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 APPLICATION REF
 A006934945

6.2.5.1 Community facilities zone code

| Overall Outcome | Response |
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| 3. Zone Role Overall Outcomes | |
| <p>a. Development in the zone supports the implementation of the policy direction set in the Strategic framework, in particular:</p> <ul style="list-style-type: none"> i. Theme 2: Brisbane’s outstanding lifestyle and Element 2.4 – Brisbane’s community facilities, services, open space and recreation infrastructure; ii. Theme 4: Brisbane’s highly effective transport and infrastructure networks and Element 4.2 – Brisbane’s other infrastructure networks; iii. Theme 5: Brisbane’s CityShape, Element 5.3 – Brisbane’s Major Centres, Element 5.4 – Brisbane’s Special Centres and Element 5.5 – Brisbane’s Suburban Living Areas. | <p>Complies –</p> <p>The proposed development supports the implementation of the policy set out in the Strategic framework as it:</p> <ul style="list-style-type: none"> i. Provides for the aging community, encouraging aging in place and supported independent living for an gaining community. Protects and does not impact surrounding community facilities. Provides communal open space that is accessible and commensurate to the site and proposed use. Permits access by the general public. Encourages gathering of residents with the addition of entertainment and leisure services. Provides facilities that promote active lifestyles and wellbeing. Does not encroach on existing public open space, but does provide connections to existing open space. ii. The proposed development is seeking to establish infrastructure that is commensurate of the uses demand. This infrastructure will not negatively impact on the existing infrastructure network, and will ensure its protection while ensuring functional infrastructure servicing of the site. iii. The proposed development is not classified as a Major Centre, or Special Centre. The sites location within the Suburban Living Area is consistent with the intent of this area, and demonstrate compliance with the specified land uses. The use supports the character of the surrounding area, and will work to not impact on amenity. |
| 4. Development Location and Uses Overall Outcomes | |
| <p>a. Development provides for the continued use of the land for community facilities identified as appropriate for the particular Community facilities zone precinct.</p> | <p>Complies –</p> <p>The proposed development is seeking to establish a land use that is compliant with the intent of the Health care purposes zone precinct. The zone precinct anticipates</p> |

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| | <p>purpose-built facilities, making specific reference to residential care facility and retirement facility with ancillary activities. The proposed development has the ability to provide an extension of and support the existing Brighton Health Campus facilities within the same zone precinct to the south.</p> <p>The proposed development will similarly not impede the continued use of the Sandgate Men's Shed on the adjacent land to the southwest.</p> |
| <p>b. Development enables community facilities to play a key role in developing and maintaining community networks, services and community health and wellbeing and contributes to the city being well served with community buildings, facilities, spaces and activities meeting the diversity of community needs.</p> | <p>Complies –</p> <p>The proposed development will create a village style retirement and residential care facility, with the intention of establishing a community that is both contained but also contributes to and is integrated with the surrounding community of Brighton. The development will permit access through the site along the internal high street for the use of both residents and the general public during suitable hours.</p> <p>The proposed development will not impede the continued use of nearby community facilities including the Sandgate Men's Shed and Brighton Health Campus.</p> |
| <p>c. Development provides for both privately owned community facilities and community facilities that are owned or operated by federal, state or local government.</p> | <p>Complies –</p> <p>The proposed development will be a privately run facility, operated under LDK. The site is located adjacent to the Brighton Health Campus which is operated by the State Government. The inclusion of the privately owned facility does not detract from the suburbs opportunity for public health facilities.</p> |
| <p>d. Development ensures that where a use within a Community facilities zone precinct ceases and is no longer fulfilling the intended purpose of the relevant zone precinct, that it is replaced with another community facility.</p> | <p>Complies –</p> <p>The proposed development is located on a site that is vacant and currently underutilised. The proposed facility will fulfill the intent of the Health care purposes zone precinct providing retirement and aged care living opportunities that are well serviced, and unlock a piece of land that can be used to support the aging demographic and surrounding community.</p> |
| <p>e. Development that limits the ongoing operation and expansion of an existing community facility or prejudices the establishment of a new community facility appropriate to the relevant zone precinct is not accommodated.</p> | <p>Complies –</p> |

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| | The proposed development will not limit the operation of expansion of any community facilities. The site is vacant and not currently utilised in supporting the community. Its location adjoining the Brighton Health Campus is both relevant and compatible. |
| f. Development in a particular zone precinct is predominantly for community facilities that are envisaged in that zone precinct, unless an appropriate adaptation of the premises for another community facility use can be demonstrated. | Complies – The proposed development reflects the overall outcomes of the Health care purposes zone precinct and is an extension of its purpose. The proposed residential care facility and retirement facility land uses are referenced in the overall outcomes, and clearly demonstrate compliance with Council’s intent for the site. |
| g. Development improves the use of existing community facilities infrastructure to ensure accessibility and multiple uses. | Complies – The proposed development involves the two primary land uses, being retirement facility and residential care facility, and is seeking a suite of ancillary uses that contribute to the convenience and enjoyment of the facility. Accessibility is achieved through universal design principles within the site, and pathways and vehicular access that permits the movement and manoeuvrability in and around the site. |
| h. Development for a use not anticipated in the relevant zone precinct may be accommodated where it is demonstrated that the proposal is safe, well designed, integrated with the surrounding area and offers compensatory community benefits. | Not Applicable – The proposed development is seeking to establish land uses that are anticipate within the Health care purposes zone precinct. |
| i. Development: i. is appropriately located according to the type of proposed use; ii. is highly accessible and preferably integrated and co-located with complementary uses where possible; iii. is of a scale, height and bulk that provides a high level of amenity; iv. is generally consistent with the character of the area; v. transitions sensitively to surrounding uses. | Complies – The proposed development is located on a site that is highly suited to the proposed land uses in terms of zoning and zone precinct, as well as relevant location to the Brighton Health Campus. The site is accessible by vehicle and public transport, with a bus stop directly aligning with the location of the internal main street. The proposed land uses and ancillary land uses provide residents with convenience and independence. The built form of the facility has been considered to ensure the function of the use, and suitability with the site and surrounds. It has been designed using high quality design principles and landscaped buffers providing a high level of amenity while reducing its presence toward surrounding properties. |

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| <p>j. Development is supported by complementary uses of an appropriate scale and purpose which directly serve the employees and activities of the relevant zone precinct and do not compromise the commercial, retail or community service role and function of nearby centre activities.</p> | <p>Complies – The proposed development is seeking to establish two primary land uses, being retirement facility and residential care facility, which will be supported by a suite of ancillary activities. The ancillary uses introduce convenience and independence for residents, and have been incorporated to service the facility users and visitors to ensure self sufficiency and to not impact on the function of nearby centre activities.</p> |
| <p>5. Development Form Overall Outcomes</p> | |
| <p>a. Development for a major government facility or service is of a form tailored to the particular operational, functional and locational requirements of the use.</p> | <p>Not Applicable – The proposed development is not seeking to establish a major government facility or service.</p> |
| <p>b. Development creates a variety of building forms, materials and facade treatments.</p> | <p>Complies – The proposed development will create a village-like outcome over the site, with a large range of offerings on the ground level, and the residential uses above this. The design of the building has been architecturally curated to create visual appeal, and differentiation with the materials and façade treatments accompanied by feature landscaping. Refer to the attached Architectural Plans and Landscape Concept for greater detail.</p> |
| <p>c. Development manages amenity impacts (including glare, odour, light, noise, traffic, parking, servicing and hours of operation) and provides a sensitive transition between a use in the Community facilities zone and adjoining sensitive uses.</p> | <p>Complies – The proposed development will has been architecturally curated to create visual appeal, and differentiation with the materials and façade treatments accompanied by feature landscaping that will no cause undue light, glare or noise issues. The proposal is supported by various specialist consultants reports focusing on servicing, traffic, parking that confirm the proposed village does not have any negative amenity impacts on adjoining sensitive uses.</p> |
| <p>d. Development supplies infrastructure, service and utilities at a level that is commensurate with the level of service demands generated by the use.</p> | <p>Complies – The proposed development has been designed to provide all infrastructure, services and utilities required to service the demand of the proposed use. As the site is vacant,</p> |

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| | the applicant understood this would be required to facilitate the operation of the facility and wants to provide a high quality product that will have adequate and effective support systems and services in place. |
| e. Development maximises road, rail, public transport and active transport connections and accessibility between community facilities and key destinations to ensure efficient and safe movement of people and goods and a high level of accessibility for visitors, patrons and employees of the community facility use. | <p>Complies –</p> <p>The proposed development includes a ‘High street’ which permits east west connection through the site, connecting Hornibrook Highway and Twenty Fourth Avenue. This provides direct access to a bus stop that offers a connection to Sandgate. A pedestrian island provides safe movement across Hornibrook Highway to a further bus stop which offers connections to Scarborough and Clontarf. Ample parking is provided for residents, visitors, and staff to ensure there are no barriers to accessing and moving around the site.</p> |
| f. Development is designed, constructed and operated to maintain the safety and security of people and property. | <p>Complies –</p> <p>The proposed development involves a ‘secure line’ in which access to the site will be limited. This level of security is in place to protect the safety of the residents and the property. Public access through the site will be available along the internal high street which will be open during daytime hours, and secured of a night, with resident swipe access required to enter the site. The intent of the proposal is for the site to be available to the community during the day, and then to maintain the safety of residents and visitors of a night.</p> <p>Resident living areas and private open space will have casual surveillance opportunities to adjoining external public areas and internal communal spaces allowing improved CPTED values.</p> |
| g. Development achieves a satisfactory standard of environmental performance by adopting principles of innovative, sustainable and efficient design, construction and operation to encourage water conservation and responsiveness to climate. | <p>Complies –</p> <p>The proposed development is seeking a Nabers 5 star for power and water. The facility will utilise rooftop solar PV systems for power generation, use environmentally sensitive design principles, and selectively use building management systems for lighting and mechanical systems.</p> |
| h. Development for a community facility that is a major economic driver, such as a hospital, consolidates its role in facilitating growth in allied fields such as medical research and product development drawing visiting research academics and | Not Applicable – |

