome.</p>	<p>AO2.1 Development for operational work only occurs between 6:30am and 6:30pm Monday to Saturday, excluding public holidays.</p> <p>AO2.2 Development for operational work is undertaken in accordance with the standards specified in the requirements for another relevant permit as identified in the decision notice for a development approval.</p>	<p>Complies with AO2.1 Operational work will only occur during the specified timeframes. This can be conditioned, as required.</p> <p>Complies with AO2.2 All operational works will be undertaken in accordance with the relevant standards and requirements outlined.</p>

Outdoor lighting code

Table 9.4.7.3—Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	GPC Response
<p>PO1 Development provides outdoor lighting that does not have an adverse impact on any person, activity or fauna because of light emissions, either directly or by reflection.</p>	<p>AO1.1 Development ensures that technical parameters, design, installation, operation and maintenance of outdoor lighting:</p> <ul style="list-style-type: none"> a. comply with the requirements of AS 4282-1997 Control of the obtrusive effects of outdoor lighting; b. maintain a minimum of 20lux at the footpath level where in a zone in the centre zones category or the Mixed use zone. <p>Note—The effects of outdoor lighting should 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>	<p>Complies with AO1.1 Where applicable, outdoor lighting will be designed, installed, operated and maintained in compliance with the relevant requirements and standards.</p>
	<p>AO1.2 Development provides floodlighting that is restricted to a type that gives no upward component of light where mounted horizontally, such as a full cut off luminaire.</p>	<p>Not Applicable No floodlighting is proposed.</p>

Transport, access, parking and servicing code

Table 9.4.11.3—Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	GPC Response
<p>PO1 Development is designed:</p> <ul style="list-style-type: none"> a. to include a technically competent and accurate response to the transport and traffic elements of the development; b. in accordance with the standards in the Transport, access, parking and servicing planning scheme policy; c. to ensure the efficient operation and safety of the development and its surrounds. <p>Note—The acceptable outcome and performance outcome can be demonstrated through a development application that:</p> <ul style="list-style-type: none"> • is accompanied by sufficient information, including computer modelling input and output data, to allow the proposed development to be properly assessed against the requirements of this code and the standards and guidelines of the Transport, access, parking and servicing planning scheme policy; • is certified by a Registered Professional Engineer Queensland that all plans, documents and dimensioned drawings comply with the requirements of this code and the standards and guidelines of the Transport, access, parking and servicing planning scheme policy; • ensures that any computer modelling input and output data are accurate, reasonable and carried out in accordance with sound traffic engineering practices. 	<p>AO1 Development complies with the standards in the Transport, access, parking and servicing planning scheme policy.</p>	<p>Complies with AO1 The proposed development complies with the relevant standards in the Transport, access, parking and servicing planning scheme policy, as demonstrated in the Traffic Impact Assessment prepared by Quantum Traffic and included at Attachment F.</p>
<p>PO2 Development of a major size incorporates on-site provision for integration with the public transport network and the management of vehicles, public transport, pedestrians and cyclists, including providing appropriate pedestrian and cyclist linkages to adjoining uses, public areas and the</p>	<p>AO2 No acceptable outcome is prescribed.</p>	<p>Complies with PO2 The proposed development is well serviced by the public transport network. Refer to Attachment F for further detail.</p>

