

### 9.3.3 Centre or mixed use code

Performance outcomes	Acceptable outcomes	Assessment
<b>Section A—If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development</b>		
<p><b>PO1</b></p> <p>Development:</p> <p>(a) has hours of operation which are controlled so that the use does not detrimentally impact on the amenity of adjoining residents;</p> <p>(b) does not result in noise emissions that exceed the noise (planning) criteria in <a href="#">Table 9.3.3.3.F</a>, low frequency noise criteria in <a href="#">Table 9.3.3.3.G</a> and night-time noise criteria in <a href="#">Table 9.3.3.3.H</a> in a sensitive zone or a nearby sensitive use, except music noise where located in a Special entertainment precinct identified in a neighbourhood plan.</p> <p>Note—A noise impact assessment report prepared in accordance with the <a href="#">Noise impact assessment planning scheme policy</a> can assist in demonstrating achievement of this performance outcome.</p>	<p><b>AO1.1</b></p> <p>Development:</p> <p>(a) for accommodation activities, dwelling unit or emergency services has unlimited hours of operation;</p> <p>(b) for a club, if licensed, bar, function facility, hotel or nightclub entertainment facility does not generate noise which is clearly audible and detectable, or impacts on the amenity of a resident, in a dwelling or other sensitive use;</p> <p>Note—Development for a club, if licensed, bar, function facility, hotel or nightclub entertainment facility is not expected to achieve this outcome.</p> <p>(c) for any other use:</p> <p>(i) where in the Principal centre zone or Major centre zone has unlimited hours of operation;</p> <p>(ii) where in the District centre zone, Neighbourhood centre zone or Mixed use zone:</p> <p><b>(A) has hours of operation, including for deliveries, which are limited to 6am to 10pm; or</b></p> <p>(B) does not generate noise which is clearly audible and disturbing in a dwelling or other sensitive use;</p> <p>(iii) where in any other zone:</p>	<p><b>While the proposed operating hours extend marginally beyond the Acceptable Outcomes of the Centre / Mixed Use Code, the proposal fully satisfies the relevant Performance Outcomes. The additional operating window of one hour, from 5:15 am to 10:45 pm (compared to the Acceptable Outcome of 6:00 am to 10:00 pm), is not expected to result in any adverse amenity impacts on adjoining land uses or the wider locality. The site is located within an established mixed-use environment where commercial activity outside standard business hours is anticipated, and the proposed use will operate as a low-impact indoor pilates studio with no amplified noise, minimal staffing, and controlled patron numbers. There are no sensitive residential interfaces directly affected, and the staggered nature of class scheduling further mitigates any potential impacts. Importantly, the proposal delivers a positive community outcome by introducing a health-focused facility that promotes active lifestyles and wellbeing. On this basis, the minor variation to the Acceptable Outcomes is considered reasonable, appropriate, and consistent with the intent of the Code, and is not expected to cause any detrimental impacts to amenity or the character of the area.</b></p>

	<p>(A) has hours of operation, including for deliveries, which are limited to 6am to 8pm; or</p> <p>(B) does not generate noise which is clearly audible and disturbing in a dwelling or other sensitive use.</p>	<p><b>In summary, the proposed development has been carefully designed to respond to the relevant provisions of the planning scheme and demonstrates compliance with the applicable Performance Outcomes and Acceptable Outcomes of the relevant assessment benchmarks. The proposal is consistent with the intent and purpose of the zone, appropriately utilises an existing commercial tenancy, and will not result in any unacceptable amenity, traffic, parking, or operational impacts. The scale and intensity of the use are well suited to the site and its context, and the development is expected to contribute positively to the activation and ongoing viability of the premises. Accordingly, the proposal is considered to represent a reasonable and desirable planning outcome for the subject site and is supported on both strategic and merit-based planning grounds.</b></p>
	<p><b>AO1.2</b></p> <p>Development ensures mechanical plant or equipment is acoustically screened from an adjoining sensitive use.</p> <p>Note—Mechanical plant includes generators, motors, compressors and pumps e.g. air-conditioning, refrigeration or cold room motors</p>	<p>N/A no change to existing facilities.</p>
<p><b>PO2</b></p> <p>Development protects the visual amenity of the centre, public realm and any adjacent residential use.</p>	<p><b>AO2</b></p> <p>Development including mechanical plant, refuse and recycling area, vent and exhaust is not visible from:</p> <p>(a) a street or public space;</p> <p>(b) an adjacent residential use.</p>	<p>N/A no change to existing facilities.</p>

	Note—Mechanical plant includes generators, motors, compressors and pumps e.g. air-conditioning, refrigeration and coldroom motors.	
<p><b>PO3</b></p> <p>Development:</p> <p>(a) avoids or minimises air emissions;</p> <p>(b) complies with the air quality (planning) criteria in <a href="#">Table 9.3.3.3.I</a> and odour criteria in <a href="#">Table 9.3.3.3.J</a> in a sensitive zone or <a href="#">sensitive use</a>.</p> <p>Note—An air quality impact report prepared in accordance with the <a href="#">Air quality planning scheme policy</a> can assist in demonstrating achievement of this performance outcome.</p>	<p><b>AO3.1</b></p> <p>Development ensures that air pollutants, including odour, are not released external to the development except where complying with AO3.2 and AO3.3.</p>	N/A the proposal is of a minor nature and will not introduce pollutants or impacts.
	<p><b>AO3.2</b></p> <p>Development ensures that if food and cooking odour is released, exhaust vent outlets are discharged vertically and directed away from any <a href="#">sensitive use</a> with the following constraints:</p> <p>(a) separated by a minimum of 6m from a sensitive use, including any outdoor air intake of a sensitive use;</p> <p>(b) does not cause an odour or air emission which is detectable and disturbing at a sensitive use.</p>	N/A not a food and drink outlet.
	<p><b>AO3.3</b></p> <p>Development ensures that exhaust vents from any car park or bus station are separated from any sensitive use by a minimum of 15m.</p>	N/A no exhaust fans.
<p><b>PO4</b></p> <p>Development for a sensitive use is located to achieve the air quality planning criteria in <a href="#">Table 9.3.3.3.I</a> and odour criteria in <a href="#">Table 9.3.3.3.J</a>.</p> <p>Note—An air quality impact report prepared in accordance with the <a href="#">Air quality planning scheme policy</a> can assist in demonstrating achievement of this performance outcome.</p>	<p><b>AO4</b></p> <p>Development for a sensitive use is located at least 150m from a spray painting workshop.</p> <p>Note—This distance is to be measured between the building containing the spray painting workshop and the property boundary of the sensitive use.</p>	N/A development is not for a sensitive use.

<p><b>PO5</b></p> <p>Development for <a href="#">outdoor lighting</a>:</p> <p>does not have an adverse impact on any person, activity or fauna because of light emissions, either directly or by reflection;</p> <p>ensures that the external appearance of the premises is similar to adjoining non-residential premises with lighting that does not impact adversely on centre amenity and the public realm.</p>	<p><b>AO5.1</b></p> <p>Development provides for <a href="#">outdoor lighting</a>: with technical parameters, design, installation, operation and maintenance which comply with the requirements of <a href="#">AS 4282-1997 Control of the obtrusive effects of outdoor lighting</a>; which maintains a minimum of 20lux at the footpath level where in a zone in the centre zones category or the Mixed use zone.</p> <p>Note—The effect of outdoor lighting is to be mitigated where a window of a habitable room of a nearby dwelling will be illuminated beyond maximum permissible values outlined in <a href="#">AS 4282-1997 Control of the obtrusive effects of outdoor lighting</a>.</p>	N/A existing premises and surrounding lighting.
	<p><b>AO5.2</b></p> <p>Development ensures that floodlighting is restricted to types that do not produce an upward component of light where mounted horizontally such as a full cut off luminaire.</p>	N/A no floodlighting proposed.
	<p><b>AO5.3</b></p> <p>Development facade has no flashing lights.</p>	Complies – no flashing lights.
<p><b>PO6</b></p> <p>Development for urban purposes is serviced adequately with:</p> <p>water supply which meets the stated standard of service for intended use and fire-fighting purposes;</p> <p>waste disposal.</p>	<p><b>AO6</b></p> <p>Development provides for all lots to be provided with reticulated water supply and sewerage.</p>	N/A existing water supply and sewerage services.
<p><b>Additional criteria for development if for a <a href="#">food and drink outlet</a></b></p>		

<p><b>PO7</b></p> <p>Development mitigates impacts on residential <a href="#">amenity</a> in or adjoining the building through:</p> <p>(a) providing an outdoor dining area that is appropriately located;</p> <p>(b) ensuring external dining and entertainment areas are visually and <a href="#">acoustically screened</a> from an adjoining dwelling.</p>	<p><b>AO7</b></p> <p>Development provides for external dining or entertainment areas to be:</p> <p>(a) located in or directly adjacent to the public realm;</p> <p>(b) visually and <a href="#">acoustically screened</a> from an adjoining dwelling.</p>	<p>N/A not a food and drink outlet.</p>
<p><b>Additional criteria for development if for a <a href="#">garden centre</a> or <a href="#">hardware and trade supplies</a></b></p>		
<p><b>PO8</b></p> <p>Development contributes to the creation of a vibrant and attractive public realm and centre amenity.</p>	<p><b>AO8.1</b></p> <p>Development provides for the <a href="#">gross floor area</a> for any individual tenancy to be no greater than 1,500m<sup>2</sup> if in the Centre frame zone precinct of the Mixed use zone or the Corridor zone precinct of the <a href="#">Mixed use zone</a>.</p>	<p>N/A not a garden centre or hardware and trade supplies.</p>
	<p><b>AO8.2</b></p> <p>Development:</p> <p>(a) is not located on land identified as <a href="#">active frontage – primary</a>; or</p> <p>if located on land identified as active frontage – primary, is located behind a highly active non-residential use.</p>	<p>N/A not a garden centre or hardware and trade supplies.</p>
	<p><b>AO8.3</b></p> <p>Development if located on an <a href="#">active frontage – secondary</a>:</p> <p>(a) ensures that:</p>	<p>N/A not a garden centre or hardware and trade supplies.</p>

	<ul style="list-style-type: none"> <li>(i) separate tenancies do not amalgamate to create a frontage wider than 20m;</li> <li>(ii) windows are not obscured with signage or fixtures;</li> <li>(iii) the tenancy interior is able to be viewed from the street; or</li> </ul> <p>(b) is located behind active non-residential uses.</p>	
<b>Additional criteria if for development if a <a href="#">shop</a> or shop component of a <a href="#">shopping centre</a></b>		
<p><b>PO9</b></p> <p>Development contributes to the creation of a vibrant and attractive public realm and centre amenity.</p>	<p><b>AO9</b></p> <p>Development provides for a <a href="#">gross floor area</a> of no greater than 1,500m<sup>2</sup> for any individual tenancy in the Centre frame zone precinct of the Mixed use zone or Corridor zone precinct of the <a href="#">Mixed use zone</a>.</p>	N/A not within the Centre frame zone precinct or the Corridor zone precinct.
<b>Additional criteria for development if for a <a href="#">showroom</a></b>		
<p><b>PO10</b></p> <p>Development contributes to the creation of a vibrant and attractive public realm and centre amenity.</p>	<p><b>AO10.1</b></p> <p>Development provides a <a href="#">gross floor area</a> of no greater than 1,500m<sup>2</sup> for any individual tenancy if in the Centre frame zone precinct of the Mixed use zone or the Corridor zone precinct of the <a href="#">Mixed use zone</a>.</p>	N/A not a showroom.
	<p><b>AO10.2</b></p> <p>Development located on an <a href="#">active frontage – primary</a>:</p> <p>(a) ensures that:</p> <ul style="list-style-type: none"> <li>(i) separate tenancies do not amalgamate to create frontages wider than 10m;</li> <li>(ii) windows are not obscured with signage or fixtures;</li> </ul>	N/A not a showroom. N/A no alterations to existing frontage.