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| <p>clinical professionals to the region and functioning as a major employment generator.</p> | <p>The proposed development is not seeking to establish a land use that would classify as a major economic driver.</p> |
| <p>i. Development responds to land constraints, mitigates any adverse impacts on environmental values and natural features, and addresses other specific characteristics as identified by overlays affecting the sites or in a code applicable to the development.</p> | <p>Complies – The proposed development has been considered in terms of the site characteristics, and any constraints that are a product of this. The design of the facility has been influenced by the site specifics and environmental matters. Full responses to all relevant overlay codes are attached.</p> |
| <p>j. Development for a use other than a community facility that is provided in conjunction with a community facility use incorporates a design that allows for reasonable adaptability and expansion, where necessary, of the community facility.</p> | <p>Not Applicable – The proposed development is not seeking to establish the community facility land use.</p> |
| <p>10. Health Care Purposes Zone Precinct Overall Outcomes</p> | |
| <p>a. Development provides premises with day clinic and administrative functions that involve medical, paramedical, alternative therapies and general health care treatment for the local community.</p> | <p>Complies – The proposed development provides uses that are ancillary to the Retirement and Aged Care facility, including an allied health/pharmacy tenancy. On-site care will be available to all residents, with future opportunities for integrated services for both residents and the local community.</p> |
| <p>b. Development for purpose-built premises for residential occupation by the elderly, young or people with disabilities, such as a residential care facility or a retirement facility, together with ancillary convenience activities and allied services provided to cater for their particular needs, may be accommodated.</p> | <p>Complies – The proposed development intends to cater for a variety of elderly people, from those who are active and independent, to those who are frail needing access to care. The primary land uses are supported by a diverse range of ancillary activities that provide convenience, enjoyment, and essential services. These include a range of medical, food and drink, leisure, and active offerings.</p> |

9.3.18 Retirement and residential care facility code

9.3.18.1 Application

1. This code applies to assessing a material change of use if:
 - a. accepted development subject to compliance with identified requirements, where acceptable outcomes of this code are identified requirements in a table of assessment for a material change of use (section 5.5) or a neighbourhood plan (section 5.9); or
 - b. assessable development where this code is an applicable code identified in the assessment benchmarks column of a table of assessment for a material change of use (section 5.5) or a neighbourhood plan (section 5.9); or
 - c. impact assessable development for a residential care facility, retirement facility, or a use of a similar nature, or a use in the care co-located uses activity group.

Note—A retirement facility is a development that operates under the *Retirement Villages Act 1999*.

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

2. When using this code, reference should be made to section 1.5 in section 5.3.3.

Note—Where this code includes performance outcomes or acceptable outcomes that relate to:

- air quality assessment, guidance is provided in the Air quality planning scheme policy;
- crime prevention through environmental design, guidance is provided in the Crime prevention through environmental design planning scheme policy;
- design for the reduction of graffiti, guidance is provided in the Graffiti prevention planning scheme policy;
- infrastructure design and construction works, guidance is provided in the Infrastructure design planning scheme policy;
- noise impacts assessment, guidance is provided in the Noise impact assessment planning scheme policy;
- the selection of planting species, guidance is provided in the Planting species planning scheme policy;
- refuse and recycling, guidance is provided in the Refuse planning scheme policy;
- significant vegetation, guidance is provided in the Vegetation planning scheme policy;
- subtropical design of buildings or outdoor spaces, guidance is provided in the Subtropical building design planning scheme policy.

Note—Enclosure of car parking areas extending more than 1m above ground level is considered assessable development.

Note—An active frontage — residential may be specified in a neighbourhood plan and/or identified in the Active frontages in residential zones overlay. Where non-residential development is proposed, the Active frontages in residential zones overlay code is also applicable.

Note—A care co-located use is a use complementary to the residential care facility or retirement facility and is open to customers or clients from outside the facility.

9.3.18.2 Purpose

1. The purpose of the Retirement and residential care facility code is to assess the suitability of development to which this code applies.
2. The purpose of the code will be achieved through the following overall outcomes:

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- a. Development is designed and sited to achieve a high level of amenity for residents of the facility and provides a comfortable, stimulating and attractive living environment for residents.
 - b. Development stimulates social interaction between residents within the site, as well as between residents and members of the wider community.
 - c. Development provides buildings that are designed to integrate with the character of the locality, present as non-institutionalised and provide home-like environments, a sense of belonging, privacy, independence, comfort and safety.
 - d. Development promotes a residential environment that is capable of supporting older people to age in place, avoiding or delaying the need for residents to relocate to alternative accommodation as their care needs change.
 - e. Care co-located uses including a childcare centre, club, community care centre, community use, food and drink outlet, health care service, office, place of worship and shop are supported on the site where it can be demonstrated that:
 - i. the proposed uses are of a scale and proportion that reflects their supporting function to the predominant use of the site for retirement facility or residential care facility;
 - ii. the proposed uses are beneficial to the future residents of the retirement facility or residential care facility;
 - iii. impacts from those uses are managed on site and do not have adverse impacts on adjoining and nearby sensitive land uses;
 - iv. the proposed uses do not adversely impact on the economic viability of nearby centre activities.
 - f. Development is conveniently located in relation to activity centres, community facilities and services, public spaces and public transport, to enable access to, and active participation and social interaction with, the wider community.
 - g. Development is transit supportive for residents, workers and visitors of a retirement facility or residential care facility, and where situated in the immediate vicinity of a railway or bus station, is orientated and designed to contribute to a safe, attractive and walkable neighbourhood.
 - h. Development has a site area and frontage width that is sufficient for the scale, form, open space provision and operation of the development, to deliver a comfortable living environment and to minimise adverse impacts on neighbours.
 - i. Development is designed and sited to contribute to and minimise adverse impacts upon the amenity of adjoining and nearby residential dwellings and other sensitive uses, including protecting visual privacy through appropriate setbacks and separation of buildings, landscape buffering, and screening.
 - j. The proportion of built and natural features, the siting, bulk and scale and design features of buildings, services and infrastructure, and on site open spaces and landscaping achieves:
 - i. a high level of amenity for occupants, visitors and staff and adjoining residents, including access to open and landscaped spaces, natural light, sunlight and breeze to support outdoor subtropical living;
 - ii. a development that is integrated with the local neighbourhood and presents an attractive interface that positively contributes to Brisbane's character and identity and high quality subtropical streetscapes, public spaces and pedestrian environment;
 - iii. building location and building heights that transition sensitively to adjoining and nearby development;
 - iv. a highly articulated and physically modulated building form, and varied roof form elements;
 - v. generous locations for deep planting.
 - k. Greater building heights for a retirement facility or residential care facility are supported on larger sites where the impacts from the height on adjoining and nearby sites can be mitigated by:
 - i. transitioning the height of the building down to the height of buildings surrounding or opposite the development;
 - ii. generous landscaping and open space buffers to adjoining sites and providing appropriate building setbacks, landscaping and deep planting;
 - iii. providing an appropriate balance of built form and open space.
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- l. Development is designed to take advantage of Brisbane’s subtropical climate and delivers high quality, subtropical architecture. Buildings, spaces and landscape are open, engaging, and shaded, with opportunities to interact with the outdoors.
- m. Retirement facility provides useable private open spaces for each dwelling unit that capitalises on Brisbane’s subtropical climate, maximise indoor-outdoor living opportunities and enhances amenity for residents.
- n. Development provides a variety of useable high-quality communal open spaces for residents that are accessible and attractive and maximises opportunities for social interactions.
- o. Development provides on site landscaping that supports and contributes to Brisbane’s subtropical landscape character and to the microclimate of the neighbourhood and site, supporting outdoor living and subtropical planting, and assisting in reducing urban heat island effects, with deep planting areas for the protection and establishment of large, subtropical shade trees.
- p. Development provides parking and manoeuvring, which is integrated into the site and building and does not negatively impact on adjoining or nearby sites or the quality and amenity of the streetscape.
- q. Development ensures that building location and design minimises on site and nearby residents' exposure to air and noise pollution.
- r. Development provides design elements that retain and support local character identity and strengthens site features, such as views, heritage, significant vegetation or significant corners, particularly where a landmark site.

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

Editor’s note—Development is encouraged to be designed and built to meet the Gold Level of performance in the Livable Housing Australia’s Livable Housing Design Guidelines.

9.3.18.3 Performance outcomes and acceptable outcomes

Note—The Table 9.3.18.3.B building height provisions, Table 9.3.18.3.D setback provisions, Table 9.3.18.3.E siting and design of vehicle movement and parking areas, and site cover provisions of this code do not apply to sites in a zone in the centre zones category or the Mixed use zone, where the provisions of the Centre or mixed use code prevail.

Table 9.3.18.3.A— Performance outcomes and acceptable outcomes

| Performance outcomes | Acceptable outcomes | Comments |
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| Section A—If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development | | |
| <p>PO1 Development ensures that the hours of operation for delivery vehicles and of a care co-located use are:</p> | <p>AO1.1 Development for a residential care facility or retirement facility has unlimited hours of operation, excluding deliveries.</p> | <p>AO1.1 – Complies The proposal is for both a retirement facility and residential care facility and will have appropriate hours of operation.</p> <p>AO1.2 – Will Comply</p> |