Performance outcomes	Acceptable outcomes	GPC Response
transport network consistent with the planning by the Queensland Government and Council.		
PO3 Development provides vehicle access that is located and designed so as to have no significant impact on the safety, efficiency, function, convenience of use or capacity of the road network.	AO3.1 Development provides site access that is located and designed in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.	Complies with AO3.1 Site access is located and designed in compliance with the relevant standards in the Transport, access, parking and servicing planning scheme policy (TAPS PSP). Refer to Attachment F for further detail.
	AO3.2 Development provides an easement for a vehicular access benefiting all adjoining landowners and the Council if the vehicular access services more than an individual development or premises.	Not Applicable
PO4 Development provides walking and cycle routes through the site which: <ol style="list-style-type: none"> link to the external network and pedestrian and cyclist destinations such as schools, shopping centres, open space, public transport stations, shops and local activity centres along the safest, most direct and convenient routes; encourage walking and cycling; ensure pedestrian and cyclist safety; provide a direct and legible network. Note—The Infrastructure design planning scheme policy provides additional guidance on how to comply with this performance outcome.	AO4.1 Development provides walking and cycle routes which are constructed on the carriageway or through the site to: <ol style="list-style-type: none"> create a walking or cycle route along the full frontage of the site; connect to public transport and existing cycle and walking routes at the frontage or boundary of the site. 	Not Applicable The proposed development maintains existing walking and cycle routes along the frontage.
	AO4.2 Development provides walking and cycle routes that are constructed in compliance with the standards in the Transport, access, parking and servicing planning scheme policy and the Infrastructure design planning scheme policy.	
	AO4.3 Development provides walking and cycle routes which do not include a potential entrapment area,	

Performance outcomes	Acceptable outcomes	GPC Response
	blind corner or sudden change in level that restrict sightlines.	
<p>PO5 Development provides secure and convenient bicycle parking which:</p> <ul style="list-style-type: none"> a. for visitors is obvious and located close to the building’s main entrance; b. for employees is conveniently located to provide secure and convenient access between the bicycle storage area, end-of-trip facilities and the main area of the building; c. is easily and safely accessible from outside the site; d. does not impact adversely on visual amenity; e. does not impede the movement of pedestrians or other vehicles; f. is designed to comply with a recognised standard for the construction of bicycle facilities. <p>Note—For a performance outcome relating to the number of bicycle parking spaces provided, the application must demonstrate how the needs of the intended users of the site differ from the standard rates in the Transport, access, parking and servicing planning scheme policy.</p>	<p>A05.1 Development provides on-site bicycle parking spaces in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.</p>	<p>Complies with A05.1 On-site bicycle parking is provided in compliance with the relevant standards of the TAPS PSP. Refer to Attachment F for further detail.</p>
	<p>A05.2 Development provides bicycle parking spaces for employees which are co-located with end-of-trip facilities (shower cubicles and lockers) in compliance with the Transport, access, parking and servicing planning scheme policy and AS 2890.3-1993 Bicycle parking facilities.</p>	<p>Not Applicable</p>
	<p>A05.3 Development ensures that the location of visitor bicycle parking is discernible either by direct view or using signs from the street.</p>	<p>Complies with A05.3 On-site bicycle parking is provided in compliance with the relevant standards of the TAPS PSP. Refer to Attachment F for further detail.</p>
	<p>A05.4 Development provides visitor bicycle parking which does not impede pedestrian movement.</p>	<p>Complies with A05.4 Bicycle parking is located away from pedestrian movement areas.</p>
	<p>A05.5 Development provides bicycle parking which is constructed in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.</p>	<p>Complies with A05.5 On-site bicycle parking is provided in compliance with the relevant standards of the TAPS PSP. Refer to Attachment F for further detail.</p>
<p>PO6 Development provides shower cubicles and lockers in sufficient numbers to meet the needs and volume of predicted pedestrian and cyclist users.</p>	<p>A06 Development provides shower cubicles and lockers for pedestrians and cyclists in compliance with the standards in the Transport, access, parking and servicing planning scheme policy</p>	<p>Not Applicable</p>