	<p>(iii) the tenancy interior is able to be viewed from the street; or</p> <p>(b) is located behind active non-residential uses.</p> <p>Note—Highly active non-residential uses are required on an active frontage – primary to create the greatest degree of pedestrian activity and interaction. These uses are mostly accommodated in small individual tenancies with narrow building frontages, such as <a href="#">shops</a>, restaurants and cafes.</p>	
<b>Section B—If for assessable development involving demolition</b>		
<p><b>PO11</b></p> <p>Development provides that a vacant development site presents an attractive temporary parkland and does not impact adversely on the visual amenity of the centre or mixed use area or the public realm.</p>	<p><b>AO11</b></p> <p>Development for the demolition of a building, where redevelopment is delayed for more than 3 months, ensures the site is:</p> <p>(a) cleared of all rubble, debris and demolition materials;</p> <p>(b) turfed so it can be mowed;</p> <p>(c) landscaped with perimeter planting consisting of advanced specimens of fast-growing species in compliance with the <a href="#">Planting species planning scheme policy</a>;</p> <p>(d) provided with drainage to prevent ponding;</p> <p>(e) maintained so that there is no sediment run-off onto adjacent premises, roads or footpaths;</p> <p>(f) provided with public access where public safety can be maintained;</p> <p>(g) provided with at least 50% transparent street-front fencing if fenced;</p>	<p>N/A no demolition of a building.</p>

	(h) maintained to ensure no nuisance or amenity impacts to adjacent premises, residents, roads or footpaths.	
<b>Section C—If for assessable development</b>		
<p><b>PO12</b></p> <p>Development ensures that the site is of sufficient area and frontage width to:</p> <p>(a) achieve convenient and safe vehicle, pedestrian and cyclist access;</p> <p>(b) minimise traffic hazard and inconvenience;</p> <p>(c) achieve sufficient car parking and manoeuvring on site for short-term and long-term use by customers, building occupants, residents, visitors and service providers;</p> <p>(d) accommodate adequate services areas to minimise adverse impacts on neighbours;</p> <p>(e) allow service providers convenient access to service areas;</p> <p>(f) minimise the proportion of frontage dedicated to driveways;</p> <p>(g) manage building bulk, scale and form;</p> <p>(h) accommodate sufficient areas of deep planting and landscaping for amenity and recreation and to contribute to an attractive subtropical public realm;</p> <p>(i) allow room for useable open space to promote casual surveillance and good public realm interface.</p>	<p><b>AO12</b></p> <p>Development ensures that:</p> <p>(a) the site area and frontage width is in compliance with the requirements identified in a neighbourhood plan; or</p> <p>(b) if no neighbourhood plan applies, or the neighbourhood plan does not address the site area and frontage width, the site area is a minimum of 800m<sup>2</sup> and has a minimum frontage width of 20m.</p> <p>Note—The <a href="#">site</a> frontage is measured at the boundary line on the primary road.</p>	Complies – proposed development complies with the relevant neighbourhood plan.

<p><b>PO13</b></p> <p>Development does not isolate or negatively impact on the development potential or future amenity of an adjoining site.</p>	<p><b>AO13</b></p> <p>Development ensures that:</p> <p>(a) the site area and frontage width of an adjoining site within a zone in the centre zones category or the Mixed use zone:</p> <p>(i) complies with the minimum requirements set out in a neighbourhood plan; or</p> <p>(ii) does not isolate lots less than 800m<sup>2</sup> in area or with a frontage width less than 20m or prohibit access to an existing access easement arrangement or laneway; or</p> <p>(b) a concept plan for the development demonstrates that development can be physically achieved on an adjoining site at a later stage, commensurate with the intent of the zone and zone precinct or neighbourhood plan requirements.</p>	<p>Complies – proposed development complies with the relevant neighbourhood plan.</p>
<p><b>PO14</b></p> <p>Development enhances the role and function of the centre or mixed use area as a place of economic and community activity considering its strategic location, form and character intent and the catchment which it services, through its overall structure and integration in its location with use and site planning including building, open space, landscape and parking which:</p> <p>(a) retain or respect valued site features;</p> <p>(b) reflect local valued streetscape forms, features and character;</p> <p>(c) contribute to the desired character and form of the local area;</p>	<p><b>AO14</b></p> <p>Development is in accordance with:</p> <p>(a) the structure outlined in a neighbourhood plan, an existing development approval or a preliminary approval; or</p> <p>(b) if no neighbourhood plan applies, or the neighbourhood plan does not address overall structure requirements, no acceptable outcome is prescribed.</p>	<p>Complies – proposed development complies with the relevant neighbourhood plan.</p>

<p>(d) align buildings and towers to the street pattern and respects the continuity of street facades;</p> <p>(e) are transit supportive;</p> <p>(f) connect with the neighbourhood or local structure;</p> <p>(g) provide direct and convenient site access for pedestrians and cyclists to local transport networks, key destinations and public transport facilities;</p> <p>(h) provides for safe vehicle access;</p> <p>(i) provides opportunities for integrated access and parking with adjoining developments;</p> <p>(j) locates uses to minimise impacts on adjoining residents;</p> <p>(k) assists with mitigation of air and noise quality impacts on the health and amenity of building occupants and residents.</p> <p>Refer to <a href="#">Figure a</a>.</p> <p>Note—A structure plan prepared in accordance with the <a href="#">Structure planning planning scheme policy</a> can assist in demonstrating achievement of this performance outcome.</p>		
<p><b>PO15</b></p> <p>Development adjoining or in the vicinity of a railway or busway station is transit supportive to:</p> <p>(a) facilitate safe, logical and direct pedestrian access to the railway and busway station entry points;</p> <p>(b) activate public space and the edges of the railway or busway station environment;</p>	<p><b>AO15</b></p> <p>Development frontage is treated as an active frontage—primary where within 200m walking distance of a dedicated public pedestrian access point of a railway or busway station.</p>	<p>N/A no alterations to existing frontage.</p>

<p>(c) create vibrant and attractive street environments;</p> <p>(d) enable casual surveillance of streets, public spaces and the immediate station environment entries and platform;</p> <p>(e) provide a high level of personal and community safety, and physical and visual integration with the station.</p> <p>Refer to <a href="#">Figure b</a>.</p>		
<p><b>PO16</b></p> <p>Development protects, provides or supports as appropriate public spaces and structuring elements within the centre or mixed use area and site to:</p> <p>(a) provide pedestrian and cycle connections to key public transport facilities, community facilities or services and the surrounding neighbourhood;</p> <p>(b) create a permeable and interconnected activity centre or corridor;</p> <p>(c) provide sufficient open space for pedestrian activity and use by building occupants, residents, customers and visitors.</p>	<p><b>AO16.1</b></p> <p>Development provides public spaces and links, including public roads and verges, parks or urban common and cross block links, in the locations identified in:</p> <p>(a) an overlay; or</p> <p>(b) a neighbourhood plan; or</p> <p>(c) an existing development approval; or</p> <p>(d) a preliminary approval; or</p> <p>(e) as otherwise identified as part of a structure planning process as part of development.</p> <p>Note—</p> <ul style="list-style-type: none"> <li>• Refer to the <a href="#">Streetscape hierarchy overlay</a> and <a href="#">code</a> for further information.</li> <li>• Refer to the <a href="#">Park planning and design code</a> for the design of parks.</li> <li>• Refer to the <a href="#">Infrastructure design code</a> for further guidance on the design of public infrastructure.</li> </ul>	<p>N/A existing premises.</p>

	<p><b>AO16.2</b>  Development provides publicly accessible spaces and links (privately owned), including plazas, arcades, pedestrian pathways, shelters and queuing areas for public transport, in the locations identified in:</p> <p>(a) an overlay; or  (b) a neighbourhood plan; or  (c) an existing development approval; or  (d) a preliminary approval; or  (e) as otherwise identified as part of a structure planning process as part of development.</p>	<p>N/A development does not require publicly accessible space.</p>
	<p><b>AO16.3</b>  Development for a <a href="#">park</a>, public open space or plaza, is co-located with community services and civic facilities.</p>	<p>N/A proposed development is not for a park, public open space, or plaza.</p>
<p><b>PO17</b>  Development provides a land use mix which:</p> <p>(a) supports the intended function of the centre or mixed use area;  (b) does not prevent commercial or employment growth;  (c) includes:  (i) complementary uses such as retail, employment, residential and community facilities;  (ii) uses that provide for the everyday needs of the local community;</p>	<p><b>AO17</b>  Development provides a land use mix or maximum <a href="#">gross floor area</a> or <a href="#">plot ratio</a> for particular uses that:</p> <p>(a) is in compliance with any limit set in a neighbourhood plan; or  (b) if no neighbourhood plan applies, or no requirements are specified in a neighbourhood plan:  (i) is no more than 50% residential in a Principal centre zone or Major centre zone;  (ii) or otherwise no acceptable outcome is prescribed.</p>	<p>Complies – proposed development complies with the relevant neighbourhood plan controls.</p>

<p>(iii) a fine grain of uses particularly on active frontages and adjoining public footpaths and spaces;</p> <p>(iv) residential uses in centres including live-work configurations.</p>		
<p><b>PO18</b></p> <p>Development for a residential use does not compromise the economic function or activity of a centre and street level activation.</p>	<p><b>AO18</b></p> <p>Development for a residential use is not located on the ground floor where in a zone in the centre zones category or the Mixed use zone, except if:</p> <p>(a) located behind an active frontage with a non-residential use; or</p> <p>(b) located in the Frame zone precinct of a zone in the centre zones category or Corridor zone precinct of a zone in the centre zones category and providing a transition to adjoining lower intensity or residential neighbourhoods; or</p> <p>(c) in a <a href="#">Mixed use zone</a> the ground floor of which includes adaptable building design; or</p> <p>(d) <a href="#">short-term accommodation</a> that has a foyer or a non-residential use providing a minimum of 50% active frontage to the street or public space.</p>	<p>N/A not a residential use.</p>
<p><b>PO19</b></p> <p>Development minimises the adverse impact of a use on building occupants and residents in or adjoining the site through appropriate land use mix.</p> <p>Note—Low impact commercial activities are <a href="#">shops</a>, banks, <a href="#">offices</a> and similar.</p>	<p><b>AO19</b></p> <p>Development provides:</p> <p>(a) co-location of low impact commercial activities where air or noise impacts are not detectable and disturbing in a dwelling or other <a href="#">sensitive use</a>;</p> <p>(b) co-location of uses with potential air or noise impacts away from sensitive uses;</p>	<p>The site is located within an established mixed-use environment where commercial activity outside standard business hours is anticipated, and the proposed use will operate as a low-impact indoor Pilates studio with no amplified noise, minimal staffing, and controlled patron numbers. There are no sensitive residential interfaces directly affected, and the staggered nature of class scheduling further mitigates any potential impacts. Importantly, the proposal delivers a positive community outcome by introducing</p>

	<p>(c) mitigation of impacts resulting from co-location of food and drink outlet uses such as a restaurant with residential uses in the same building;</p> <p>(d) that nightclub entertainment facilities are not co-located with residential or other sensitive development within the same building;</p> <p>(e) that the location of exhaust or ventilation outlets from food outlets, drycleaners, salons, car parks and bus stations as far from a sensitive use as practicable;</p> <p>(f) adequate separation distances between <a href="#">service stations</a> and any sensitive use;</p> <p>(g) dwelling balconies and windows do not overlook ventilation stacks and bulk waste bin storage areas.</p>	<p>a health-focused facility that promotes active lifestyles and wellbeing. On this basis, the minor variation to the Acceptable Outcomes is considered reasonable, appropriate, and consistent with the intent of the Code, and is not expected to cause any detrimental impacts to amenity or the character of the area.</p>
<p><b>PO20</b></p> <p>Development ensures that the building bulk and scale is consistent with the intended form and character of the centre, mixed use or local area considering:</p> <p>(a) existing buildings to be retained;</p> <p>(b) existing significant vegetation;</p> <p>(c) significant infrastructure constraints;</p> <p>(d) adjoining existing and proposed <a href="#">building height</a>;</p> <p>(e) adjoining existing and proposed building setbacks and separation of buildings necessary to ensure impacts on amenity and privacy are minimised;</p> <p>(f) <a href="#">building height transitions</a> where required.</p>	<p><b>AO20</b></p> <p>Development is contained within the <a href="#">building envelope</a> for the site by applying:</p> <p>(a) the maximum <a href="#">building height</a>;</p> <p>(b) <a href="#">building height transitions</a> requirements, where required;</p> <p>(c) front, rear and side <a href="#">setback</a> requirements;</p> <p>(d) building separation requirements;</p> <p>(e) car parking setback requirements;</p> <p>(f) active frontage requirements for stand- alone shopping centres or shops or for development in traditional strip centres or corridors.</p> <p>Refer to <a href="#">Figure c</a> and <a href="#">Figure d</a> examples.</p>	<p>Complies – the proposed development is considered appropriate for the subject site and is within the designated building envelope.</p>