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| <p>a. consistent with reasonable community expectations for the use;</p> <p>b. controlled so that the retirement facility, residential care facility or care co-located use does not impact on the amenity of:</p> <ul style="list-style-type: none"> i. a residence within the building where the use is located; ii. nearby sensitive uses. | <p>AO1.2 Hours of operation for delivery vehicles associated with the residential care facility, retirement facility or care co-located use, and hours of operation of a care co-located use are:</p> <ul style="list-style-type: none"> a. unlimited in the Principal centre zone or Major centre zone; b. limited to 6am to 10pm in the District centre zone, Neighbourhood centre zone or the Mixed use zone; c. limited to 7am to 8pm Monday to Saturday, excluding public holidays, in any other zone. | <p>The proposal is for both a retirement facility and residential care facility and will have appropriate hours for deliveries. Where deliveries are proposed outside of the 7am to 8pm Monday to Saturday timeframe they will continue to be consistent with reasonable community expectations for the use, with delivery areas to be centrally located, well clear of nearby existing residences and located at ground level, away from proposed new residences within the site.</p> |
| <p>PO2 Development, including a car park, is of a nature, scale, layout, design and construction that does not result in noise emissions that exceed the following criteria:</p> <ul style="list-style-type: none"> • LAeq,adj,T emitted from the residential care facility is not greater than the rating background level plus 3 at a sensitive use. <p>Where T is:</p> <ul style="list-style-type: none"> • Day (7am to 6pm): 11hr • Evening (6pm to 10pm): 4hr • Night (10pm to 7am): 9hr. <p>Where LAeq,adj,T is the A-weighted equivalent continuous sound pressure level during measurement time T, adjusted for tonal and impulsive noise characteristics, determined in accordance with the methodology described in the Noise impact assessment planning scheme policy.</p> <p>Note—Rating background level is to be determined in accordance with the methodology described in the Noise impact assessment planning scheme policy.</p> <p>Note—A noise impact assessment report prepared in accordance with the Noise impact assessment planning scheme policy can assist in demonstrating achievement of this performance outcome.</p> | <p>AO2 Development:</p> <ul style="list-style-type: none"> a. ensures mechanical plant or equipment is acoustically screened from adjoining sensitive uses; b. for a residential care facility or care co-located use provides a 2m high acoustic fence along any boundary with adjoining sensitive uses; c. ensures car parking and vehicle movement areas are acoustically screened from adjoining residential dwellings. <p>Note—Mechanical plant includes, but is not limited to, generators, motors, compressors and pumps such as air-conditioning, refrigeration or coldroom motors.</p> | <p>AO2 – Complies</p> <p>The proposal will include mechanical plants/ equipment primarily located on the rooftop areas of buildings or in the central ground level services areas that will be separated and screened from sensitive uses both proposed within and existing on adjacent sites.</p> <p>The residential care facility components are to be established in Stage 1, separated from nearby boundaries to sensitive uses.</p> <p>Car parking and vehicle movement areas are situated centrally in the porte cohere fronting 25th Avenue and then internally and within basement parking areas and will be screened from adjoining residential dwellings.</p> |

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| <p>PO3 Development is of a nature, scale, layout, design and construction that ensures odour emissions do not cause an adverse impact on the amenity of nearby sensitive uses.</p> | <p>AO3.1 Development for a residential care facility or care co-located use ensures that where food or cooking odour is released, exhaust vents are discharged vertically and directed away from a sensitive use and separated by the following distances:</p> <ul style="list-style-type: none"> a. minimum of 6m horizontally from sensitive uses; b. minimum of 2m above a thoroughfare or roof with regular foot traffic | <p>AO3.1 – Complies The proposed development proposes kitchen and vent systems centrally within the site or on rooftops to ensure exhaust vents are separated and directed away from a sensitive use. The proposed ventilation systems are intended to align with AS1668.2. A tempered make-up air system will be provided adjacent to the kitchen exhaust ductwork terminating at the perimeter wall of the commercial kitchen area.</p> <p>AO3.2 – Complies The proposed development incorporates refuse storage areas that are fully enclosed and located on the ground level, centrally within each stage and away from sensitive uses. Please refer to the Operational Waste Management Plan provided by Modus for further information.</p> |
| | <p>AO3.2 Development ensures refuse and recycling storage areas are located a minimum 5m horizontally from sensitive uses on the site or adjoining sites.</p> | |
| <p>PO4 Development for services and related structures, including electricity transformers and fire hydrant and booster assemblies, air conditioning and other mechanical plant, vents, exhausts and refuse and recycling storage areas:</p> <ul style="list-style-type: none"> a. are integrated into the development; b. do not dominate the site frontage; c. are compatible with the intended streetscape character; d. ensure adverse amenity impacts to the streetscape and habitable spaces are ameliorated; e. provide for refuse and recycling including source separation; f. are of a design that allows low-frequency service collection; | <p>AO4.1 Development ensures that services and related structures, including electricity transformers and fire hydrant and booster assemblies, air conditioning and other mechanical plant, vents, exhausts and refuse and recycling storage areas:</p> <ul style="list-style-type: none"> a. comprise no more than 5m or 10% of the street frontage, whichever is the lesser; b. are orientated towards the internal driveways or footpaths on site; c. are located, screened or landscaped so that they are not visually obtrusive when viewed. <p>Note—Development of greater than 10 dwelling units indicates locations for all transformers, fire hydrant and booster assemblies and meter boxes.</p> | <p>PO4 – Complies The majority of air conditioning and other mechanical plant, vents, exhausts and refuse and recycling storage areas are located centrally within the ground level services area. A PMT is located along the Hornibrook Highway (west) frontage, while a water meter/booster area is located along the Twenty Fifth Avenue (north) frontage. While the PMT location is 8.5m in length, it presents well under 10% (8.5%) of this frontage. Both the water meter and booster have lengths less than 5m with a combined length of 7m, comprising only 5.8% of the frontage. These services do not dominate their respective frontages and are relative in size to the scale of the site and proposed development.</p> |
| | <p>AO4.2</p> | |

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| <p>g. minimise ongoing building management cost for occupants.</p> | <p>Development provides refuse and recycling collection and storage facilities, including source separation, in accordance with the Refuse planning scheme policy.</p> | <p>As mentioned above, the majority of the site's services are located internally and are not visible from the street. AO4.2 - Complies The proposed development incorporates refuse storage and collection areas that are in accordance with the Refuse planning scheme policy. Please refer to the Operational Waste Management Plan provided by Modus for further information.</p> |
| <p>Section B—If for assessable development</p> | | |
| <p>Site area and frontage</p> | | |
| <p>PO5 Development has a site area and frontage width that is sufficient to:</p> <ul style="list-style-type: none"> a. accommodate the scale and form of the buildings and transitioning of height; b. deliver useable communal open space areas and private open spaces; c. create suitable separation between buildings on site and adjoining sites to accommodate landscaping buffering; d. achieve viable areas of deep planting and landscaping to retain significant vegetation and protect and establish large subtropical shade trees; e. achieve safe and convenient vehicle access to the site; f. accommodate on site parking and vehicle manoeuvring for residents, visitors and service providers; g. accommodate the location and size requirements of service authorities and site services, including | <p>AO5 Development:</p> <ul style="list-style-type: none"> a. in the Low density residential zone: <ul style="list-style-type: none"> i. has a minimum 3,000m² site area and 40m frontage width; or ii. is on the site of an existing residential care facility or retirement facility; or iii. is extending the site of an existing residential care facility or retirement facility; b. in any other zone has a minimum 800m² site area and 20m frontage width. <p>Note—The site frontage is measured at the property line on the primary road boundary. Editor's note—Any other zone, means a zone where a retirement facility or residential care facility is potentially envisaged, being the Low-medium density residential zone, High density residential zone, Medium density residential zone, a zone in the Centre zones category, Mixed use zone, Community facilities zone (Community purposes zone precinct, Health care purposes zone precinct and Major health care zone precinct), Specialised centre zone (Major education and research facility zone precinct) and Emerging community zone.</p> | <p>AO5 – Complies The proposed development is located on a site that is within the Community facilities (Health care purposes) zone, and is located on a site with an area of 21,000m² with frontages no less than 100m in length.</p> |

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| <p>electricity transformers and fire hydrant and boosters assemblies, to minimise adverse visual and amenity impacts on neighbours and the streetscape;</p> <p>h. minimise the impact of new driveways on the streetscape.</p> | | |
| <p>PO6 Development in the High density residential zone or the Medium density residential zone does not isolate or negatively impact on the potential for adjoining sites to develop to a scale and intensity envisaged for the zone or neighbourhood plan area. Note—An indicative concept plan that demonstrates compliant development can be achieved on the adjoining site may be required to demonstrate achievement of this outcome.</p> | <p>AO6 Development in the High density residential zone or the Medium density residential zone ensures that:</p> <ol style="list-style-type: none"> a. the site area and frontage width of an adjoining site in the High density residential zone or the Medium density residential zone meets the minimum requirements set out in: <ol style="list-style-type: none"> i. a neighbourhood plan; or ii. if no neighbourhood plan applies the site area is a minimum of 800m² and the frontage width is a minimum of 20m. | <p>Not Applicable The proposed development is located on a site that is within the Community facilities (Health care purposes) zone.</p> |
| <p>PO7 Development ensures that the proportion of buildings to open space and landscaping on a site:</p> <ol style="list-style-type: none"> a. results in a building bulk and form that is appropriate in its local setting; b. enhances residential amenity including access to natural light, sunlight, breezes and outlook; c. supports useable outdoor subtropical spaces; d. provides generous and varied private and communal open space opportunities for residents and visitors to recreate, socialise and experience relief from the built form; e. provides for winter sun access into communal open space areas; | <p>AO7 Development has a maximum site cover that:</p> <ol style="list-style-type: none"> a. complies with the requirements set out in a neighbourhood plan; or b. if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan: <ol style="list-style-type: none"> i. 45% where in the High density residential zone; ii. 50% where in any other zone; <p>whichever is the greatest. Note—The site cover provisions of this code do not apply to sites in a zone in the centre zones category or the Mixed use zone, where the provisions of the Centre or mixed use code prevail.</p> | <p>PO7 – Complies The proposed development ensures that the proportion of buildings to open space and landscaping on a site is suitable for the proposed development. The proposed design incorporates a vertical building model to reduce building footprints in a way that allows housing and supporting services to be delivered in a more compact layout to allow the remaining space to be utilised for communal areas to bring vibrancy and activity to the space. Above the 2nd level, the combined site cover of buildings A and B are approximately 42%, well below the 50% prescribed in AO7. While the proposed overall site cover is calculated at 59.4%, this includes extensive areas of low rise centrally located communal open spaces above lower ground site services and internal parking areas that do not form the visible bulk of the proposed village.</p> |