Performance outcomes	Acceptable outcomes	GPC Response
Note—For a performance outcome the application must demonstrate how the needs of the intended users of the site differ from the standard rates in the Transport, access, parking and servicing planning scheme policy.		
<p>PO7</p> <p>Development provides pedestrian and cyclist access to the site which is designed to provide safe movement and avoid unnecessary conflict between pedestrians, cyclists and motor vehicles.</p>	<p>A07</p> <p>Development provides pedestrian and cycle access that is designed and constructed in compliance with the site access design guidelines, pedestrian facilities standards and cyclist facilities standards in the Transport, access, parking and servicing planning scheme policy.</p>	<p>Complies with A07</p> <p>Pedestrian and cycle access is provided in compliance with the relevant standards and guidelines of the TAPS PSP. Refer to Attachment F for further detail.</p>
<p>PO8</p> <p>Development provides pedestrian and cyclist access to and from the site which is located to take advantage of safe crossing points of the adjacent road system, key destinations and public transport facilities.</p>	<p>A08</p> <p>No acceptable outcome is prescribed.</p>	<p>Complies with PO8</p> <p>Pedestrian and cycle access is provided in compliance with the relevant standards and guidelines of the TAPS PSP. Refer to Attachment F for further detail.</p>
<p>PO9</p> <p>Development provides access driveways in the road area that are located, designed and controlled to:</p> <ol style="list-style-type: none"> a. minimise adverse impacts on the safety and operation of the transport network, including the movement of pedestrians and cyclists; b. ensure the amenity of adjacent premises, from impacts such as noise and light. 	<p>A09.1</p> <p>No acceptable outcome for access is prescribed, for a major development (as described in the Transport, access, parking and servicing planning scheme policy).</p>	<p>Complies with PO9</p> <p>The proposed development provides an access driveway which is appropriately located, design and controlled to minimise impacts on the transport network and maintain amenity on adjoining premises.</p>
	<p>A09.2</p> <p>Development which is not a major development (as described in the Transport, access, parking and servicing planning scheme policy) provides a single site access driveway in the road area to the lowest order road to which the site has frontage.</p>	<p>Not Applicable</p>
	<p>A09.3</p> <p>Development ensures that sight distances to and from all proposed access driveways in the road</p>	<p>Complies with A09.3</p>

Performance outcomes	Acceptable outcomes	GPC Response
	area and intersections are in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.	Existing sight distances – which are in compliance with the relevant standards of the TAPS PSP – are maintained.
	AO9.4 Development provides access driveways in the road area which: <ul style="list-style-type: none"> a. are located, designed and controlled in compliance with the standards in the Transport, access, parking and servicing planning scheme policy; b. are not provided through a bus stop, taxi rank or pedestrian crossing or refuge. 	Complies with AO9.4 The proposed access driveway is located, designed and controlled in compliance with the standards of the TAPS PSP and Refuse planning scheme policy. Refer to Attachment F for further detail.
	AO9.5 Development makes provision for shared access arrangements particularly where it is necessary to limit access points to a major road.	Complies with AO9.5 A single access driveway is provided for all site occupants.
PO10 Redevelopment provides for: <ul style="list-style-type: none"> a. the closure of all access driveways in the road area that no longer comply with the standards in the Transport, access, parking and servicing planning scheme policy; b. the reinstatement of adjacent footpaths. 	AO10 No acceptable outcome is prescribed.	Complies with AO10 Existing driveway crossovers will be demolished and footpaths reinstated where the new driveway crossover is not located.
PO11 Development provides that an internal approach to an access driveway in the road area is designed and located to provide for the safety of pedestrians and cyclists using paths adjacent to the frontage of the site, and motorists.	AO11.1 Development provides sight distances to and from all proposed access driveways in the road area and intersections which are in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.	Complies with AO11.1 Appropriate sight lines are provided in accordance with the relevant the standards of the TAPS PSP and Refuse planning scheme policy. Refer to Attachment F for further detail.
	AO11.2	