	<p>Note—The <a href="#">building envelope</a> must include all requirements from any applicable overlay codes or a neighbourhood plan.</p> <p>Note—This can be demonstrated by a <a href="#">building envelope plan</a>, elevations and sections.</p>	
<p><b>PO21</b></p> <p>Development ensures that the <a href="#">building height</a> is consistent with the centre or mixed use area intent and local and street context considering:</p> <p>(a) the size of the lot;</p> <p>(b) the scale of development reinforcing the preferred city-wide form;</p> <p>(c) proximity to high-frequency public transport services;</p> <p>(d) the height of existing adjoining buildings and proposed heights;</p> <p>(e) street conditions such as street width;</p> <p>(f) the topography of an area and site slope;</p> <p>(g) view points and corridors;</p> <p>(h) solar access to key public spaces.</p>	<p><b>AO21</b></p> <p>Development ensures that the maximum <a href="#">building height</a> is in compliance with:</p> <p>(a) a neighbourhood plan; or</p> <p>(b) if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements in <a href="#">Table 9.3.3.3.B</a>.</p> <p>Note—The building height is determined by the number of <a href="#">storeys</a> rather than metres except where varied by a neighbourhood plan. Some neighbourhood plans may also specify a maximum height of buildings in metres.</p> <p>Note—Roofs are excluded from the calculation of maximum height of buildings to encourage interesting subtropical roof forms able to respond to solar orientation and site context.</p>	<p>N/A no height increase proposed.</p>
<p><b>PO22</b></p> <p>Development where identified in a neighbourhood plan as a <a href="#">building height transitions</a>, or where sharing a common boundary with, or located fronting a minor road that is opposite, premises in the Low–medium density residential zone, Low density residential zone or Character residential zone provides buildings that are reduced in bulk and form to provide a transitional built form of a compatible scale which protects the amenity of</p>	<p><b>AO22.1</b></p> <p>Development where identified in a neighbourhood plan as a <a href="#">building height transitions</a> or where sharing a common boundary with premises in the Low–medium density residential zone, Low density residential zone or Character residential zone provides a building height transition which complies with:</p> <p>(a) a neighbourhood plan; or;</p>	<p>Complies – building height complies with relevant neighbourhood plan controls.</p>

<p>lower density residential areas bordering centre or mixed use areas by:</p> <p>stepping down in height and scale;</p> <p>minimising impacts including those from overlooking and visual dominance;</p> <p>maintaining adequate levels of natural ventilation and light penetration to a habitable room, balcony and private open space.</p>	<p>(b) if no neighbourhood plan applies, or no requirements are specified in the neighbourhood plan, the following:</p> <p>(i) the building height within 10m of the common boundary is no more than 1 storey greater than the maximum acceptable outcome for building height on the adjoining site;</p> <p>(ii) the building height within 20m of the common boundary is no more than 2 storeys greater than the maximum acceptable outcome for building height on the adjoining site;</p> <p>(iii) all structures, except adjoining boundary fences, are set back a minimum of 4m from the common boundary;</p> <p>(iv) an acoustic and visual screen fence of 2m height is provided on the common boundary.</p>	
	<p><b>AO22.2</b></p> <p>Development where located fronting a minor road that is opposite premises in the Low–medium density residential zone, Low density residential zone or Character residential zone provides a building height transition which complies with:</p> <p>(a) a neighbourhood plan; or</p> <p>(b) if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the following:</p> <p>(i) the <u>building height</u> within 10m of the front boundary is no more than 2 storeys greater than the maximum acceptable outcome for building height on a site located on the opposite side of the minor road;</p>	<p>N/A no alterations to building proposed.</p>

	<p>(ii) all structures, except boundary fences, are set back a minimum of 4m from the front boundary;</p> <p>(iii) buildings are provided with modulation and articulation with variations in the wall and roof plane every 10m.</p> <p>Note—Minor road is defined in the <a href="#">Transport, access, parking and servicing planning scheme policy</a>. Where mixed residential and non-residential development, site access may be provided from a minor road for the residential component of the development.</p>	
<p><b>PO23</b></p> <p>Development ensures that the front boundary <a href="#">setbacks</a>:</p> <p>(a) positively define the street edge;</p> <p>(b) relate to the existing streetscape and setback pattern and reinforce the preferred character and form intent;</p> <p>(c) provide for connections between footpaths, public spaces and private entries where level differences are proposed;</p> <p>(d) provide for the queuing of patrons at entertainment venues;</p> <p>(e) consider waiting areas at bus stops, taxi ranks and display windows;</p> <p>(f) where a residential use and outside the core of a centre, takes on a more residential interface with the street;</p> <p>(g) where facing lower intensity development or a residential neighbourhood provide for an appropriate interface and transition;</p>	<p><b>AO23</b></p> <p>Development ensures that the front boundary setback for non-residential and residential development in a zone in the centre zones category or the Mixed use zone are in compliance with:</p> <p>(a) a neighbourhood plan; or</p> <p>(b) if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements in <a href="#">Table 9.3.3.3.C</a>.</p>	<p>N/A no change to front boundary setback.</p>

<p>(h) provide for deep-planting areas and landscaping where a built to the front boundary edge is not required.</p>		
<p><b>PO24</b></p> <p>Development ensures that the rear boundary and secondary street <a href="#">setbacks</a>:</p> <p>(a) provide for deep-planting areas;</p> <p>(b) support building separation to provide visual and acoustic privacy without screening where residential uses are adjoining or proposed;</p> <p>(c) maximise the opportunity to retain and protect existing mature vegetation;</p> <p>(d) enable a suitable frontage treatment to be presented where there is a transition to a residential neighbourhood.</p>	<p><b>AO24</b></p> <p>Development ensures that the rear and secondary street boundary <a href="#">setbacks</a> for non-residential and residential development in a centre or mixed use or for a centre activity or mix of uses are in compliance with:</p> <p>(a) a neighbourhood plan; or</p> <p>(b) if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements in <a href="#">Table 9.3.3.3.C</a>.</p>	<p>Refer to PO2 under Chermerside neighbourhood plan code.</p>
<p><b>PO25</b></p> <p>Development ensures that the side boundary <a href="#">setbacks</a>:</p> <p>(a) minimise the impact of development on the <a href="#">amenity</a> and privacy of adjoining existing residents;</p> <p>(b) contribute to the rhythm and pattern of the streetscape in keeping with the intended neighbourhood character;</p> <p>(c) provide for breezes and sunlight where a residential use is included on upper levels above podium levels;</p> <p>(d) consider future development.</p>	<p><b>AO25</b></p> <p>Development ensures that side boundary <a href="#">setbacks</a> for non-residential and residential development in a centre or mixed use or for a centre activity or mix of uses are in accordance with:</p> <p>(a) a neighbourhood plan; or</p> <p>(b) if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements in <a href="#">Table 9.3.3.3.C</a>.</p>	<p>Refer to PO2 under Chermerside neighbourhood plan code.</p>

<p><b>PO26</b></p> <p>Development ensures that the separation of buildings within a site and to an adjoining existing or future building which includes a residential dwelling:</p> <p>(a) is consistent with the form and character intent for the local area;</p> <p>(b) is located to provide residential amenity including access to natural light, sunlight and breeze;</p> <p>(c) provides a degree of visual privacy via site planning and design without a reliance on fixed screening;</p> <p>(d) reasonably addresses and considers the amenity of adjoining residents and future development potential.</p>	<p><b>AO26.1</b></p> <p>Development ensures that the building separation within a site and to adjoining buildings is in compliance with <a href="#">Table 9.3.3.3.E</a>.</p> <p>Note—This is demonstrated by a site context plan that includes adjoining and adjacent buildings and strategies to address separation issues.</p> <hr/> <p><b>AO26.2</b></p> <p>Development ensures that the building separation to an adjoining residential building:</p> <p>(a) complies with <a href="#">Table 9.3.3.3.E</a>; or</p> <p>(b) positions the primary balcony or private open space to street or rear;</p> <p>(c) offsets balconies or habitable rooms so they are positioned outside the cone of vision of existing or approved habitable rooms or outdoor spaces; or</p> <p>(d) uses moveable or adjustable screening to regulate privacy between lots or dwellings which do not exceed balcony screening acceptable outcomes.</p> <p>Note—Separation distances are intended to protect amenity and provide for private open spaces on upper levels that do not require full screening for privacy.</p> <p>Note—Considered site planning and design and strategies such as offsetting balconies, the location of private space, selective screening and other design elements can reduce the boundary separation requirements.</p>	<p>Complies – appropriate building separation is provided.</p> <hr/> <p>Complies – appropriate building separation is provided.</p>
<p><b>PO27</b></p>	<p><b>AO27</b></p> <p>Development has a <a href="#">gross floor area</a> or <a href="#">plot ratio</a> which:</p>	<p>N/A no GFA increase.</p>

<p>Development is of an intensity that supports both the strategic and local role and function of the centre or mixed use area and the development of a vibrant public realm considering the capacity of infrastructure.</p>	<p>(a) complies with a neighbourhood plan; or</p> <p>(b) if no neighbourhood plan applies or a neighbourhood plan does not specify a <a href="#">gross floor area</a> or <a href="#">plot ratio</a>, is provided for in a building contained within the building envelope that does not exceed the maximum building footprint for the site.</p>	
<p><b>PO28</b></p> <p>Development has a <a href="#">building footprint</a> or site cover which:</p> <p>(a) is of an appropriate form and intensity for the activity centre or mixed use location;</p> <p>(b) balances built form with open space, parking and landscaping at ground level;</p> <p>(c) limits areas of external surface car parking;</p> <p>(d) provides for landscaping and deep planting areas.</p>	<p><b>AO28</b></p> <p>Development provides a maximum <a href="#">building footprint</a> or <a href="#">site cover</a> which:</p> <p>(a) complies with the requirements in a neighbourhood plan;</p> <p>(b) if no neighbourhood plan applies or no requirements are specified in a neighbourhood plan, the maximum <a href="#">building footprint</a> or <a href="#">site cover</a> is 90%.</p> <p>Note—The <a href="#">building footprint</a> or <a href="#">site cover</a> includes at-grade car parking areas that are covered with shelter. Enclosed car parking areas are included if they protrude more than 1m above ground level.</p>	<p>N/A no building footprint or site cover increase.</p>
<p><b>PO29</b></p> <p>Development ensures that the podium building forms:</p> <p>(a) positively contribute to centre or mixed use character;</p> <p>(b) are consistent with the local or street form and character intent;</p> <p>(c) are proportional to the total height;</p> <p>(d) do not negatively impact on the streetscape;</p> <p>(e) do not negatively impact on the <a href="#">amenity</a> of adjoining residents or building occupants;</p>	<p><b>AO29.1</b></p> <p>Development with podium design including <a href="#">setback</a>:</p> <p>(a) complies with the requirements in a neighbourhood plan;</p> <p>(b) if no neighbourhood plan applies, or if no requirements are specified in the neighbourhood plan:</p> <p>(i) is set back in accordance with <a href="#">Table 9.3.3.3.C</a> and <a href="#">Table 9.3.3.3.D</a> if parking is included in a podium;</p> <p>(ii) is not built to the boundary on a boundary where a building height transition is required;</p>	<p>N/A no podium.</p>