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| <p>f. provides for deep planting areas to retain, create and enhance significant vegetation and protect and establish large subtropical shade trees;</p> <p>g. provides for generous buffers to adjoining premises to mitigate the impacts of higher building heights.</p> | | <p>The proposed design allows for compliant deep planting areas along site boundaries (that comply with setback requirements) as well as ample soft landscaping to further reduce impacts of proposed buildings on site.</p> |
| <p>Building design and appearance</p> | | |
| <p>PO8 Development height, bulk and scale, siting and layout ensures:</p> <ul style="list-style-type: none"> a. building height on sites of under 3,000m² where outside of the Medium and High density residential zones are consistent with intended form and character of the local area including the predominant height of existing or approved buildings in the street; b. where building height is greater than the predominant height in the local street context, the development sensitively reduces heights towards site boundaries to a compatible scale with the height of buildings on adjoining or opposite premises; c. impacts on residential amenity and privacy from overlooking, visual dominance and overshadowing are minimised and adequate levels of natural light, sunlight and breezes are maintained to a habitable room, balcony and private open space for both the development and residences on adjoining and nearby sites; d. sufficient visual and acoustic privacy between dwellings without reliance on screening; | <p>AO8 Development is contained within the building envelope for the site created by applying:</p> <ul style="list-style-type: none"> a. the maximum building height specified in: <ul style="list-style-type: none"> i. a neighbourhood plan; or ii. if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements set out in Table 9.3.18.3.B; b. acceptable outcomes for building height transitions specified in Table 9.3.18.3.C and in a neighbourhood plan, where applicable; c. front, rear and side boundary setback requirements specified in Table 9.3.18.3.D and in a neighbourhood plan, whichever is the greatest; d. car parking boundary setback requirements specified in Table 9.3.18.3.E and in a neighbourhood plan, whichever is the greatest; e. building separation requirements in Table 9.3.18.3.F; f. deep planting and landscaping requirements in Table 9.3.18.3.G. <p>Refer to Figures a and b. Note—This acceptable outcome can be demonstrated by the preparation of a building envelope plan, elevations and sections. Note—Roofing of terrace areas on car parking structures are to comply with boundary setback requirements for balconies.</p> | <p>PO8 – Complies The proposed development is on a large (2.1Ha) site that lends itself to significant development within the community facilities zone. The proposed building heights align with the intent of the provisioned building heights for the zone and in the context of the site are compatible due to the significant setbacks achieved to site boundaries, the use of high quality landscape screening and deep planting zones, ensuring the building heights will have no negative impacts on residential amenity and privacy from overlooking, visual dominance or overshadowing to adjoining uses</p> <p>The proposed development seeks to adopt a more vertical built form for the retirement village, enabling residential accommodation and supporting services to be accommodated within a compact footprint. This approach allows the balance of the site to be allocated to communal areas, fostering activity, vibrancy and social interaction for residents.</p> <p>In accordance with Table 9.3.18.3.B of the Retirement and residential care facility code, land within the Health care purposes zone precinct, where on a site 7,000m² or greater and not sharing a common boundary with a lot in the Character residential zone, may apply for a building height that is four (4) storeys greater than the acceptable outcome for building height applicable on</p> |

- e. the development contributes to the character of the streetscape and landscape and relates to the existing streetscape rhythm and setback pattern;
- f. there is adequate landscape buffering, the retention of significant vegetation and protection and establishment of large subtropical shade trees in deep planting areas.

Editor's note—This is demonstrated through the provision of streetscape elevations, site sections and plans showing adjoining and street context, shadow diagrams and landscape plans.

the adjoining sites (2 + 4 in the circumstance of the site.

The proposed building heights for the development comprises a 7 storeys built form in Stage 1 and 6 storeys for Stage 2. From street level, Building A will appear as 6 storeys, with 6 floors of residential rooms and associated internal services and a reduced rooftop level that is stepped in to ensure it will be out of direct sightline from the frontage, reducing the overall bulk of the building from the public realm.

Building B, while technically comprising 6 storeys, will appear as a 5 storey building from the street level, with the basement level required to be considered a storey as it protrudes more than 1m above the Natural Ground Level. It is noted that the basement level for building B is only required to protrude beyond the natural ground level to achieve suitable floor levels to comply with future storm tide flood immunity constraints and the basement will not be readily visible due to setbacks and landscaped buffers.

The proposed development is highly responsive and respectful of the surrounding land and properties, and has implemented setbacks that are reflective of this. The proposed buildings achieve setbacks that are generally compliant with the minimum boundary setback standards prescribed by Table 9.3.18.3.D in the Retirement and residential care facility code

The subject site adjoins the Brighton Health Campus and the proposed land uses align with the character of this existing use. The large setbacks and building separations achieve a suitable streetscape interface to reduce visual dominance.

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| | | <p>Please refer to Section 2.3.4 of the Planning Report (Built Form) and the architectural plans for mor detail on building height, separation and setbacks.</p> <p>The site is encompassed by a deep planting zone at a minimum width of 6m. There are no significant trees mapped on the site but the design strives to retain and relocate some of the established vegetation to feature throughout the site where appropriate.</p> |
| <p>PO9 The inclusion of built to boundary walls must not impact on the ability to provide a physical buffer to adjoining premises that includes landscaping and trees in deep planting areas along boundaries to assist in reducing the impact of higher building heights. Note—The inclusion of built to boundary walls is only to be considered where provided to specifically enable the allowable development yield to be reconfigured and accommodated through lower rise rather than higher rise forms.</p> | <p>AO9 Where the development includes a building height within 10m of the common boundary that is greater than the maximum acceptable outcome for building height on the adjoining site, the development does not include a built to boundary wall on that boundary.</p> | <p>AO9 – Complies The proposed development does include some built form within 10m of a common boundary; however, the development is not seeking to include built to boundary walls. The proposed development is encompassed by a deep planting zone at a minimum width of 6m to ensure no built form is near any boundary.</p> |
| <p>PO10 Development that involves built to boundary walls does not impact on the amenity or privacy of adjoining residents. Note—The identification on plans of the location of habitable rooms in adjoining dwelling houses can assist in demonstrating compliance with this performance outcome.</p> | <p>AO10.1 Development ensures that built to boundary walls are:</p> <ol style="list-style-type: none"> a. not located along a common boundary with a lot located in the Low density residential zone or Character residential zone; b. for non-habitable rooms or spaces only; c. not located within 1.5m of a habitable room in an adjoining dwelling house; d. not located within the front or rear boundary setback; e. where on the side boundaries of a corner lot, located towards the front of the development and separated; f. a maximum height of 3m; g. low maintenance or constructed of prefinished materials. | <p>Not Applicable The proposed development is not seeking to include built to boundary walls. The proposed development is encompassed by a deep planting zone at a minimum width of 6m to ensure no built form is near any boundary.</p> |

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| | <p>AO10.2 Development ensures a built to boundary wall has a:</p> <ul style="list-style-type: none"> a. maximum cumulative length along any side boundary of 9m in the Low density residential zone or the Character residential zone; or b. maximum cumulative length along any side boundary of 15m, where located in the Low-medium density residential zone, Medium density residential zone, High density residential zone, Community facilities zone, Specialised centre zone or Emerging community zone; or c. length to match the extent of an abutting and lawfully constructed built to boundary wall on an adjoining premises. | |
| <p>PO11 Development has a building depth and/or length that:</p> <ul style="list-style-type: none"> a. contains a high level of modulation and articulation to ensure that the bulk of the development is in keeping with the form and character intent of the area; b. is read as a series of buildings through the use of distinct architectural forms; c. provides adequate amenity for building residents in terms of natural light and ventilation; d. does not adversely impact on access to breezes, sunlight and daylight to adjoining premises open space and habitable rooms; e. does not create wind tunnelling impacts on adjoining premises; f. provides opportunities for dual aspect dwellings; g. incorporates changes in material, finish or texture at regular intervals; h. provides expressive shadow casting elements; | <p>AO11.1 Development has a maximum building length in accordance with Table 9.3.18.3.H.</p> <p>AO11.2 Development has a full building separation of 6m every 15m, or substantial articulation is provided every 15m, that includes:</p> <ul style="list-style-type: none"> a. a strongly defined change in building line of plus or minus 2m for a length not less than 5m; b. changes in materials, finishes or texture; c. re-entrant corners or three dimensional and dynamic shadow casting elements. <p>Refer to Figure e. Note—Variation in the building plane as a result of gentle curves would not be considered to provide substantial articulation to reduce the perception of building bulk.</p> | <p>PO11 – Complies The proposed development contains a high level of modulation and articulation in both buildings A and B to ensure that the bulk of the development is broken into smaller parts with varied architectural expressions</p> <p>Each ‘tower’ component of buildings A & B is approximately 86m long; however, is broken up by defined sections of the parkside pavilion to the north, high street to the south, verandahs to the external facing east and west and internal courtyard elevation. Each distinct part is no longer than 60m and is provided with central breaks in the longer facades. These distances generally comply with Table 9.3.18.3.H, particularly for the Residential care facility component which is allowed a prescribed building length of 90m.</p> <p>Deeply recessed sections break up the façade rhythm while bringing light and amenity to internal corridors, enhancing both functionality and spatial quality</p> |

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| <p>i. provides opportunities for additional deep planting.</p> | | <p>allowing cross-breeze ventilation and encourage social engagement through casual interaction.</p> |
| <p>PO12 Development reduces the appearance of building bulk, ensures a human-scale, demonstrates modulation of the facade and variations in horizontal and vertical profile, balances the height of the building, and supports neighbourhood and street character.</p> | <p>AO12 Development has a number of the following design elements:</p> <ul style="list-style-type: none"> a. variation in materials, colours, and textures and finishes, including between levels; b. balconies, verandahs or terraces; c. variation in the treatment and patterning of windows, sun shading devices or other facade features; d. recesses and projections in the wall and roof plane, such as steps, slopes or splays; e. variations in building form, including elements at a finer scale than the main structural framing. <p>Refer to Figure e. Note—Components of facilities and dwellings that do not contain balconies ensure additional articulation and variation on the external facade to compensate for the lack of distinguishable balconies.</p> | <p>AO12 – Complies The proposed development is used a large suite of materials, finishes, design techniques and principles to ensure variation, and articulation of all exterior surfaces. Generally all apartments have private balconies and varied uses of balustrades and sun shading. The materials are outlined in the Architectural Design Report and elevations provided in Architectural plans by Rothelowman.</p> |
| <p>PO13 Development minimises the appearance of building bulk and helps create a human-scaled interface with the streetscape and reflect the surrounding built character.</p> | <p>AO13 Development which has buildings over 8 storeys contains a podium that is a maximum of 3 storeys and 12m, with the tower above in accordance with Table 9.3.18.3.D. Note—The building, including podium component is to be contained within the building envelope created by applying the setback, separation and landscaping requirements in Tables 9.3.18.3.D, 9.3.18.3.E, 9.3.18.3.F and 9.3.18.3.G.</p> | <p>Not Applicable The proposed development is not seeking a built form outcome that exceeds 8 storeys.</p> |
| <p>PO14 Development for rooftops and building caps contributes to the architectural distinction of the building and:</p> <ul style="list-style-type: none"> a. is contextually and climatically appropriate in form; b. is responsive to orientation and solar access; c. is not marred by plant and equipment; | <p>AO14.1 Development provides building caps and rooftops which:</p> <ul style="list-style-type: none"> a. include interesting forms created through pitches, gables, skillions or other features; b. designs rooftop service structures, lift motor rooms and mechanical plant and equipment as an architectural feature of the building that is | <p>AO14.1 – Complies The proposed development is using a range of design techniques and principles to ensure interest on the roof level. A gable roof is used on Building A, and a flat roof on Building B. A range of materials and screening are located on the rooftop level to screen the rooftop spaces. All rooftop</p> |