Performance outcomes	Acceptable outcomes	GPC Response
	<p>Development ensures that convex mirrors are only used in a site:</p> <ul style="list-style-type: none"> a. as a secondary support at access driveways; b. in addition to acceptable sight splays that comply with the sight distances standards in the Transport, access, parking and servicing planning scheme policy. 	
<p>PO12 Development in the City core and City frame as identified in Figure a provides car parking spaces at rates to discourage private car use and encourage walking, cycling and the use of public transport.</p>	<p>AO12 Development in the City core and City frame as identified in Figure a provides maximum car-parking rates in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.</p> <p><small>Note—For accepted development subject to compliance with identified requirements including an existing premises, no reduction to existing car parking is required to comply with a maximum car-parking rate in the Transport, access, parking and servicing planning scheme policy.</small></p>	<p>Performance outcome – complies with PO12 The proposed development provides an appropriate parking rate. Refer to Attachment F for further detail.</p>
<p>PO13 Development outside of the City core and City frame as identified in Figure a provides on-site car parking spaces to accommodate the design peak parking demand without any overflow of car parking to an adjacent premises or adjacent street.</p>	<p>AO13 Development outside of the City core and City frame as identified in Figure a:</p> <ul style="list-style-type: none"> a. provides on-site car parking spaces in compliance with the standards in the Transport, access, parking and servicing planning scheme policy; or b. for accepted development subject to compliance with identified requirements, does not result in on-street car parking if no parking standard is identified in the Transport, access, parking and servicing planning scheme policy. <p><small>Note—For accepted development subject to compliance with identified requirements including an existing premises, no reduction to existing car parking is required to comply with a maximum car-</small></p>	<p>Not Applicable</p>

Performance outcomes	Acceptable outcomes	GPC Response
	parking rate in the Transport, access, parking and servicing planning scheme policy	
PO14 Development ensures that the number of car parking spaces and design of the car parking area: <ol style="list-style-type: none"> meet the combined design peak parking demand for residential, visitor and business parking; allow for the temporal sharing of car-parking spaces for uses with different peak parking demands. Note—In order to demonstrate that adequate car parking is provided, a traffic impact assessment prepared in compliance with the Transport, access, parking and servicing planning scheme policy is to identify the appropriate number of car parking spaces to be provided.	AO14.1 Development provides a number of car parking spaces on site equalling the sum of the maximum design peak parking demand for the individual uses at any point in time.	Complies with A14.1 The proposed development provides adequate parking provisions to accommodate peak demand. Refer to Attachment F for further detail.
	AO14.2 Development involving mixed use provides a non-residential car parking area with shared parking for all the businesses in the development.	Not Applicable
PO15 Development provides a car park layout which allows for on-site vehicle parking that: <ol style="list-style-type: none"> is clearly defined, safe and easily accessible; is designed to contain potential adverse impacts within the site; does not detract from the aesthetics or amenity of an area; discourages on-street parking if parking has an adverse traffic management safety or amenity impact; is consistent with safe and convenient pedestrian and cyclist movement. 	AO15 Development provides parking bays, queue areas and manoeuvring areas which are designed for the design service vehicle to the standards in the Transport, access, parking and servicing planning scheme policy.	Complies with A15 The proposed development provides parking, queuing and manoeuvring areas which are appropriately located and designed in compliance with the standards of the TAPS PSP and Refuse planning scheme policy. Refer to Attachment F for further detail.
PO16 Development creates a safe environment by incorporating the key elements of crime prevention through environmental design.	AO16 Development incorporates the key elements of crime prevention through environmental design in its layout, building and structure design and landscaping by:	Complies with AO16 The proposed development incorporates a layout, building and structure design and landscaping which reduces and prevents crime as much as practicable.

Performance outcomes	Acceptable outcomes	GPC Response
	<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 and 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 and 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>PO17 Development minimises the potential for graffiti and vandalism through access control, canvas reduction and easy maintenance selection.</p>	<p>AO17 Development incorporates graffiti and vandalism prevention techniques in its layout, building and structure design and landscaping, by:</p> <p>a. denying access to potential canvases through access control techniques;</p> <p>b. reducing potential canvases through canvas reduction techniques;</p>	<p>Complies with AO17 The proposed development incorporates a layout, building and structure design and landscaping which reduces and prevents graffiti and vandalism as much as practicable.</p>