<p>(f) are set back considering the height, length, degree of enclosure and treatment of walls.</p>	<p>(iii) provides a continuous frontage built to the alignment where continuity with adjoining buildings is important;</p> <p>(iv) is of a height that matches to the existing streetscape and to neighbouring buildings;</p> <p>(v) does not exceed 3 storeys, if no podium or parapet line is established in the immediate streetscape.</p>	
	<p><b>AO29.2</b></p> <p>Development ensures that podium walls:</p> <p>(a) are built to the side or rear boundary of an allotment;</p> <p>(b) are blank;</p> <p>(c) have no windows or openings.</p>	<p>N/A no podium.</p>
<p><b>PO30</b></p> <p>Development ensures that built to boundary walls do not negatively impact on the amenity of adjoining residents or building occupants.</p>	<p><b>AO30</b></p> <p>Development ensures that its built to boundary walls are:</p> <p>(a) not located on a boundary adjoining land located within the <a href="#">Low density residential zone</a> or <a href="#">Character residential zone</a>;</p> <p>(b) not located on a boundary where a building height transition is required;</p> <p>(c) not located in front or rear setbacks;</p> <p>(d) constructed with pre-finished and low- maintenance materials.</p>	<p>N/A no built to boundary walls as part of proposal.</p>
<p><b>PO31</b></p>	<p><b>AO31</b></p> <p>Development includes a minimum floor-to-ceiling height of 4.2m on the ground storey if:</p>	<p>Complies – ground floor use will remain with no changes to ceiling heights.</p>

<p>Development for a building in a centre or mixed use area provides for adaptable use over time, in particular on the ground storey and lower levels with:</p> <p>(a) a mix of adaptable floor plates at ground storey and podium levels;</p> <p>(b) higher floor-to-ceiling heights, capable of accommodating commercial, retail or other non-residential uses at different stages of the building's life cycle.</p>	<p>(a) identified as an active frontage in a neighbourhood plan; or</p> <p>(b) in the Principal centre zone, Major centre zone, District centre zone or Mixed use zone; or</p> <p>(c) within 200m <a href="#">walking distance</a> of a dedicated public pedestrian access point of a railway or bus station.</p>	
<p><b>PO32</b></p> <p>Development ensures that building bulk and scale:</p> <p>(a) is consistent with the form and character intent for the local area and street;</p> <p>(b) is reduced by design elements to provide:</p> <p>(i) visual interest and contribution to the character of the centre or mixed use area;</p> <p>(ii) reflection of valued local form elements such as podium or parapet heights in traditional strip shopping centres;</p> <p>(iii) adequate amenity for building occupants and residents in terms of access to natural light and ventilation;</p> <p>(iv) a comfortable and attractive pedestrian environment;</p> <p>(v) a building base which exhibits a human-scale and fine-grain building rhythm;</p>	<p><b>AO32.1</b></p> <p>Development ensures that the length of a uniform treatment of an elevation above <a href="#">ground level</a> without variation, substantial articulation or openings is no more than 30m.</p> <p>Note—Substantial articulation is a full break of 6m or a change in building line of 2m plus or minus for a length not less than 5m.</p>	<p>N/A existing building bulk.</p>
	<p><b>AO32.2</b></p> <p>Development reduces building bulk by a combination of:</p> <p>(a) balconies orientated towards the street;</p> <p>(b) variation in materials, colours, or textures including between levels;</p> <p>(c) recessions and projections in the roof and wall plane;</p> <p>(d) variations in the building form.</p>	<p>N/A existing building bulk.</p>
	<p><b>AO32.3</b></p> <p>Development maximises recessed forms and openings around the building perimeter to allow external space to</p>	<p>N/A existing building bulk.</p>

(vi) variations in horizontal and vertical profile.	merge with the interior of the building, except where they would compromise safety and security.	
	<p><b>AO32.4</b></p> <p>Development of the lower 3 storeys of the building includes:</p> <p>(a) awnings and sun-protection devices;</p> <p>(b) operable elements within the facade;</p> <p>(c) elements of a finer scale than the main structural framing;</p> <p>(d) display windows, showcases or public art where identified as an active frontage.</p> <p>Refer to <a href="#">Figure j</a>.</p>	N/A existing building bulk.
<p><b>PO33</b></p> <p>Development of buildings is finished with high-quality materials, selected for their durability and the contribution they make to the character of the centre or mixed use area.</p>	<p><b>AO33.1</b></p> <p>Development:</p> <p>(a) respects and reflects the architectural theme in the area;</p> <p>(b) respects the traditional frontages, facades, architectural qualities and traditional materials of buildings within the area;</p> <p>(c) does not necessarily imitate historical architectural styles.</p> <p>Refer to <a href="#">Figure j</a>.</p>	N/A existing building bulk.
	<p><b>AO33.2</b></p> <p>Development provides materials and finishes which are all easily maintained and do not readily stain, discolour or deteriorate.</p>	N/A existing building bulk.

<p><b>PO34</b></p> <p>Development for a building exhibits subtropical design elements to support a building's occupant, resident and user comfort and outdoor activities and living.</p>	<p><b>AO34.1</b></p> <p>Development includes ventilation in and around a building through strong sectional and facade articulation, breezeways, open courtyards and landscaped areas.</p>	N/A existing building bulk.
	<p><b>AO34.2</b></p> <p>Development includes weather protection and sun shading to:</p> <p>(a) all pedestrian entries;</p> <p>(b) shopfronts;</p> <p>(c) publicly accessible pedestrian connections;</p> <p>(d) external doors and windows to habitable rooms;</p> <p>(e) outdoor spaces intended for cafe or restaurant use.</p>	N/A existing building bulk.
	<p><b>AO34.3</b></p> <p>Development:</p> <p>(a) incorporates deep recesses, eaves and sun-shading devices on the north-facing building facades;</p> <p>(b) is shaded and incorporates elements such as adjustable screens, awnings or pergolas, innovative landscaping including green walls and green roofs, or planting on the west-facing building facades.</p>	N/A existing building bulk.
<p><b>PO35</b></p> <p>Development for rooftops and building caps:</p> <p>(a) is interesting, subtropical and contextually and climatically appropriate in form;</p>	<p><b>AO35.1</b></p> <p>Development provides rooftops and building caps which:</p> <p>(a) contribute to the architectural distinction of the building and roofs;</p>	N/A no works to rooftop.

<p>(b) is responsive to orientation and solar access;</p> <p>(c) is attractive and not marred by a cluttered display of plant and equipment.</p> <p>Note—The <a href="#">building height</a> is determined by the number of <a href="#">storeys</a> and excludes roofs, except where varied by a neighbourhood plan, to encourage interesting, subtropical and contextually appropriate roof forms.</p>	<p>(b) include combinations and variations of forms created through pitches, gables, skillions or other features.</p>	
	<p><b>AO35.2</b></p> <p>Development for rooftops and building caps are designed to:</p> <p>(a) incorporate and screen service structures, lift motor rooms, mechanical plant and equipment as architectural features;</p> <p>(b) enable the future inclusion of service structures, lift motor rooms and mechanical plant and equipment, such as satellite dishes and telecommunications facilities, in an unobtrusive manner.</p>	N/A no works to rooftop.
	<p><b>AO35.3</b></p> <p>Development where rooftops are used for open space, ensures plant and equipment is visually and acoustically screened from the communal open space.</p>	N/A no works to rooftop.
<p><b>PO36</b></p> <p>Development provides shelter for pedestrian movement:</p> <p>(a) on a street frontage;</p> <p>(b) through a site with a <a href="#">cross block link</a>;</p> <p>(c) to key building entrances or publicly accessible parts of the site.</p>	<p><b>AO36.1</b></p> <p>Development for a pedestrian shelter is provided by an awning which:</p> <p>(a) is consistent with the character of the centre;</p> <p>(b) abuts footpaths;</p> <p>(c) is provided and maintained by the building owner on their premises;</p> <p>(d) protects the normal flow of pedestrians;</p> <p>(e) is continuous across the frontage of a site;</p>	N/A no works to pedestrian shelter.

	<p>(f) aligns to provide continuity with shelter on an <a href="#">adjoining premises</a>;</p> <p>(g) is a minimum of 3.2m and is generally not more than 4.2m above pavement height;</p> <p>(h) extends from the face of the building or the premises line;</p> <p>(i) does not extend past a vertical plane 1.5m inside the kerb line to enable street trees to be planted and grow;</p> <p>(j) has a 0.5m clearance to any tree trunk and main branches;</p> <p>(k) aligns with existing awnings if the verge has been widened;</p> <p>(l) is cantilevered from the main building with any posts within the verge being non load bearing;</p> <p>(m) uses materials that provide appropriate shade.</p> <p>Refer to <a href="#">Figure k</a>.</p>	
	<p><b>AO36.2</b></p> <p>Development for an awning over a footpath is lit with a lighting system which:</p> <p>(a) is in compliance with AS/NZS 1158.3.1:2005 Lighting for roads and public spaces, Category P3 and AS 4282-1997 Control of the obtrusive effects of outdoor lighting</p> <p>(b) provides a minimum of 20lux at <a href="#">ground level</a>.</p>	<p>N/A existing awning.</p>
<p><b>PO37</b></p>	<p><b>AO37.1</b></p>	<p>Complies – entrance to the tenancy will be clearly visible.</p>

<p>Development provides site entrances which:</p> <p>(a) define the threshold between public and private space;</p> <p>(b) provide safe, secure and convenient access to the site for building occupants and visitors;</p> <p>(c) provide a sufficiently scaled and sheltered entry and meeting space;</p> <p>(d) provide clear building signage and numbering for emergency access;</p> <p>(e) provide lighting;</p> <p>(f) provide conveniently located mailboxes.</p>	<p>Development entrances are clearly visible from the street, and are not obscured by fencing, walls, advertising or dense landscaping.</p>	
	<p><b>AO37.2</b></p> <p>Development provides for:</p> <p>(a) a clear path of travel from the public footpath to building entry;</p> <p>(b) activity generators adjacent to the entrance;</p> <p>(c) seating or other facilities such as short-term bicycle parking near the entry.</p>	<p>Complies – entrance to the tenancy has a clear path of travel.</p>
	<p><b>AO37.3</b></p> <p>Development provides:</p> <p>(a) signage and cues to distinguish between public areas, publicly accessible private areas and private areas;</p> <p>(b) street numbers and building names which are clearly identifiable from the street for pedestrians and emergency access.</p> <p>Note—Cues to differentiate territory may include fences, vegetation, lighting, footpath detailing and changes in level.</p>	<p>Complies – property is a publically accessible private area with the rear of the property appropriate screened off.</p>
<p><b>PO38</b></p> <p>Development of buildings defines the street edge and reinforces the desired character of the centre or corridor through:</p> <p>(a) orientation to the street;</p>	<p><b>AO38.1</b></p> <p>Development provides a front building elevation that is parallel or nearly parallel to the street frontage.</p>	<p>Complies – existing shopfront is parallel to the street frontage.</p>
	<p><b>AO38.2</b></p> <p>Development is orientated to overlook streets and other public spaces with windows and balconies located on upper</p>	<p>Complies – existing store overlooks the street.</p>

<p>(b) minimal front boundary setback;</p> <p>(c) providing overlooking and casual surveillance from upper level balconies and windows;</p> <p>(d) clearly defined building entrances;</p> <p>(e) high-quality finishes at the ground-storey pedestrian level.</p>	<p>levels, designed to provide casual surveillance opportunities.</p> <p>Refer to <a href="#">Figure j</a>.</p>	
	<p><b>AO38.3</b></p> <p>Development for a building which is not located on the front boundary, ensures the <a href="#">setback</a>:</p> <p>(a) is open and accessible for pedestrians along its entire length and width;</p> <p>(b) is clear of columns and other obstructions;</p> <p>(c) has a pavement matching the gradient of the adjoining pavement and connecting pedestrian areas on neighbouring sites;</p> <p>(d) connects without any lip or step to adjoining pavements or abutting pedestrian areas on neighbouring sites.</p> <p>Refer to <a href="#">Figure k</a>.</p>	N/A existing front setback.
	<p><b>AO38.4</b></p> <p>Development for steps, escalators, ramps or lifts is set back 1.2m from the main building line to maximise pedestrian flow and safety and allow for adequate waiting space.</p>	N/A no steps/escalators/ramps/lifts proposed.
<p><b>PO39</b></p> <p>Development for a building 8 <a href="#">storeys</a> and over ensures that the design mitigates the impacts of ground-level wind acceleration on pedestrians and building occupants, considering the site context and neighbouring structures.</p>	<p><b>AO39</b></p> <p>Development provides wind mitigation for a building which is 8 storeys to 15 storeys that:</p> <p>(a) is in accordance with a neighbourhood plan; or</p> <p>(b) if a neighbourhood plan does not specify any criteria, uses at least 2 of the following strategies:</p>	N/A not applicable to proposed works.