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| <p>d. may incorporate a rooftop garden where integrated as part of the overall building design and enhancing the presentation and visual amenity of the rooftop and skyline when viewed from external public vantage points.</p> <p>Note—External public vantage points means from at least two mostly unobstructed views of the development from a public area.</p> | <p>incorporated into the roof form and visually and acoustically screened from any communal open space on the rooftop;</p> <p>c. enables future inclusion of plant and equipment such as telecommunications facilities in an unobtrusive manner.</p> <p>Refer to Figure e.</p> <p>AO14.2 Development for a rooftop garden:</p> <p>a. incorporates a combination of built form and soft landscape elements integrated with the overall building design;</p> <p>b. enhances the presentation and visual amenity of the rooftop and skyline when viewed from external public vantage points.</p> <p>Note—External public vantage points means from at least two mostly unobstructed views of the development from a public area.</p> | <p>services are located centrally within the roof space to ensure no obstruction of sightlines.</p> <p>AO14.2 – Complies The proposed development has incorporated rooftop gardens on Building A, primarily for communal open space and activity areas. The Building A rooftop has included soft landscaping and gable roof that is setback from the building edge to both reduce the overall scale of the façade, but also enhance the presentation and visual amenity of the rooftop and skyline.</p> |
| <p>PO15 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>AO15 Development provides reflective glass material that has a:</p> <p>a. level of light reflectivity of not greater than 20%;</p> <p>b. level of heat transmission of not less than 20%.</p> | <p>AO15 – Complies The proposed development will use materials that will have low impacts on both residents and surrounding properties. These details will be confirmed during the detailed design phase and can otherwise be conditioned.</p> |
| <p>PO16 Development does not adversely impact the structural integrity or ongoing operation and maintenance of sub-surface transport infrastructure that is an existing or endorsed proposed tunnel.</p> | <p>AO16 Development demonstrates that it will not result in any impact on existing or planned sub-surface transport infrastructure through the submission of engineering and geological reports and certification or consent provided by the relevant infrastructure owner.</p> | <p>Not Applicable The proposed development is located on a site that does not have existing or planned sub-surface transport infrastructure.</p> |
| <p>Safety, privacy and amenity</p> | | |
| <p>PO17</p> | <p>AO17.1</p> | <p>PO17 – Complies The proposed development has been designed to ensure setbacks and building separation provisions are</p> |

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| <p>The orientation of buildings and separation between buildings on site and to buildings on an adjoining site:</p> <ol style="list-style-type: none"> a. protects residential amenity including landscaping and access to natural light, sunlight and breeze; b. supports the location of balconies and windows for overlooking and casual surveillance of the street and communal and public areas; c. provides visual and acoustic privacy without reliance on screening by facing and offsetting balconies and spaces to avoid direct outlook to existing or approved habitable rooms or outdoor spaces. <p>Development with windows and balconies oriented or proximate to the side or rear boundary designs or screens windows and provides screening and partial enclosure of balconies to:</p> <ol style="list-style-type: none"> a. provide outlook for and comfort of building occupants while maintaining the privacy for adjoining residential uses; b. ensure buildings are subtropical and climatically responsive; c. provide opportunities for passive surveillance of the street or public spaces; d. provide sufficient articulation to ensure balconies have the appearance of being semi-outdoor rooms and distinguishable from the remainder of the enclosed building form and reduce the appearance of excessive bulk. | <p>Development positions the primary balcony, window, or private open space to face the street frontage, rear boundary, communal open space or adjoining public open space, and limits solid balustrading of any such balconies facing the street or adjoining public space to a maximum of:</p> <ol style="list-style-type: none"> a. 50% of the balconies on the first 3 storeys; b. 25% on the 4th storey and above. <p>Refer to Figure c.</p> <p>Note—North or north-east facing windows or balconies may be permitted oriented to the side boundary where this will significantly improve passive solar design, provided privacy for occupants and adjacent dwellings is maintained.</p> <p>Note—Alternate partial enclosure of balconies is appropriate where open balconies present a safety or health risk for residents requiring a higher level of care.</p> | <p>generally complied with. These distance based buffers are complemented by deep planting zones that line the subject site perimeter.</p> <p>CPTED principles have been incorporated to ensure casual surveillance from balconies over both public and private spaces</p> <p>AO17.1 - Complies</p> <p>Primary balconies and private open space will be positioned towards street frontages and to side setbacks or otherwise internally to central communal areas. Proposed balustrades will limit solid balustrading through the use of powder coated balustrades, with solid balustrading only being proposed near internal communal areas.</p> <p>AO17.2 - Complies</p> <p>The building separation between proposed buildings A and B is a minimum of 30m which greatly exceeds the prescribed provisioned 18m separation distance under Table 9.3.18.3.F. This ample building separation is a function of the vertical building model adopted for the village that allows a more compact floor plate/layout, allowing the remaining central space to be utilised for communal areas.</p> <p>AO17.3 – N/A</p> |
| <p>AO17.2</p> <p>Development provides building placement and design that complies with the separation distances in Table 9.3.18.3.F.</p> | <p>AO17.3</p> <p>Where development does not meet the minimum separation distance for habitable rooms or balconies facing habitable rooms or balconies in Table 9.3.18.3.F to an existing dwelling house, or where a direct view is available from balconies, terraces, decks, roof decks, communal spaces or private open spaces into windows of habitable rooms, balconies, terraces or decks of an existing dwelling house, development ensures such elements of the retirement facility or residential care facility has:</p> <ol style="list-style-type: none"> a. for windows: <ol style="list-style-type: none"> i. in a retirement facility, sill heights a minimum of 1.5m above floor level or fixed obscure glazing in any part of the | |

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| | <p>window below 1.5m above floor level, or fixed external screens that are offset a minimum of 0.3m from the wall around any window; or</p> <p>ii. in a residential care facility, include built form solutions that allow outlook for the wellness of residents and maintain the privacy of adjoining residential uses;</p> <p>b. for elements at ground level, fencing to a minimum 1.8m above the ground storey floor level;</p> <p>c. for balconies, terraces, decks or roof decks, screening from floor level to a height above 1.5m above floor level;</p> <p>d. offsets balconies or habitable rooms so that they are positioned outside the cone of vision of existing or approved habitable rooms or outdoor spaces.</p> <p>Refer to Figures c and d.</p> <p>Note—Where screening is provided, screening devices are solid translucent screens, perforated or slatted panels or fixed louvres that have a maximum of 25% openings, with a maximum opening dimension of 50mm, and that are permanently fixed and durable, and may be hinged or otherwise attached to facilitate emergency egress. Refer to Figure c and d.</p> | <p>The proposed buildings exceed the prescribed separation distance provision of 18m under Table 9.3.18.3.F.</p> |
| | <p>AO17.4 Where development meets the minimum separation distance for habitable rooms or balconies facing habitable rooms or balconies in Table 9.3.18.3.F and where no direct view (as described in AO17.3 above) is present, development limits:</p> <p>a. solid balustrades or fixed screening to balconies to:</p> <p>b. the side directly adjoining another balcony or private open space within the same building;</p> | <p>AO17.4 – Complies</p> <p>The proposed buildings exceed the prescribed separation distance provision of 18m under Table 9.3.18.3.F. Non-transparent powder coated balustrades are used primarily to external facing facades.</p> <p>Where internal elevations overlook the central courtyard solid painted precast concrete elements are proposed at parts of the balconies to restrict direct view lines from private open space areas to communal spaces.</p> |

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| | <p>c. a maximum of 20% or 1.0m of one external face, whichever is lesser, to screen utilities or private clothes lines;</p> <p>d. the full extent of a secondary balcony on a side elevation where for utilities or services;</p> <p>e. operable, moveable or adjustable screening to a maximum of:</p> <p>f. 60% of the face length of front, side or rear boundary balconies;</p> <p>g. 100% of west-facing primary balconies, with a maximum of 35% enclosure in the full open state of the operable elements.</p> <p>Note—Alternate partial enclosure of balconies is appropriate where open balconies present a safety or health risk for residents requiring a higher level of care.</p> | <p>Appropriate operable fabric sun shading will be available to eastern and western facing elevations.</p> |
| <p>PO18 Development of a building 8 storeys and over ensures that the design mitigates the impacts of ground-level wind acceleration on pedestrians and building occupants. Note—This is demonstrated by a wind impacts report submitted by a suitably qualified professional.</p> | <p>AO18 Development for a building over 8 storeys provides wind mitigation that uses at least two of the following strategies:</p> <p>a. building orientation, plan shape, massing and facade articulation to avoid tall and wide facades that face prevailing winds;</p> <p>b. a podium and tower building form with tower set back at least 10m from all streets above the podium level to deflect wind downdrafts from penetrating to street level (but the podium is not suitable for communal or private open space);</p> <p>c. canopies and awnings to protect pedestrians;</p> <p>d. vine covered trellis and arbour structures, with an intensive canopy tree layout at ground or podium level.</p> <p>Note—Street trees located on the verge outside the site should not be relied upon in wind model calculations and any requirement for mitigation should be through fixed awnings or other measures within the site.</p> | <p>Not Applicable The proposed development is not seeking a built form outcome that exceeds 8 storeys.</p> |