Performance outcomes	Acceptable outcomes	GPC Response
	<p>c. ensuring graffiti can be readily and quickly removed through easy maintenance selection techniques.</p> <p>Note—For guidance on graffiti and vandalism prevention techniques, refer to the Graffiti prevention planning scheme policy.</p>	
<p>PO18 Development is serviced by an adequate number and size of service vehicles.</p>	<p>AO18 Development ensures that the number and size of design service vehicles selected for the site is in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.</p>	<p>Complies with A18 The proposed development provides service areas and facilities which are appropriately located and designed in compliance with the standards of the TAPS PSP and Refuse planning scheme policy. Refer to Attachment F for further detail.</p>
<p>PO19 Development layout provides for services which:</p> <ul style="list-style-type: none"> a. are wholly within the site, other than service vehicle manoeuvring areas which may overhang the verge on a minor road where use of the footpath is not adversely affected; b. are clearly defined, safe and easily accessible; c. are designed to contain potential adverse impacts of servicing within the site; d. do not detract from the aesthetics or amenity of the surrounding area. 	<p>AO19.1 Development ensures that a service bay provided on site:</p> <ul style="list-style-type: none"> a. is provided and designed to comply with the design vehicle table and service area design standards in the Transport, access, parking and servicing planning scheme policy; b. is located away from street frontages and screened from adjoining premises. 	<p>Complies with A19.1 The proposed development provides service areas and facilities which are appropriately located and designed in compliance with the standards of the TAPS PSP and Refuse planning scheme policy. Refer to Attachment F for further detail.</p>
	<p>AO19.2 Development provides on-site servicing facilities and associated on-site vehicle manoeuvring areas which are designed in compliance with the service area design standards in the Transport, access, parking and servicing planning scheme policy.</p>	<p>Complies with A19.2 The proposed development provides service areas and facilities which are appropriately located and designed in compliance with the standards of the TAPS PSP and Refuse planning scheme policy. Refer to Attachment F for further detail.</p>
	<p>AO19.3 Development provides service areas for refuse collection in compliance with the standards in the Refuse planning scheme policy, Transport, access,</p>	<p>Complies with AO20 The proposed development provides service areas for refuse collection in compliance with the standards of the TAPS PSP and Refuse planning</p>

Performance outcomes	Acceptable outcomes	GPC Response
	parking and servicing planning scheme policy and the Infrastructure design planning scheme policy.	scheme policy. Refer to Attachment F for further detail.
<p>PO20 Development provides service vehicle access routes to and from the site which minimise the impact on:</p> <ul style="list-style-type: none"> a. amenity and safety in residential areas; b. streets not constructed to a standard that accommodate increased heavy vehicle movements. 	<p>AO20 Development ensures that service vehicles use the shortest and most direct route to the major road network in compliance with the heavy vehicle standards in the Transport, access, parking and servicing planning scheme policy.</p>	<p>Complies with AO20 The proposed development maintains existing service vehicle routes.</p>
<p>If for development which is required to be serviced by a b-double (Austroad class 10 vehicle), multi-combination vehicle, over-dimensioned vehicle or any other vehicle identified by the Queensland Government as requiring a permit to operate on the road (freight-dependent development)</p>		
<p>PO21 Development which is freight-dependent development ensures that the traffic generated by the development does not impact on:</p> <ul style="list-style-type: none"> a. the operation of the transport network; b. the safety and amenity of a residential area; c. a road not constructed to accommodate a non-standard vehicle such as a road only constructed to accommodate a vehicle that has a legal right of access to all roads including Austroads vehicles classes 1–9. 	<p>AO21.1 Development which is freight-dependent development is located on a site which:</p> <ul style="list-style-type: none"> a. has frontage to or direct access to the freight network in the Road hierarchy overlay via roads in a zone in the Industry zones category; or b. can be serviced by a route that can act as a primary freight access route and connect to an existing primary freight route without impacting on the safe operation of the road network in compliance with the heavy vehicle standards in the Transport, access, parking and servicing planning scheme policy. <p>AO21.2 Development which is freight-dependent development provides any necessary upgrade to a</p>	<p>Not Applicable</p>

Performance outcomes	Acceptable outcomes	GPC Response
	road used as an access route in compliance with the Infrastructure design planning scheme policy.	