	<p>(i) building orientation, plan shape, massing and facade articulation to avoid tall and wide facades that face prevailing winds;</p> <p>(ii) a podium and tower building form with a tower set back at least 10m from all streets above the podium level to deflect wind downdrafts from penetrating to street level (but a podium is not suitable for communal or private open space);</p> <p>(iii) canopies and awnings to protect pedestrians;</p> <p>(iv) trellis structures and a dense network of trees at ground or podium level.</p> <p>Note—This is demonstrated by submission of a wind impacts report from a suitably qualified professional.</p>	
<p><b>PO40</b></p> <p>Development provides car parking which:</p> <p>(a) minimises the impact on the quality of adjoining streetscapes or public spaces or the <a href="#">amenity</a> of adjoining residents in terms of location, bulk, form and amenity impacts including noise, light or odours;</p> <p>(b) takes account of the following:</p> <p>(i) the location of active frontages and public spaces;</p> <p>(ii) setback distances to mitigate impacts;</p> <p>(iii) the proximity of <a href="#">dwelling houses</a> or existing <a href="#">multiple dwellings</a> on adjoining sites;</p>	<p><b>AO40.1</b></p> <p>Development provides car parking which is:</p> <p>(a) not visible from the street, other public spaces or adjoining properties; or</p> <p>(b) located below ground or behind dwellings or active uses for the full street frontage;</p> <p>(c) set back from front, rear and side boundaries in compliance with a neighbourhood plan or if no neighbourhood plan applies or no requirements are specified in a neighbourhood plan, the requirements in <a href="#">Table 9.3.3.3.D</a>.</p> <p>Note—Car parking which extends 1m above <a href="#">ground level</a> will be counted in the maximum height and will be subject to the relevant boundary <a href="#">setback</a> requirements.</p>	<p>N/A existing car park.</p>

<p>(iv) the scale and detail of any parking structure walls when viewed from the street and adjoining properties;</p> <p>(v) the visual impact of open car parking and vehicle movement areas on the street and adjoining properties;</p> <p>(vi) convenient, safe and legible vehicle access and car parking for users.</p>	<p><b>AO40.2</b></p> <p>Development does not provide a <a href="#">basement</a> parking structure which:</p> <p>(a) extends above ground level forward of the main building line;</p> <p>(b) impacts on connections between the public footpath or space and the development.</p>	N/A existing car park.
	<p><b>AO40.3</b></p> <p>Development only provides car parking located above ground if:</p> <p>(a) it is fully integrated within the building design and is sleeved by development to required active frontages; or</p> <p>(b) it offers short-term car parking for customer, visitors or service providers, that is a portion of the total required car parking, and does not impact on active frontage requirements; or</p> <p>(c) it is located to the side or rear of the site away from the primary street or active frontage.</p> <p>Refer to <a href="#">Figure e</a>.</p>	N/A existing car park.
	<p><b>AO40.4</b></p> <p>Development for a multistorey or podium car park:</p> <p>(a) is not located on the street frontage and is behind smaller uses to create an active frontage and avoid long blank walls particularly adjacent to a primary entrance from a key pedestrian connection; or</p>	N/A existing car park.

	<p>(b) includes building facade details that extend to disguise the car parking floors; or</p> <p>(c) is screened to become a visually interesting structure.</p> <p>Refer to <a href="#">Figure f</a>.</p>	
	<p><b>AO40.5</b></p> <p>Development ensures that visitor or customer car parking is:</p> <p>(a) clearly signposted;</p> <p>(b) lit at night;</p> <p>(c) not located behind a security barrier.</p> <p>Note—The detailed design is in accordance with the <a href="#">Transport, access, parking and servicing code and planning scheme policy</a>.</p>	N/A existing car park.
<p><b>PO41</b></p> <p>Development for a publicly accessible plaza, arcade and pathway provided as part of development is easily accessed, attractive and supports personal safety.</p> <p>Refer to <a href="#">Figure i</a>.</p>	<p><b>AO41.1</b></p> <p>Development provides for pedestrian and cyclist movement adjoining and through a site at street level or at-grade.</p> <p>Note—Grade-separated pedestrian movement systems, such as an overhead bridge or underpass, are avoided because they are less attractive and safe for users.</p>	Complies – proposed development allows access at street level.
	<p><b>AO41.2</b></p> <p>Development for a plaza, arcade, pathway and other external area in the site which is intended for public access at night complies with:</p> <p><a href="#">AS/NZS 1158.3.1:2005 Lighting for roads and public spaces Category P3</a>;</p> <p><a href="#">AS 4282-1997 Control of the obtrusive effects of outdoor lighting</a>.</p>	N/A not a plaza, arcade or pathway. Existing Wintergarden complex.

<p><b>PO42</b></p> <p>Development for a plaza:</p> <p>(a) promotes pedestrian and cyclist movement;</p> <p>(b) links with transport interchanges;</p> <p>(c) provides opportunities for the flexible use of the space by the community;</p> <p>(d) provides an edge which contributes to the plaza's character and activation.</p>	<p><b>AO42.1</b></p> <p>Development for a plaza identified in a neighbourhood plan, approved centre concept plan, structure plan or where proposed as a part of development:</p> <p>(a) is provided in the location identified;</p> <p>(b) is of a regular shape and has a minimum frontage to a road of 10m;</p> <p>(c) has a minimum size of 400m<sup>2</sup>;</p> <p>(d) is integrated with surrounding development;</p> <p>(e) has a minimum dimension of 20m;</p> <p>(f) is located at the level of the ground storey of adjoining buildings;</p> <p>(g) is suitable for pedestrian and cyclist access;</p> <p>(h) includes a minimum of 50% hard-paved area;</p> <p>(i) includes a minimum of 20% deep- planting area to accommodate subtropical shade trees;</p> <p>(j) is a minimum 75% open to the sky.</p>	N/A not a plaza.
	<p><b>AO42.2</b></p> <p>Development ensures that a minimum of 50% of the adjacent building frontages to a <a href="#">plaza</a> contain active frontages and building entries.</p>	N/A not fronting a plaza.
	<p><b>AO42.3</b></p> <p>Development does not provide for a vehicle entry, driveway, car parking, bin storage or servicing in a <a href="#">plaza</a>.</p>	N/A not a plaza.

	<p><b>AO42.4</b></p> <p>Development does not provide for a mechanical ventilation outlet or vent on a frontage adjoining a <a href="#">plaza</a>.</p>	<p>N/A not a plaza.</p>
	<p><b>AO42.5</b></p> <p>Development for a <a href="#">plaza</a>:</p> <p>(a) is publicly accessible during the hours of operation of the use;</p> <p>(b) provides equitable access to and movement in the plaza in accordance with <a href="#">AS 1428.1-2009 Design for access and mobility</a>;</p> <p>(c) has a dominant <a href="#">ground level</a> that is less than 1m above or below the dominant adjacent street level;</p> <p>(d) is designed such that the majority of the plaza space, that is an area which is more than 50%, is visible from the dominant adjacent public street.</p>	<p>N/A not a plaza.</p>
<p><b>PO43</b></p> <p>Development for an <a href="#">arcade</a>:</p> <p>(a) provides public access and connection to facilitate direct, convenient, comfortable and safe access with centre or mixed use areas or developments to key destinations;</p> <p>(b) has a strong street presence and clear entry;</p> <p>(c) has an active frontage and use;</p> <p>(d) has high-quality finishes and materials;</p> <p>(e) addresses public safety.</p>	<p><b>AO43</b></p> <p>Development for an <a href="#">arcade</a> identified in a neighbourhood plan, approved centre concept plan, structure plan or where proposed as a part of development:</p> <p>(a) provides pedestrian access during hours of operation of the use;</p> <p>(b) integrates with adjoining buildings;</p> <p>(c) links established pedestrian networks, parking and public transport facilities;</p> <p>(d) has a minimum corridor width of 6m, including a minimum unobstructed pavement width of 3m;</p>	<p>N/A not an arcade.</p>

<p>Note—An arcade is a publicly accessible privately owned connection.</p>	<p>(e) has an active use edge;</p> <p>(f) is finished with high-quality materials considering public safety;</p> <p>(g) is provided at-grade with an adjoining public area and connects safely without any lip or step;</p> <p>(h) incorporates crime prevention through environmental design principles to maximise safety;</p> <p>(i) has signage at each end identifying the connection provided;</p> <p>(j) is straight and allows for visual connection to the other end.</p> <p>Note—Crime prevention principles can be found in the <a href="#">Crime prevention through environmental design planning scheme policy</a>.</p> <p>Note—Development for <a href="#">cross block links</a> is addressed in the <a href="#">Streetscape hierarchy overlay code</a>.</p>	
<p><b>PO44</b></p> <p>Development provides and maintains a continuous, accessible, attractive, direct, convenient and legible connection and pathway for pedestrians and cyclists.</p>	<p><b>AO44</b></p> <p>Development for a pedestrian connection within the site which is publicly accessible (privately owned):</p> <p>(a) is clearly delineated and separated from parking bays;</p> <p>(b) provides direct convenient connection to entries;</p> <p>(c) is suitable for all users;</p> <p>(d) is properly illuminated at all times;</p> <p>(e) is covered or shaded where open;</p> <p>(f) is finished in different materials or colour to parking bays;</p>	<p>N/A not a pedestrian connection.</p>

	<p>(g) has a width which complies with a neighbourhood plan, approved centre concept plan or structure plan or is otherwise a minimum of 3m wide;</p> <p>(h) includes a separate bikeway if appropriate;</p> <p>is designed in compliance with the <a href="#">Infrastructure design planning scheme policy</a>.</p>	
<p><b>PO45</b></p> <p>Development for public toilets is located sensitively so that:</p> <p>(a) the use is supported;</p> <p>(b) public surveillance is provided;</p> <p>(c) the development is not visually intrusive.</p>	<p><b>AO45</b></p> <p>Development for a publicly accessible toilet:</p> <p>(a) is located near spaces or pathways with high pedestrian activity and use;</p> <p>(b) has amenity that is visible from the spaces or pathways with high pedestrian activity and use;</p> <p>(c) is not visually intrusive;</p> <p>(d) is accessed via a direct legible pathway that is consistently lit in compliance with <a href="#">AS/NZS 1158.3.1:2005 Lighting for roads and public spaces Category P3</a>;</p> <p>(e) has high mounted vandal-resistant luminaires for external lighting, and lighting in compliance with <a href="#">AS 4282-1997 Control of the obtrusive effects of outdoor lighting</a>, Table 2.1, Illuminance in the vertical plane, Curfewed hours.</p>	N/A not related to proposed works.
<p><b>PO46</b></p> <p>Development for pedestrian access and movement is defined and controlled to ensure privacy and security.</p>	<p><b>AO46</b></p> <p>Development for mixed use restricts access from the street or publicly accessible areas of the site to private residential dwellings or communal open space.</p>	N/A the proposed development maintains non-residential use.
<p><b>PO47</b></p>	<p><b>AO47.1</b></p>	N/A no fencing.