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| <p>PO19 Development ensures dwellings are easily accessible and site layout enables clear and easy navigation by residents and provides pedestrian movement areas within the site with comfortable vantage points to rest, socialise and observe surrounding activities.</p> | <p>AO19.1 Development for a retirement facility provides a continuous accessible path of travel from an adjoining public road or internal road, to:</p> <ul style="list-style-type: none"> a. each dwelling, where the whole site has a gradient of less than 1:10; or b. the percentage of dwellings that equals the proportion of the site that has a gradient of less than 1:10, or 50% of dwellings, whichever is the greater. <p>Note—Accessible paths have a minimum 1.2m width, a maximum cross fall of 1:40 and maximum slope of 1:20, with no steps or ledges along the length of travel.</p> <p>AO19.2 Development provides entries into dwellings from external paths with no more than a 10mm change in level.</p> <p>AO19.3 Development provides:</p> <ul style="list-style-type: none"> a. strong way-finding and visual cues to support navigation through the site; b. a variety of places to sit at intervals along walkways; c. resting seats, shade and handrails that are incorporated into the walkway design. | <p>PO19 – Complies The proposed development is well serviced by pedestrian pathways both internally and creating external connections. Connections that interface with public roads have secure fencing that will be in operation during night time hours to ensure the safety of both residents and property. The development will provide strong way-finding and visual cues through pathways and signage to support navigation through the site and will have resting seats, shade and handrails that are incorporated into the walkway design.</p> |
| <p>PO20 Development provides an entrance that must define the threshold between public and private space and provide:</p> <ul style="list-style-type: none"> a. safe, secure and convenient access to the site for residents and visitors; | <p>AO20.1 Development provides a prominent pedestrian entry that is separated from vehicle entry and connects a foyer or building entry directly with the public verge and includes:</p> <ul style="list-style-type: none"> a. waiting space off the footpath; b. shelter; | <p>PO20 – Complies The site entrance is characterised by the porte cochere which is a safe and secure entrance point for residents and visitors. It is located below the Level 2 podium so is sheltered.</p> <p>Signage/wayfinding will be located at the site entrance to ensure residents, visitors, emergency services and</p> |

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| <ul style="list-style-type: none"> b. a sufficiently scaled and sheltered entry and meeting space; c. clear building signage and numbering to support visitor and emergency access; d. lighting; e. conveniently located mailboxes; f. a clear visual and physical transition between private outdoor space and the street; g. individual entrances to ground storey dwellings provide for a varied streetscape and are fronted by landscaping to ensure privacy and provide a soft edge at a pedestrian scale to the street. | <ul style="list-style-type: none"> c. lighting in accordance with Category P3 of the AS/NZS 1158.3.1:2005 Lighting for roads and public spaces; d. mailboxes (retirement facility). <p>AO20.2 Development for a retirement facility containing ground storey dwellings adjacent to the street frontage, include:</p> <ul style="list-style-type: none"> a. direct and level entry from the street; b. private outdoor space setbacks to accommodate a minimum 2m landscape area between the front boundary and the dwellings private outdoor space; c. street numbering. | <p>mail providers can safely and efficiently navigate around the site.</p> <p>A mail room is located off the porte cochere, providing a convenient drop off location for service providers and a sorting location for residents.</p> <p>Spike lighting to illuminate landscaping, wall integrated lights, handrail integrated downlights for foot paths, and LED strip lighting will be used.</p> <p>Communal open space is predominantly located on Level 2 which is restricted for the use of residents and visitors only.</p> <p>The three ground level units that front Twenty Fifth Avenue have individual access to the street, with a secure entrance for each. The ground level units fronting the common boundary to the east have access to the sites internal footpath network which is surrounded by landscaping and provides connections to Twenty Fifth Avenue and Twenty Fourth Avenue.</p> |
| <p>PO21 Development minimises light nuisance.</p> | <p>AO21 Development of outdoor lighting is in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting Note—This includes outdoor lighting to communal open spaces on the roof.</p> | <p>AO21 – Complies The proposed development will use lighting that is consistent with development for a retirement facility and will comply with AS 4282-1997, compliance of this is demonstrated in the Outdoor lighting code response provided in the Landscape Design report.</p> |
| <p>PO22 Development is designed and constructed to achieve the:</p> <ul style="list-style-type: none"> a. air quality (planning) criteria in Table 9.3.18.3.I; b. odour criteria in Table 9.3.18.3.J. <p>Note—An air quality impact report prepared in accordance with the Air quality planning scheme policy can assist in demonstrating achievement of this performance outcome.</p> | <p>AO22 Development, including any outdoor air intakes for the development, is separated from:</p> <ul style="list-style-type: none"> a. exhaust vent outlets of premises where food or cooking odour is released, by a minimum of 6m; b. exhaust vent outlets from car parks or bus stations, by a minimum of 15m. | <p>AO22 – Complies The proposed development ensures that air intakes are not located within 6 metres of: exhaust discharges; ground adjacent to roadways, car park, driveway; kitchen outlets or amenities areas or refuse; staff terrace where smoking may be permitted; hydraulic services plumbing vents; condenser air discharges; or adjoining properties.</p> |

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| <p>PO23 Development in a zone in the centre zones category or the Mixed use zone must:</p> <ol style="list-style-type: none"> a. be located, designed and constructed to protect bedrooms and other habitable rooms from exposure to noise arising from non-residential activities outside the building; b. be designed and constructed to achieve a minimum reduction in sound pressure level between the exterior of the building and the bedrooms or indoor primary living areas of 30dBA. <p>Note—A noise impact assessment report prepared in accordance with the Noise impact assessment planning scheme policy can assist in demonstrating achievement of this performance outcome. Note—Site-specific criteria will be identified in a neighbourhood plan for sites within a Special Entertainment Precinct Area or within the Transport noise corridor overlay.</p> | <p>AO23 Development in a zone in the centre zones category or the Mixed use zone has a minimum acoustic performance of:</p> <ol style="list-style-type: none"> a. Rw 35 for glazing (windows and doors) where total area of glazing is greater than 1.8m²; b. Rw 32 for glazing (windows and doors) where total area of glazing is less than or equal to 1.8m². | <p>Not Applicable The proposed development is location on a site that is not mapped within the centre zones category or the Mixed use zone.</p> |
| <p>PO24 Development must create a safe environment by incorporating the key elements of crime prevention through environmental design.</p> | <p>AO24 Development incorporates the key elements of crime prevention through environmental design in its layout, building or structure design and landscaping by:</p> <ol style="list-style-type: none"> a. facilitating casual surveillance opportunities including good sightlines and lighting to, and minimising entrapment locations near, publicly accessible areas such as car parks, pathways, and communal areas; b. defining different uses and ownerships through design and restricting access from non-residential uses into private residential dwellings. <p>Note—For guidance in achieving the key elements of crime prevention through environmental design, refer to the Crime prevention through environmental design planning scheme policy.</p> | <p>AO24 – Complies The proposed development incorporates CPTED principles throughout the site, with casual surveillance offered from outward facing balconies, sightlines around the perimeter of the site, and a secure line that reduces publicly accessible areas outside of daytime hours. Lighting has been coordinated to ensure sightlines and minimal dark spots. The mix of public and private spaces is well defined with a secure line as the secure site boundary, and timed access along the internal main street.</p> |
| <p>PO25</p> | <p>AO25</p> | <p>AO25 – Complies The site has a secure fence line that will deter untoward behaviours such as graffiti. As the</p> |

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| <p>Development minimises the potential for graffiti and vandalism through access control, canvas reduction and easy maintenance selection.</p> | <p>Development incorporates graffiti and vandalism prevention techniques in its layout, building or structure design and landscaping, by:</p> <ul style="list-style-type: none"> a. denying access to potential canvas through access control techniques; b. reducing potential canvases through canvas reduction techniques; c. ensuring graffiti can be readily and quickly removed through easy maintenance selection techniques. <p>Note—For guidance on graffiti and vandalism prevention techniques refer to the Graffiti prevention planning scheme policy.</p> | <p>development will have on-site management, matters require urgent action will be managed internally.</p> |
| <p>Subtropical design and landscaping</p> | | |
| <p>PO26 Development supports Brisbane's subtropical character and sustainable lifestyle through functional and climatically responsive building design, layout and orientation that:</p> <ul style="list-style-type: none"> a. reduces the need for mechanical heating, cooling and lighting by ensuring access to sunlight and natural heating, cooling and ventilation; b. provides weather protection and sun shading; c. mitigates the impact of urban heat island effects. | <p>AO26.1 Development is designed to provide all dwellings with:</p> <ul style="list-style-type: none"> a. dual aspect; or b. floor-to-ceiling heights 2.7m or greater; or c. habitable rooms with two windows or openings. <p>AO26.2 Development includes:</p> <ul style="list-style-type: none"> a. weather protection and sun shading to all external doors and windows to habitable rooms; b. deep recesses, eaves and sun-shading devices on the north-facing building facades; c. extensively shaded west-facing building facades using building and landscape elements such as adjustable screens, awnings or pergolas, vine covered trellises, vegetative screening and tall, columnar trees. <p>Refer to Figure e.</p> <p>AO26.3 Development incorporates:</p> | <p>AO26.1 – Complies The proposed development ensures floor to ceiling heights of minimum 3m for all habitable levels, with proposed floor to floor heights being a minimum of 3.2m</p> <p>AO26.2 – Complies The built form ensures the buildings are considered against passive design principles, and have been informed by the wellbeing of the occupants. Deep recesses, eaves, vegetation, balustrades, and trellises used to shield windows and doors.</p> <p>AO26.3 – Complies Each living space has operable openings that are increased through use of Juliette balconies to create highly permeable towers that promote passive and natural ventilation. Sliding glazed doors connect shaded balconies and interior living zones, increasing facade operability and enabling comfortable natural ventilation in most weather conditions</p> |

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| | <ul style="list-style-type: none"> a. operable windows that are located, oriented and designed to capture natural light, sunlight and cooling breezes and facilitate cross ventilation; b. movable walls, doors, windows and screens that connect indoor and outdoor spaces and provide opportunities for occupants to access natural air without leaving the building. | <p>AO26.4 – Complies Subtropical planting is used throughout the development, with detail of this outlined in the Landscape Design Report.</p> |
| <p>PO27 Development provides landscaping that must:</p> <ul style="list-style-type: none"> a. provide shade to pedestrian pathways; b. present an integrated landscape, neighbourhood and streetscape character; c. contribute positively to amenity and the subtropical microclimate of the site, streetscape and public spaces; d. provide buffering to adjoining premises e. provide natural shade to mitigate heat island impacts. <p>Note—This is demonstrated by an overall site landscape concept plan.</p> | <p>AO27 Development provides landscaping within the site that:</p> <ul style="list-style-type: none"> a. complies with Table 9.3.18.3.G; b. consists of shade and/or rounded canopy trees located to cast a minimum of 50% shade over the adjacent verge within 5 years of planting. | <p>AO27 – Complies The proposed development incorporates landscapes buffers that exceed the requirements outlined in Table 9.3.18.3.G, with 3.75m to the north (front), 8.75 to the east (side), 4.8m to the south, and 6.9m to the west (front).</p> |
| <p>PO28 Development ensures significant vegetation and large subtropical shade trees are retained, or where retention is not possible, compensatory planting is established to balance the bulk, scale and form of the building and provide a subtropical landscape setting that includes natural shade to mitigate heat island effects.</p> | <p>AO28.1 Development ensures that the location of a new building, car parking, driveway or a crossover will not adversely impact the long-term viability of trees to be retained.</p> <p>AO28.2</p> | <p>PO28 – Complies The proposed development has been designed to ensure that some existing trees are retained and some relocated. The Landscape Design Report highlights the prioritisation of vegetation, specifically trees, within the development, ensuring balance of the built form with the surrounds.</p> |

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| | Development provides or retains one tree within the site per 20m of frontage that is capable of growing to a minimum height of 15m at maturity. Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy. | Where replacement planting is provided along street frontages it is provided at a rate greater than 1 per 20m. Refer to Landscape Design Report for more details |
| <p>PO29 Development provides deep planting containing subtropical tree species, that:</p> <ul style="list-style-type: none"> a. buffers the impacts of building bulk on adjoining sites containing buildings of a lesser scale and/or height than the proposed development; b. is open to the sky with access to natural light and rainfall and into the natural ground; c. at maturity are complementary in scale and height to the building form or respond to the site location and design needs; d. softens the impact of building and hardstand areas; e. provides shade to communal open space areas and adjacent pathways; f. is located to retain existing site features such as significant vegetation or grouped with deep planted areas on adjacent sites to maximise contiguous areas of deep planting. | <p>AO29.1 Development provides deep planting areas that:</p> <ul style="list-style-type: none"> a. are located along side and rear boundaries where adjoining sites contain buildings that are of a lesser height than the proposed development; b. are a minimum of 10% of the site area with a minimum dimension of 4m by 4m; c. are exclusively for landscaping and do not comprise private open space (and are calculated in addition to private and communal open space areas); d. are able to accommodate trees planted in natural ground; e. are 100% open to the sky; f. can be accessed for maintenance purposes. <p>AO29.2 Development provides trees in deep planting areas which:</p> <ul style="list-style-type: none"> a. are capable of growing to a minimum canopy diameter of 5m and a minimum height of 5m within 5 years of planting; b. are subtropical tree species consistent with the Planting species planning scheme policy. 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>AO29.1 – Complies Deep planting is located along the perimeter of the site, and comprises 17.9% of the Stage 1 & 2 site area. This exceeds the provisioned amount. Private open space is not located within this deep planting. Please refer to the Landscape Design Report for further information and compliance.</p> <p>AO29.2 – Complies Deep planting areas are to contain trees capable of growing to a minimum canopy diameter of 5m. Please refer to the Landscape Design Report for further information and compliance.</p> |
| <p>PO30</p> | <p>AO30</p> | <p>AO30 – Complies</p> |

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| <p>Development provides communal open space, private open space and deep planting areas that are unencumbered of other hardstand elements and infrastructure. Deep planting areas are completely free of underground development, structures, utilities or infrastructure.</p> | <p>Development ensures that communal open space, private open space and deep planting areas do not contain vehicle driveways, manoeuvring or hardstand areas, bin storage, surface structures, utilities and infrastructure such as rainwater tanks, transformers and water boosters.</p> <p>Note—The following may form part of communal or private open space but not part of deep planting areas:</p> <ul style="list-style-type: none"> • pedestrian paths; • lightweight shade structures such as pergolas; • sub-surface structures or infrastructure such as piping, basement car parking structures; • water conservation services or utilities or stormwater treatment measures, such as bioretention areas, provided they are designed as a component of the landscape and where not a safety concern to residents. | <p>The proposed development ensures that all communal open space and deep planting areas are in a complaint format, and do not include any of the specified conflicting matters.</p> |
| <p>Private and communal open space</p> | | |
| <p>PO31 Development provides communal space that is easily accessible and designed to provide:</p> <ol style="list-style-type: none"> a. residents with passive and active recreation opportunities; b. a pleasant outlook for residents and maximise opportunities for shared views or access to viewing points; c. opportunity for a range of uses and flexible use; d. opportunities for interaction with and observation of the local community; e. a balanced combination of soft and hard landscape features; f. natural light but is shaded to protect the resident from direct sunlight. | <p>AO31 Development provides communal open space, that is clearly distinguished from private open space, and:</p> <ol style="list-style-type: none"> a. is a minimum of 10% or 100m² of the site area, whichever is greater; b. is one consolidated useable space, or where exceeding 100m², 2 separate useable areas within the site; c. is a minimum 50% open to the sky; d. is a minimum of 25% landscaping; e. is a minimum 25% shaded by trees within 5 years; f. is a maximum 25% as internal dedicated recreation space; g. is designed to provide a range of recreational facilities such as seating, barbeque, swimming pool and vegetable garden; | <p>PO31 - Complies The proposed development provides communal open space (COS) that exceeds the minimum requirement within the provisions. The COS is comprised of external entertainment, wellbeing and wellness, and landscaping areas. These spaces are all functional in use, use high quality finishes, and will greatly contribute to the amenity, enjoyment and leisure of users. COS is concentrated on Level 02, in which the pool and recreational podium are located. There is landscaping throughout the COS provides shade and further amenity.</p> |

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| | <p>h. is accessible from the main building via a continuous path of travel;</p> <p>i. for a residential care facility, 75% of the communal open space areas are positioned to the north or north-east.</p> <p>Note—Landscaping where in a structure can be provided as planter beds, turf etc. Note—Internal spaces may include a gymnasium, movie room or entertainment room.</p> | |
| <p>PO32 Development provides residents with attractive functional private open space or indoor-outdoor spaces that receive extensive natural light and breezes while offering protection from the elements. Facilities and dwellings that do not contain balconies or direct indoor-outdoor access ensure residents' rooms of a residential care facility, habitable rooms in a retirement facility, and communal spaces, have outlook to communal or public open space and access to natural ventilation and natural light through the provision of extensive windows and operable louvres.</p> | <p>AO32.1 Development for a retirement facility:</p> <p>a. provides balconies or private open space directly accessible from primary living areas with a minimum 2m² screened area capable of screening air-conditioning plant, private clothes drying etc.;</p> <p>b. positions an outdoor living area and/or primary living area to the north or north-east in a minimum of 75% of dwellings.</p> <p>AO32.2 Development for a residential care facility provide residents' rooms with:</p> <p>a. balconies or direct access to open space; or b. openings enabling natural ventilation and natural light, such as balconet / Juliet balcony or operable louvres</p> <p>AO32.3 Development for internal communal areas of a residential care facility and retirement facility provides large openings to outdoor spaces and windows with ventilation.</p> | <p>PO32 – Complies The proposed development provides each ILU apartment with a private balcony space that is outward facing. The high care and memory care apartments do not have balconies for safety reasons. High care and memory care residents have access to the Memory Care Covered Garden that in an indoor-outdoor space and connects on to the communal open space.</p> |
| <p>Car parking, manoeuvring and hardstand areas</p> | | |

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| <p>PO33 Development provides car parking that is sited and of a bulk and form that:</p> <ul style="list-style-type: none"> a. minimises impacts on the quality of adjoining streetscapes or public spaces; b. minimises visual amenity, noise, odour or light impacts on adjoining residents; c. where partially or fully above ground, presents an integral part of the building and moderates the perceived scale of any parking structure walls when viewed from the street and adjoining properties and public spaces; d. where located at ground level, is well landscaped to provide shade for pedestrians and to reduce the impact of glare and radiant heat on neighbouring dwellings and streetscape; e. visitor parking is clearly visible and identifiable and located to enable ease of use, while maintaining a positive streetscape character. | <p>AO33 Development provides car parking that is:</p> <ul style="list-style-type: none"> a. located below ground; or b. located at ground level only if: <ul style="list-style-type: none"> i. screened from view from the street and other public spaces with high quality landscaping; ii. not forward of the building line, unless for visitor parking only on one side of an entrance driveway and for the depth of one standard car and where a minimum 1m wide landscaping strip separates the parking space from the street frontage boundary; iii. containing a minimum 3m landscape buffer to adjoining properties; iv. containing a minimum of 1 shade tree for every 6 car spaces; or c. located partially or fully above ground only if: <ul style="list-style-type: none"> i. located behind the main building line; ii. sleeved with active uses or active use spaces, or the facade design and materials selection is extended to the car park entry and car park areas on all frontages and boundaries; iii. building services, pipes and ducts within the car park are not visible from the street, public spaces or adjoining properties; iv. not for visitor parking. <p>Note—Car parking which extends 1m above ground level is counted as a storey in the maximum height and is subject to the applicable building requirements, including setbacks.</p> | <p>AO33 – Complies The proposed development has located the majority of the parking allocation below ground level. The Stage 2 parking basement sits over 1m above the natural ground level, but is concealed from the street and neighbouring properties by deep planting and landscaped areas. Limited parking for staff and visitors has been provided on the ground level, and is contained internally within the built form boundary to not be visible from the street.</p> |
| <p>PO34 Development provides vehicle movement areas that:</p> | <p>AO34 Development provides vehicle movement areas that:</p> | <p>AO34 – Complies</p> |