<p>Development supports pedestrian movement and pedestrian access which is barrier free to a building entry and a publicly accessible space.</p>	<p>Development for fencing is not located between the front boundary and main building line.</p> <p>Note—If residential development is located on the ground storey and includes fencing, it is provided in accordance with the <a href="#">Multiple dwelling code</a>.</p>	
	<p><b>AO47.2</b></p> <p>Development for fencing on common side or rear boundaries to a public space is a maximum of:</p> <p>(a) 1.2m, where fence construction is solid or less than 50% transparent;</p> <p>(b) 1.5m, where fence construction is at least 50% transparent.</p>	N/A no fencing.
	<p><b>AO47.3</b></p> <p>Development for a retaining wall is:</p> <p>(a) stepped to minimise impact on the streetscape and pedestrian environment;</p> <p>(b) a maximum of 0.6m in height if directly abutting the verge and footpath.</p>	N/A no retaining wall.
<p><b>PO48</b></p> <p>Development for an ATM or vending machine is located to avoid obstructing the footway with loitering queues, through their siting away from drinking fountains, seating or public telephones.</p>	<p><b>AO48</b></p> <p>Development for an ATM or vending machine:</p> <p>(a) is set back a minimum of 1.5m from street furniture, street trees and garden beds;</p> <p>(b) includes a visually permeable barrier located in the development site to prevent queues forming across a footpath or pedestrian way.</p>	N/A no ATM or vending machine.

<p><b>PO49</b></p> <p>Development for a stand-alone shopping centre or a shop positively contributes to a neighbourhood structure with built form and active frontage to the street providing direct connection for pedestrians into the centre or shop without the need to navigate any surrounding car parking.</p>	<p><b>AO49.1</b></p> <p>Development involving a new premises or an extension of a stand-alone <a href="#">shopping centre</a> or <a href="#">shop</a>:</p> <p>(a) is in compliance with a neighbourhood plan; or</p> <p>(b) if no neighbourhood plan applies, or a neighbourhood plan does not specify, provides an active frontage – primary for a minimum of 1 street frontage.</p> <p>Refer to <a href="#">Figure g</a>.</p>	<p>N/A the proposed development is not for a shopping centre or shop.</p>
	<p><b>AO49.2</b></p> <p>Development for a stand-alone <a href="#">shopping centre</a> or <a href="#">shop</a> with more than 1 street frontage ensures that:</p> <p>(a) a primary frontage is treated as <a href="#">active frontage – primary</a>;</p> <p>(b) the extent of active frontage treatment on the other frontages is a minimum of 25%.</p>	<p>N/A the proposed development is not for a shopping centre or shop.</p>
	<p><b>AO49.3</b></p> <p>Development for a stand-alone <a href="#">shopping centre</a> or <a href="#">shop</a> located on an arterial road, provides for:</p> <p>(a) a minimum of 25% active frontage connection to this street front;</p> <p>(b) a strong internal pedestrian oriented ‘street’ with an active frontage.</p>	<p>N/A the proposed development is not for a shopping centre or shop.</p>
<p><b>PO50</b></p> <p>Development within an existing traditional strip centre or corridor:</p>	<p><b>AO50</b></p> <p>Development within an existing traditional strip centre or corridor provides a streetscape which:</p>	<p>Complies – existing streetscape is maintained.</p>

<p>(a) contributes to the existing character and structure;</p> <p>(b) provides a continuous pedestrian environment at street level.</p>	<p>(a) is in compliance with a neighbourhood plan; or</p> <p>(b) if no neighbourhood plan applies or a neighbourhood plan does not specify requirements for a streetscape, ensures that the development:</p> <p>(i) has a minimum of 1 active frontage – primary;</p> <p>(ii) is set back in keeping with existing adjoining uses;</p> <p>(iii) locates large-format retail or employment uses at ground floor behind smaller uses and tenancies to the street;</p> <p>(iv) is consistent in height with existing development;</p> <p>(v) maintains a consistent street edge with parapet height and awnings at the base of the building with upper levels set back from the front alignment.</p> <p>Refer to <a href="#">Figure h</a>.</p>	
<p><b>PO51</b></p> <p>Development contributes to the role of the street or public space as the focus for vibrant commercial activity and community life and provides active frontages through:</p> <p>(a) intensive activation of the ground storey with highly active non-residential uses which encourage the greatest degree of pedestrian activity and interaction;</p> <p>(b) strong physical and visual integration between the ground storey and the adjoining verge or public space to seamlessly integrate indoor and outdoor spaces;</p>	<p><b>AO51.1</b></p> <p>Development which requires an <a href="#">active frontage – primary</a>, identified in a neighbourhood plan, approved centre concept plan, structure plan, or as a part of the development provides:</p> <p>(a) a continuous built form to the street at the nominated <a href="#">setback</a>;</p> <p>(b) a ground storey fully occupied by highly active non-residential uses;</p> <p>(c) a 1st and 2nd <a href="#">storey</a> featuring windows or balconies promoting interaction with and surveillance of the street;</p> <p>(d) awnings for the full building frontage;</p>	<p>N/A no active frontage required.</p>

<p>(c) building design which provides a visually interesting, interactive and continuous built form and rhythm to the street;</p> <p>(d) richly detailed, human-scaled and fine-grained building frontages;</p> <p>(e) a safe, enjoyable and continuous pedestrian environment without obstruction or interruption from vehicular crossovers and manoeuvring;</p> <p>(f) a subtropical urban design and built form which encourages outdoor lifestyles and engagement with the public realm.</p> <p>Note—Highly active non-residential uses create the greatest degree of pedestrian activity and interaction and are mostly accommodated in small individual tenancies with narrow building frontages, such as <a href="#">shops</a>, restaurants and cafes.</p>	<p>(e) lighting of publicly accessible areas including the underside of awnings;</p> <p>(f) at least 1 pedestrian entry and exit for every 10m of building frontage;</p> <p>(g) a minimum of 50% transparent external wall materials up to a height of 2.5m above pavement level;</p> <p>(h) a minimum ground-storey height of 4.2m.</p> <p>Note—Non-residential uses must be continuous along the active frontage – primary.</p> <p>Note—If a neighbourhood plan identifies an active frontage, but not whether it is primary or secondary, <a href="#">active frontage – primary</a> criteria apply.</p>	
	<p><b>AO51.2</b></p> <p>Development which requires an <a href="#">active frontage – secondary</a>, identified in a neighbourhood plan, approved centre concept plan, structure plan, or as part of the development provides:</p> <p>(a) a continuous built form to the street at the nominated setback;</p> <p>(b) a ground storey substantially occupied by active non-residential uses;</p> <p>(c) a 1st and 2nd storey featuring windows and balconies promoting interaction with and surveillance of the street;</p> <p>(d) provides at least 1 pedestrian entry/exit for every 20m of building frontage;</p> <p>(e) a minimum 30% transparent external wall materials up to a height of 2.5m above pavement level;</p>	<p>N/A no active frontage required.</p>

	<p>(f) a minimum ground-storey height of 4.2m.</p> <p>Note—Non-residential uses need not be continuous along an active frontage – secondary but should be located to activate critical locations such as intersections and pedestrian entries to buildings.</p> <p>Note—If a neighbourhood plan identifies an active frontage, but not whether it is primary or secondary, active frontage – primary criteria apply.</p>	
<p><b>PO52</b></p> <p>Development of vehicle access and parking does not impact on an active frontage in a centres and mixed use area.</p>	<p><b>AO52.1</b></p> <p>Development which requires an <a href="#">active frontage – primary</a>, identified in a neighbourhood plan, approved centre concept plan, structure plan, or as part of the development, ensures that vehicle and service access is:</p> <p>(a) not located on this <a href="#">active frontage – primary</a>;</p> <p>(b) from a secondary frontage or from an adjoining premises if a shared driveway and access arrangement is established.</p>	N/A existing parking.
	<p><b>AO52.2</b></p> <p>Development which requires an <a href="#">active frontage – primary</a> or <a href="#">active frontage – secondary</a> identified in a neighbourhood plan, approved centre concept plan, structure plan or as part of the development, ensures that parking is not located adjacent to the frontage or is not visible from the street.</p>	N/A existing parking.
<p><b>PO53</b></p> <p>Development provides building entries that support active frontage outcomes.</p>	<p><b>AO53</b></p> <p>Development of foyer space on an active frontage:</p> <p>(a) occupies a minimal proportion and subordinate part of the building frontage;</p>	N/A no proposal for foyer space.

	<p>(b) is publicly accessible during normal business hours and visible from adjoining verges or public space;</p> <p>(c) contains activities and spaces such as reception desks, seating areas, cafes, shopfront galleries and display spaces that attract people.</p>	
<p><b>PO54</b></p> <p>Development provides landscaping on site to:</p> <p>(a) contribute positively to the subtropical character, amenity and microclimate of the site and the centre or mixed use area;</p> <p>(b) support the retention of existing significant vegetation and large subtropical shade trees;</p> <p>(c) support the establishment of subtropical streets and planting;</p> <p>(d) contribute to site amenity for building occupants, users, residents and adjoining residents;</p> <p>(e) balance the bulk and scale of the building and minimise impact to adjoining residents, uses and streetscape;</p> <p>(f) reduce the area of impervious surfaces and support stormwater quality;</p> <p>(g) reduce glare and manage heat;</p> <p>(h) contribute to the mitigation of noise, air and visual impacts of major transport infrastructure;</p> <p>(i) contribute to a safe and useable pedestrian environment.</p>	<p><b>AO54</b></p> <p>Development provides landscaping that:</p> <p>(a) integrates with site layout and building design at ground, podium, balcony and rooftop levels;</p> <p>(b) is sited to retain and protect existing significant vegetation;</p> <p>(c) buffers adjoining residential uses or areas, with advanced trees and a minimum of 2 tiers to achieve screening and visual softening;</p> <p>(d) supports building height transitions, where required;</p> <p>(e) is accessible for watering and maintenance;</p> <p>(f) screens or buffers driveways, service and loading areas, plant rooms or other utilities;</p> <p>(g) allows for the overlooking of the street and pedestrian entry areas from the building;</p> <p>(h) emphasises clear pedestrian entry points.</p> <p>Note—No overall percentage of open space and landscaping is prescribed for non-residential development.</p> <p>Note—This is demonstrated in a landscape concept plan.</p> <p>Note—Landscape design incorporates planting in accordance with the <a href="#">Planting species planning scheme policy</a>.</p>	<p>N/A landscaping not considered appropriate noting existing site constraints.</p>

	Note—The location, design and provision of communal and private open space for residential uses must be in compliance with the <a href="#">Multiple dwelling code</a> .	
<p><b>PO55</b></p> <p>Development incorporates deep planting which:</p> <p>(a) supports the retention and protection of existing significant vegetation and large subtropical shade trees;</p> <p>(b) provides for the establishment of vegetation to contribute to the landscape character of the centre or mixed use area;</p> <p>(c) is grouped with deep-planting areas on adjacent sites to maximise contiguous areas of deep planting;</p> <p>(d) is open to the sky with access to light and rainfall and into the natural ground with no underground development;</p> <p>(e) is planted with large subtropical tree species that at maturity are complementary in scale and height to the building form;</p> <p>(f) is capable and supported to grow and at maturity provide effective shade or screening to buildings, outdoor spaces or adjoining uses;</p> <p>(g) balances hard-stand areas and provides shade and informal recreation spaces that are directly accessible from residences, building tenancies or the street frontage.</p>	<p><b>AO55.1</b></p> <p>Development locates deep-planting areas:</p> <p>(a) to retain and protect existing significant vegetation and large subtropical shade trees;</p> <p>(b) to buffer adjacent residential areas;</p> <p>(c) to support building height transitions, where required;</p> <p>(d) to provide an entry statement;</p> <p>(e) to shade publicly accessible areas, private outdoor and communal open space.</p>	N/A existing landscaping.
	<p><b>AO55.2</b></p> <p>Development:</p> <p>(a) provides for a minimum 10% of the site area for deep planting;</p> <p>(b) ensures that each deep-planting area has a minimum area of 25m<sup>2</sup> and a minimum dimension of 4m in any direction.</p>	N/A landscaping not considered appropriate noting existing site constraints.
	<p><b>AO55.3</b></p> <p>Development provides deep-planting areas that are:</p> <p>(a) exclusively for landscaping;</p>	N/A landscaping not considered appropriate noting existing site constraints.

	<p>(b) not containing vehicle manoeuvring areas, pedestrian paths, surface structures or infrastructure, sub-surface structures or infrastructure;</p> <p>(c) able to accommodate trees planted in natural ground with no development underneath;</p> <p>(d) 100% open to the sky;</p> <p>(e) able to be accessed for maintenance purposes.</p>	
	<p><b>AO55.4</b></p> <p>Development provides trees in deep-planting areas which:</p> <p>(a) are capable of growing to a minimum canopy diameter of 5m and/or a minimum height of 5m within 5 years of planting;</p> <p>(b) are subtropical tree species consistent with the <a href="#">Planting species planning scheme policy</a>.</p> <p>Note—Tree species should be chosen to respond to particular site location or design needs. Where site circumstances permit, tree species that are complementary in scale and height to the building form should be selected.</p> <p>Note—Tree height and canopy spread will be dependent on species.</p>	N/A existing building.
	<p><b>AO55.5</b></p> <p>Development provides a minimum of 25% of all trees as advanced stock.</p>	N/A existing building.
<b>PO56</b>	<b>AO56.1</b>	N/A existing carpark.

<p>Development for an open air car park is landscaped to:</p> <p>(a) contribute positively to the landscape character of the centre or mixed use area;</p> <p>(b) reinforce and support pedestrian movement;</p> <p>(c) provide a comfortable environment for pedestrians;</p> <p>(d) reduce glare and heat;</p> <p>(e) reduce impervious areas;</p> <p>(f) establish shade cover within a period of 5 years.</p>	<p>Development for an open air car park at or above ground level provides that setbacks are densely planted with a minimum of 1.5m wide landscaping.</p> <p>Note—Front setback is to be treated to address streetscape interface issues and requirements.</p>	
	<p><b>AO56.2</b></p> <p>Development for a ground-level open-air car park is designed with trees planted:</p> <p>(a) in a minimum 5.2m x 2.4m landscaped area between every 6 car parking spaces with a permeable surface treatment either side of the landscape area; or</p> <p>(b) at 6m intervals in a minimum 2.5m-wide landscaped bed, swale or other water sensitive urban design device adjacent to parallel car parking spaces;</p> <p>(c) at a minimum rate of 1 shade tree for every 6 car parking spaces.</p>	N/A existing carpark.
	<p><b>AO56.3</b></p> <p>Development ensures that trees planted in an open air car park area achieve a minimum 50% shade cover along internal pedestrian paths within 5 years of certification.</p> <p>Note—Further requirements are contained in the Landscape works code and the <a href="#">Planting species planning scheme policy</a>.</p>	N/A existing carpark.
	<p><b>AO56.4</b></p> <p>Development uses landscaping to delineate safe pedestrian movement through open-air car parks.</p>	N/A existing building.
	<p><b>PO57</b></p>	<p><b>AO57</b></p>

<p>Development which is not located on an active frontage provides landscaping on the street frontage to:</p> <p>(a) contribute to the centre or mixed use area or development's landscape character and the development of Brisbane's subtropical streetscapes and public spaces;</p> <p>(b) provide shade and pedestrian comfort and visual amenity;</p> <p>(c) contribute to the subtropical character of the streetscape and public realm;</p> <p>(d) not impede the establishment of active frontages where required;</p> <p>(e) Maintain views from the street to the building and frontage and consider personal safety.</p>	<p>Development setback from the road, where not including an active frontage treatment or the part of the frontage not treated as an active frontage, is provided with:</p> <p>(a) a minimum of 2m wide landscaping with advanced trees and low-level planting along the full street or public space frontage or balance part, excluding any driveway crossover and pedestrian access; or</p> <p>(b) a minimum of 3m wide landscaping with advanced trees and low-level planting, to establish a positive landscaped street edge where a service station or outdoor sales use.</p> <p>Note—It is envisaged that landscaping will be primarily located on frontages to arterial roads that are not suitable for active frontages.</p>	
<p><b>PO58</b></p> <p>Development for a building must not incorporate any type of glass or other surface likely to reflect specular rays that could create undue nuisance, discomfort or hazard to the surrounding locality.</p>	<p><b>AO58</b></p> <p>Development ensures that any reflective glass material has:</p> <p>(a) a level of light reflectivity not greater than 20%;</p> <p>(b) a level of heat transmission not less than 20%.</p>	<p>N/A no changes to glazing or glass materials.</p>
<p><b>PO59</b></p> <p>Development minimises direct overlooking between buildings and to adjoining residential uses not located within the centre or mixed use area through site planning, building design, screening and landscaping.</p>	<p><b>AO59</b></p> <p>No acceptable outcome is prescribed.</p> <p>Note—Screening and fencing for a residential use is designed in accordance with the <a href="#">Multiple dwelling code</a>.</p>	<p>Complies – no overlooking will occur as part of the existing site constraints.</p>
<p><b>PO60</b></p> <p>Development for residential uses in a zone in the centre zones category or the Mixed use zone maximises</p>	<p><b>AO60</b></p> <p>No acceptable outcome is prescribed.</p>	<p>N/A not a residential use.</p>

<p>privacy and amenity for residents, taking into consideration the mix of uses within the area.</p> <p>Note—Residential development in a zone in the centre zones category or the Mixed use zone is not afforded the same level of visual privacy or amenity as within a residential area.</p>	<p>Note—Screening and fencing for a residential use is designed in accordance with the <a href="#">Multiple dwelling code</a>.</p>	
<p><b>PO61</b></p> <p>Development of garages, driveways and parking structures minimise impacts on the amenity of neighbouring dwellings.</p>	<p><b>AO61.1</b></p> <p>Development for a car park:</p> <p>(a) provides a 2m-high <a href="#">acoustic fence</a> and a landscaped area 1.5m wide where located adjacent to a neighbouring dwelling;</p> <p>(b) is <a href="#">acoustically screened</a> where the car park is used at night and where located adjacent to a neighbouring dwelling.</p>	<p>N/A no development for a car park.</p>
	<p><b>AO61.2</b></p> <p>Development for a driveway or vehicle movement area is screened by a 2m-high <a href="#">acoustic fence</a> along the side or rear boundary if located adjacent to a residential dwelling.</p>	<p>N/A no development for a driveway or vehicle movement area.</p>
<p><b>PO62</b></p> <p>Development provides refuse and recycling collection and storage facilities that:</p> <p>(a) are located conveniently in an unobtrusive dedicated storage room or separate screened structure;</p> <p>(b) are located and managed so that adverse impacts on building occupants, neighbouring properties and the public realm are minimised;</p>	<p><b>AO62.1</b></p> <p>Development is designed and constructed to ensure refuse and recycling collection and storage facilities comply with the <a href="#">Refuse planning scheme policy</a>.</p>	<p>N/A existing storage and refuse areas.</p>
	<p><b>AO62.2</b></p> <p>Development is designed and constructed to ensure refuse and recycling collection and storage facilities do not have any odour, noise or visual impacts which are detectable and disturbing at the site or adjoining sites.</p>	<p>N/A existing storage and refuse areas.</p>

<p>(c) provide for refuse and recycling including source separation;</p> <p>(d) are of a design which allows low-frequency service collection;</p> <p>(e) minimise ongoing building management cost for occupants.</p>	<p>Note—Refer to the <a href="#">Refuse planning scheme policy</a> for further guidance.</p>	
<p><b>PO63</b></p> <p>Development creates a safe environment by incorporating the key elements of crime prevention through environmental design that are tailored to the land use and specific vulnerable elements and settings.</p>	<p><b>AO63</b></p> <p>Development incorporates the key elements of crime prevention through environmental design in its layout, building or structure design and landscaping by:</p> <p>(a) facilitating casual surveillance opportunities and including good sightlines to publicly accessible areas such as car parks, pathways, public toilets and communal areas;</p> <p>(b) defining different uses and ownerships through design and restricting access from non-residential uses into private residential dwellings;</p> <p>(c) promoting safety and minimising opportunities for graffiti and vandalism through exterior building design and orientation of buildings and use of active frontages;</p> <p>(d) ensuring publicly accessible areas such as car parks, pathways, public toilets, communal areas are well lit;</p> <p>(e) including way-finding cues;</p> <p>(f) minimising predictable routes and entrapment locations near public spaces such as car parks, public toilets, ATMs, communal areas.</p>	<p>Complies – proposed development is located at the rear and will not create any safety concerns noting the commercial setting of the area.</p>

	Note—For guidance in achieving the key elements of crime prevention through environmental design refer to the <a href="#">Crime prevention through environmental design planning scheme policy</a> .	
<p><b>PO64</b></p> <p>Development minimises the potential for graffiti and vandalism through appropriate design and landscaping which controls access, reduces canvas and allows for easy maintenance selection.</p>	<p><b>AO64</b></p> <p>Development design and landscaping incorporates graffiti and vandalism prevention techniques which:</p> <p>(a) deny access to potential canvas using access control techniques;</p> <p>(b) reduce potential canvases using canvas-reduction techniques;</p> <p>(c) ensure graffiti can be readily and quickly removed through easy maintenance selection techniques.</p> <p>Note—For guidance on graffiti and vandalism prevention techniques refer to the <a href="#">Graffiti prevention planning scheme policy</a>.</p>	Complies – proposed development will not increase the potential for graffiti and will allow easy maintenance opportunities.
<p><b>PO65</b></p> <p>Development does not adversely impact the structural integrity or ongoing operation and maintenance of sub-surface transport infrastructure which is an existing or endorsed proposed tunnel.</p>	<p><b>AO65</b></p> <p>Development demonstrates that it will not result in any impact on existing or planned sub-surface transport infrastructure through the submission of an engineering and geological report and certification or consent provided by the relevant infrastructure owner.</p>	Complies – proposed development will not impact the integratory of surrounding infrastructure.
<b>If identified in a neighbourhood plan</b>		
<p><b>PO66</b></p> <p>Development minimises visual impacts to view corridors of local significance and enhances opportunities for</p>	<p><b>AO66.1</b></p> <p>Development ensures building placement and design does not impact on a view corridor identified in a neighbourhood plan.</p>	Complies – existing building location and proposal will not impact on any significant views.

observation of key vistas and views from identified viewpoints.	Note—A neighbourhood plan may identify view corridors and may or may not identify any specific view points from which they are observed.	
	<p><b>AO66.2</b></p> <p>Development creates opportunities for views and vistas from a view point identified in a neighbourhood plan.</p> <p>Note—A neighbourhood plan may identify view points and may or may not identify any specific view corridor that they observe.</p>	Complies – existing sites views and vistas are considered appropriate.
<p><b>PO67</b></p> <p>Development on a <a href="#">significant corner site</a> provides a prominent visual reference and contribution to the neighbourhood’s public realm by:</p> <p>(a) accommodating high levels of pedestrian movement at the corner and enhancing the pedestrian experience;</p> <p>(b) emphasising the corner setting through building form, expression, silhouette, scale, materials and landscaping;</p> <p>(c) reinforcing a sense of arrival to the neighbourhood plan area, precinct or sub-precinct through marking a node, an intersection or connection point in the neighbourhood;</p> <p>(d) respecting the prominence of any adjoining or nearby heritage places, traditional character buildings or local landmarks;</p> <p>(e) if a <a href="#">corner land dedication</a> is required:</p>	<p><b>AO67.1</b></p> <p>Development is designed to emphasise the corner setting of a <a href="#">significant corner site</a> identified in a neighbourhood plan and provides:</p> <p>(a) building entries on both street frontages;</p> <p>(b) a single main entry at the corner.</p>	N/A not a significant corner site.
	<p><b>AO67.2</b></p> <p>Development provides a <a href="#">corner land dedication</a> on a significant corner site identified in a neighbourhood plan, adjacent to the existing verge area which:</p> <p>(a) complies with any dimensions identified in the neighbourhood plan;</p> <p>(b) accommodates a deep-planted large feature tree in compliance with the road corridor design section of the <a href="#">Infrastructure design planning scheme policy</a>;</p> <p>(c) is embellished in compliance with the road corridor design section of the <a href="#">Infrastructure design planning scheme policy</a>.</p>	N/A not a significant corner site.

<p>(i) accommodating a deep-planted feature tree within the dedication area;</p> <p>(ii) providing a building envelope which acknowledges and respects the presence of the large feature tree canopy.</p> <p>Note—A neighbourhood plan will indicate whether or not a land dedication is required.</p>	<p>Note—A neighbourhood plan may indicate if a corner land dedication is to be truncated or inverted. If the configuration is not specified, a truncated land dedication is to be provided where the building or podium is 2 storeys or fewer. Where an inverted corner land dedication is provided, the building design accommodates the feature tree canopy at maturity.</p> <p><b>AO67.3</b></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>N/A not a significant corner site.</p>
<p><b>PO68</b></p> <p>Development on a <a href="#">landmark site</a> provides a prominent visual reference and contribution to the city’s public realm by:</p> <p>(a) exhibiting subtropical architectural excellence through design, treatment and articulation;</p> <p>(b) defining the <a href="#">site</a> and its setting through building form, expression, silhouette, scale, materials and landscaping;</p> <p>(c) reinforcing a sense of arrival to the neighbourhood plan area, precinct or sub-precinct through marking a node, an intersection or major connection point in the city;</p> <p>(d) respecting the prominence of any adjoining or nearby heritage place or local landmark;</p> <p>(e) if a <a href="#">corner land dedication</a> is required:</p>	<p><b>AO68.1</b></p> <p>Development:</p> <p>(a) emphasises a <a href="#">landmark site</a> identified in a neighbourhood plan and its setting;</p> <p>(b) addresses all elevations, with front, side and rear facades all displaying a high level of modulation and articulation;</p> <p>(c) both vertically and horizontally articulates building form and mass with proportions compatible with the height, scale and setting of the building;</p> <p>(d) provides an interesting and varied skyline and silhouette;</p> <p>(e) uses high-quality and durable materials and finishes;</p> <p>(f) integrates landscaping, building entries and the public realm at the ground plane.</p> <p>Note—The Council’s Independent design advisory panel may be invited to provide advice on developments in accordance with the</p>	<p>N/A not a landmark site.</p>

<p>(i) accommodating a deep-planted large feature tree within the dedication area;</p>	<p>provisions of the <a href="#">Independent design advisory panel planning scheme policy</a>.</p>	
<p>(ii) providing a building envelope that acknowledges and respects the presence of the large feature tree canopy;</p> <p>(iii) accommodating high levels of pedestrian movement and enhancing the pedestrian experience.</p> <p>Note—A neighbourhood plan may indicate whether or not a land dedication is required.</p>	<p><b>AO68.2</b></p> <p>Development provides a <a href="#">corner land dedication</a> adjacent to the existing verge area which:</p> <ul style="list-style-type: none"> <li>(a) complies with any dimensions identified in a neighbourhood plan;</li> <li>(b) accommodates a deep-planted feature tree in compliance with the <a href="#">Infrastructure design planning scheme policy</a>;</li> <li>(c) is embellished in compliance with the <a href="#">Infrastructure design planning scheme policy</a>.</li> </ul> <p>Note—A neighbourhood plan may indicate if a corner land dedication is to be truncated or inverted. If the configuration is not specified, a truncated land dedication is to be provided where the building or podium is 2 storeys or fewer. Where an inverted <a href="#">corner land dedication</a> is provided, the building design accommodates the feature tree canopy at maturity.</p>	<p>N/A not a landmark site.</p>
<p><b>PO69</b></p> <p>Development of a landscape buffer is provided in particular locations to facilitate:</p> <ul style="list-style-type: none"> <li>(a) visual privacy to and between sites;</li> <li>(b) visual amenity;</li> <li>(c) shading and occupant amenity;</li> <li>(d) local habitat.</li> </ul>	<p><b>AO69</b></p> <p>Development provides a landscape buffer along the boundaries of the site identified in a neighbourhood plan, which consists of:</p> <ul style="list-style-type: none"> <li>(a) 3 tiers of planting;</li> <li>(b) a combination of rounded canopy and columnar trees;</li> <li>(c) a maximum spacing of 1 tree for every 6m;</li> <li>(d) trees capable of growing to a minimum height of 8m;</li> <li>(e) shrubs and ground covers.</li> </ul>	<p>N/A landscaping not considered appropriate considering existing site constraints.</p>

	Note—A neighbourhood plan will indicate the boundaries where the landscape buffer is to be provided and the dimensions of the area.	
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### 7.2.3.6 Chermside centre neighbourhood plan code

Performance outcomes	Acceptable outcomes	Assessment
<b>SECTION A: CITY CONTEXT &amp; SUBTROPICALITY</b>		
<p><b>PO1</b></p> <p>Development is of a height, scale and form that achieves the intended outcome for the precinct, improves the <a href="#">amenity</a> of the 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 <a href="#">storeys</a> to be built;</p> <p>(c) proportionate to and commensurate with the utility of the site area and frontage width;</p> <p>(d) designed to avoid a significant and undue adverse <a href="#">amenity</a> impact to adjoining development;</p> <p>(e) sited to enable existing and future buildings to be well separated from each other and to avoid affecting the potential development of adjoining sites.</p> <p>Note—Development that exceeds the intended number of <a href="#">storeys</a> or <a href="#">building height</a> can place disproportionate pressure on the transport network, public space or <a href="#">community facilities</a> in particular.</p> <p>Note—Development that is over-scaled for its site can result in an undesirable dominance of vehicle access, parking and manoeuvring areas that significantly reduce streetscape character and <a href="#">amenity</a>.</p>	<p><b>AO1</b></p> <p>Development complies with the number of <a href="#">storeys</a>, <a href="#">building height</a> and <a href="#">gross floor area</a> in <a href="#">Table 7.2.3.6.3.B</a>.</p> <p>Note—Neighbourhood plans will mostly specify the maximum number of <a href="#">storeys</a> where zone outcomes have been varied in relation to <a href="#">building height</a>. Some neighbourhood plans may also specify the height in metres. Development must comply with both parameters where maximum number of <a href="#">storeys</a> and height in metres are specified.</p>	<p>Complies – the proposed development does not increase the height of the building, or alter any major built form outcomes on the site. The additional gross floor area is considered appropriate considering the size of the subject site.</p>

<p><b>PO2</b></p> <p>Development provides building <a href="#">setbacks</a> that:</p> <p>(a) create a consistent and cohesive streetscape;</p> <p>(b) enable existing and future buildings to be well separated from each other to allow light penetration, air circulation and privacy, and ensure windows are not built out by adjoining buildings;</p> <p>(c) do not prejudice the development of adjoining sites.</p>	<p><b>AO2</b></p> <p>Development has building <a href="#">setbacks</a> that comply with <a href="#">Table 7.2.3.6.3.D</a>.</p>	<p>N/A existing building.</p>
<p><b>PO3</b></p> <p>Development provides for a mix of residential and non-residential uses that provide the level of activity needed to support the role and function of each sub-precinct.</p>	<p><b>AO3</b></p> <p>Development provides a land use mix that complies with <a href="#">Table 7.2.3.6.3.C</a>.</p>	<p>N/A existing building.</p>
<p><b>PO4</b></p> <p>Development provides a <a href="#">building height</a> transition to the Wheller Gardens Settlement heritage area as shown in <a href="#">Figure b</a> and reinforces the heritage values of this precinct.</p>	<p><b>AO3</b></p> <p>Development that adjoins the Wheller Gardens Settlement heritage area as shown in <a href="#">Figure b</a>:</p> <p>(a) complies with the number of <a href="#">storeys</a> and <a href="#">building height</a> in <a href="#">Table 7.2.3.6.3.B</a>;</p> <p>(b) has a minimum <a href="#">setback</a> of 3m from the side and/or rear of the heritage precinct boundary.</p>	<p>N/A the site does not adjoin the Wheller Gardens Settlement heritage area.</p>
<p><b>PO5</b></p> <p>Development contributes to the role of the street as the focus for commercial and community life and promotes activation and casual surveillance through active frontages.</p>	<p><b>AO5</b></p> <p>Development provides active frontages where identified in Figure a.</p>	<p>Complies – There are no sensitive residential interfaces directly affected, and the staggered nature of class scheduling further mitigates any potential impacts. Importantly, the proposal delivers a positive community outcome by introducing a health-focused facility that promotes active lifestyles and wellbeing. On this basis, the minor variation to the Acceptable</p>

		Outcomes is considered reasonable, appropriate, and consistent with the intent of the Code, and is not expected to cause any detrimental impacts to amenity or the character of the area.
<p><b>PO6</b></p> <p>Development abutting Kittyhawk Drive and Seventh Brigade Park situates buildings to address both the street frontage and the park to:</p> <p>(a) improve pedestrian activity at the development interface;</p> <p>(b) create a sense of safety in the public realm.</p>	<p><b>AO6</b></p> <p>Development provides:</p> <p>(a) active frontages that focus on and overlook Seventh Brigade Park;</p> <p>(b) at least 50% of the ground storey of a building with active frontages where adjoining Kittyhawk Drive or the park;</p> <p>(c) direct access from the street to ground storey residential <a href="#">multiple dwellings</a>;</p> <p>(d) fences that have a maximum height of 1.5m and are 50% transparent where adjoining Kittyhawk Drive or the park.</p>	N/A not abutting Kittyhawk Drive or Seventh Bridge Park.
<p><b>PO7</b></p> <p>Development that adjoins a busway corridor, transit way, bus stops and future stations:</p> <p>(a) activates the edges of busway stations and the immediate environment, creating vibrant and attractive street environments;</p> <p>(b) enables casual surveillance of busway station platforms, entry points and public spaces;</p> <p>(c) facilitates safe, logical and direct pedestrian and cyclist access to busway station entry points;</p> <p>(d) screens views of uninhabited transport infrastructure elements;</p> <p>(e) screens servicing and utility areas from view of the passenger areas of busway stations;</p>	<p><b>AO7</b></p> <p>No acceptable outcome is prescribed.</p>	Complies – the proposed development will not impact upon the existing bus stop to the front of the subject site along Gympie Road.

<p>(f) designs and sites buildings to address busway interface issues;</p> <p>(g) preserves the structural integrity and ongoing operation and maintenance of transport infrastructure;</p> <p>(h) provides sufficient on-site servicing and utilities to contain adverse impacts.</p>		
<p><b>PO8</b></p> <p>Development supports the creation of a road network that efficiently provides for the movement of traffic and frequent public transport.</p>	<p><b>AO8.1</b></p> <p>Development provides for road widening in accordance with Figure c.</p> <p><b>AO8.2</b></p> <p>Development is sited and designed so as not to compromise the proposed intersection upgrades indicated in Figure c.</p>	<p>Complies – the proposal will not compromise any future road widening plans or intersection upgrades as the works are to the rear of the allotment.</p>
<p><b>PO9</b></p> <p>Development:</p> <p>(a) creates an integrated pedestrian and cycle network that provides direct access to public transport routes, activity centres and public open space through the provision of <a href="#">arcades</a>;</p> <p>(b) provides <a href="#">arcades</a> to improve permeability through building design and site layout. Scale, width and design of arcades reflect their function and location.</p>	<p><b>AO9</b></p> <p>Development provides arcades as indicated in Figure a and Figure b.</p>	<p>N/A the subject site does not require an arcade.</p>
<p><b>PO10</b></p> <p>Development provides long term infrastructure for the parks network to meet the recreational needs of residents and workers.</p>	<p><b>AO10</b></p> <p>Development protects land for the provision of a park in the general location specified in Figure a and in accordance with the Long term infrastructure plans.</p>	<p>N/A the site is not envisioned to be a park.</p>

If in the Community use and sports precinct (Chermside centre neighbourhood plan/NPP-004) where north of Hamilton Road		
<p><b>PO11</b></p> <p>Development achieves the intent of the Chermside Parklands Master Plan park management plan.</p>	<p><b>AO11</b></p> <p>Development is in accordance with the Chermside Parklands Master Plan in the <a href="#">Park management plan planning scheme policy</a>.</p>	<p>N/A not within the community use and sports precinct.</p>