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| <ul style="list-style-type: none"> a. must not impact on the amenity and privacy of residents within or adjoining the site; b. are screened from view from the street and other public spaces with high quality landscaping. | <ul style="list-style-type: none"> a. are set back to provide a minimum 3m landscape buffer along the side and rear boundaries; b. are separated from habitable windows to minimise noise and fumes disturbance; c. are screened to minimise the reflection of car headlights onto dwelling windows. | <p>The proposed development is encased by minimum 6m wide deep planting zones along the north, east and western boundaries. Any car manoeuvring occurs internally of the site, and is sheltered from the street. The closest habitable room is located over 14m from the vehicle movement area, demonstrating a distance based buffer, and is fenced to reduce light pollution.</p> |
| <p>PO35 Development provides car parking areas, vehicle site access, services and utilities that do not dominate the street frontage or adversely impact on a positive streetscape character and interface being established.</p> | <p>AO35.1 Development ensures that vehicle access, short-term parking, drop-off zones and porte-cocheres (excluding driveway splays to the kerb) and services and utility installations comprise no more than 40% of the street frontage width at the front boundary. Note—Development of greater than 10 dwelling units indicates locations for all transformers, fire hydrant and booster assemblies and meter boxes.</p> | <p>AO35.1 – Complies The proposed development includes a porte cochere which is located internally of the site, with low visibility from any boundary other than the northern street frontage. The driveway into the porte cochere comprises only 5.4% of the Twenty Fifth Avenue street frontage.</p> <p>AO35.2 – Complies The proposed porte cochere is designed to be at 90 degrees to the street frontage. It is inset within the site and is not viewable from the street.</p> |
| | <p>AO35.2 Drop-off zones and porte-cocheres are designed at 90 degrees to, rather than parallel with, the frontage</p> | |
| <p>Fencing and retaining</p> | | |
| <p>PO36 Development provides fencing and retaining walls that must:</p> <ul style="list-style-type: none"> a. facilitate casual surveillance of the street and public space; b. enable use of private open space; c. assist in highlighting entrances to the property; d. provide an articulated and non-dominating interface to the streetscape and pedestrian environment. | <p>AO36.1 Development ensures that, where fencing is provided, the height of any new fence is a maximum of:</p> <ul style="list-style-type: none"> a. 1.2m, where fence construction is solid or less than 50% transparent; b. 1.5m, where fence construction is at least 50% transparent; c. 1.8m and solid, only where the site is on an arterial road; d. 2m, where an acoustic fence is required for a residential care facility or care co-located use along any boundary with adjoining sensitive uses. | <p>AO36.1 – Will comply Connections that interface with public roads have secure fencing that will be in operation during night time hours to ensure the safety of both residents and property. Fencing will be to an appropriate standard for the proposed village.</p> |

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| | <p>Note—Higher solid fences are acceptable where privacy and security is required for communal open space areas in a residential care facility.</p> <p>AO36.2 Development incorporating solid front fences or walls that front the street or other public spaces of longer than 10m, provide indentations, material variation and landscaping.</p> <p>AO36.3 Development for a retaining wall is: a. stepped; b. a maximum 0.6m height if directly abutting the edge of the adjoining road reserve verge.</p> <p>AO36.4 The combined height of any structure (except for a built to boundary wall) on the side or rear boundary is no greater than 2m in height and finished with low-maintenance and pre finished materials. Note—Structures include car parking walls, retaining walls, fences, planters and roofing to terraces, balconies or patios.</p> | <p>AO36.2 – N/A No solid fences are proposed. .</p> <p>AO36.3 – N/A No retaining walls are proposed. Where underground carpark walls extend beyond 1m they will have battered landscaping</p> <p>AO36.2 – Will comply Any fences at the boundary will not exceed a height of 2m.</p> |
| Where a care co-located use | | |
| <p>PO37 Care co-located uses are integrated with the residential care facility and retirement facility and are: a. easily accessible by residents within the facility; b. sited to provide visitors and the general community direct and easy access from public spaces and/or the street; c. sited to not compromise the privacy or safety of residents in their residence or communal recreation spaces; d. sited in proximity to a road frontage to provide activation of the street.</p> | <p>AO37 Development ensures care co-located uses: a. are both directly accessible from communal and main entry points of the residential care facility and retirement facility and from the street frontage or adjoining public spaces; b. do not overlook the private open spaces of a retirement facility or the communal open spaces of a residential care facility and retirement facility; c. provide a continuous, articulated and active built form to the street frontage and adjoining public open space with a minimum 30% transparent</p> | <p>Not Applicable The proposed development is not seeking to establish and Care co-located use components. All non-residential uses on site are intended to be ancillary to the village use, primarily for use by the occupants, staff and visitors of the village.</p> |

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| | <p>external wall materials up to a height of 2.5m above footpath level;</p> <p>d. provide a continuous accessible path or plane of travel between the ground storey and the street and residential care facility and retirement facility.</p> | |
| <p>PO38 The size of the care co-located use must reflect its role as a supporting and ancillary site function, subordinate to the size and operation of the retirement facility or residential care facility on site and must not adversely impact on the economic viability of nearby centre activities.</p> | <p>AO38.1 The maximum gross floor area is:</p> <p>a. 250m² for a club, community care centre, community use, food and drink outlet, health care service, office or shop;</p> <p>b. 400m² for a place of worship or childcare centre.</p> <p>AO38.2 The maximum total gross floor area for care co-located uses on a site is 800m² or equivalent to 10% of the site area, whichever is the lesser.</p> | <p>Not Applicable The proposed development is not seeking to establish and Care co-located use components.</p> |
| <p>PO39 Sufficient car parking for the care co-located use is provided and located on site to ensure that:</p> <p>a. car parking demand from the care co-located use does not impact on parking provision for the residential care facility or retirement facility;</p> <p>b. car parking demand does not adversely impact on local streets;</p> <p>c. car parking for the care co-located use is provided in close proximity to the care co-located use on site to ensure residents' privacy and security is not compromised.</p> | <p>AO39.1 Car parking is provided in accordance with the Transport, access, parking and servicing code.</p> <p>AO39.2 Car parking for the particular care co-located use is provided within 40m walking distance of that use.</p> | <p>Not Applicable The proposed development is not seeking to establish and Care co-located use components.</p> |
| Additional criteria for development if identified in a neighbourhood plan | | |
| PO40 | AO40.1 | Not Applicable |

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| <p>Development minimises visual impacts on a view corridor of local significance identified in a neighbourhood plan and enhances opportunities for observation of key vistas and views from identified view points.</p> | <p>Development ensures building placement and design minimise visual impacts on a view corridor identified in a neighbourhood plan. Note—A neighbourhood plan may identify view corridors and may or may not identify any specific view points from which they are observed.</p> <p>AO40.2 Development enhances opportunities for views and vistas from a view point identified in a neighbourhood plan. Note—A neighbourhood plan may identify view points and may or may not identify any specific view corridor that they observe.</p> | <p>The proposed development is located on a site that is mapped within the Sandgate district neighbourhood plan but is not located within proximity of a view corridor.</p> |
| <p>PO41 Development on a landmark site identified in a neighbourhood plan provides a prominent visual reference and contribution to the city's public realm by:</p> <ul style="list-style-type: none"> a. exhibiting subtropical architectural excellence through design, treatment and articulation; b. defining the site and its setting through building form, expression, silhouette, scale, materials and landscaping; c. reinforcing a sense of arrival to the neighbourhood plan area, precinct or sub-precinct through marking a node, an intersection or major connection point in the city; d. respecting the prominence of any adjoining or nearby heritage place or local landmark. | <p>AO41 Development:</p> <ul style="list-style-type: none"> a. emphasises a landmark site identified in a neighbourhood plan and its setting; b. addresses all elevations, with front, side and rear facades all displaying a high level of modulation and articulation; c. both vertically and horizontally articulates building form and mass with proportions compatible with the height, scale and setting of the building; d. provides an interesting and varied skyline and silhouette; e. uses high-quality and durable materials and finishes; f. integrates landscaping, building entries and the public realm at the ground plane. <p>Note—The Council's Independent Design Advisory Panel may be invited to provide advice on developments in accordance with the provisions of the Independent design advisory panel planning scheme policy.</p> | <p>Not Applicable The proposed development is located on a site that is mapped within the Sandgate district neighbourhood plan but is not identified as a landmark site.</p> |
| <p>Significant corner sites</p> | | <p>Not Applicable</p> |

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| <p>PO42 Development on a significant corner site identified in a neighbourhood plan provides a prominent visual reference and contribution to the neighbourhood’s public realm by:</p> <ul style="list-style-type: none"> a. accommodating high levels of pedestrian movement at the corner and enhancing the pedestrian experience; b. emphasising the corner setting through building form, expression, silhouette, scale, materials and landscaping; c. reinforcing a sense of arrival to the neighbourhood plan area, precinct or sub-precinct through marking a node, intersection or connection point in the neighbourhood; d. respecting the prominence of any adjoining or nearby heritage places, traditional character buildings or local landmarks. | <p>AO42 Development is designed to emphasise the corner setting of a significant corner site identified in a neighbourhood plan.</p> | <p>The proposed development is located on a site that is mapped within the Sandgate district neighbourhood plan but is not identified as being a significant corner site.</p> |
| <p>Corner land dedications on landmark sites and/or significant corner sites</p> | | |
| <p>PO43 A corner land dedication, if required:</p> <ul style="list-style-type: none"> a. accommodates a deep planted large feature tree within the dedication area; b. provides a building envelope that acknowledges and integrates the presence of the large feature tree canopy; c. accommodates high levels of pedestrian movement and a high quality pedestrian setting. <p>Note—A neighbourhood plan may indicate whether or not a land dedication is required.</p> | <p>AO43.1 Development on a significant corner site or landmark site identified in a neighbourhood plan provides a corner land dedication adjacent to the existing verge area which:</p> <ul style="list-style-type: none"> a. is configured and provided in the form identified in Figure f or Figure g; b. complies with any dimensions identified in a neighbourhood plan; c. accommodates a deep planted feature tree in compliance with the road corridor design section of the Infrastructure design planning scheme policy; | <p>Not Applicable The proposed development is located on a site that is identified within the Sandgate district neighbourhood plan but is not marked as being a landmark site and/or significant corner site.</p> |

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| | <p>d. is embellished in compliance with the road corridor design section of the Infrastructure design planning scheme policy.</p> <p>Note—A neighbourhood plan may indicate if a corner land dedication is to be truncated or inverted. If the configuration is not specified, a truncated land dedication is to be provided where the building or podium is 2 or fewer storeys in height. Where an inverted corner land dedication is provided, the building design accommodates the feature tree canopy at maturity.</p> | |
| | <p>AO43.2</p> <p>Development ensures that any part of the building, including the basement, but excluding awnings, is not located within 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> | |

Table 9.3.18.3.B—Maximum building height

| Zone | Maximum building height for portions of the site not subject to the building height transitions in Table 9.3.18.3.C |
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| Low density residential | 2 storeys and 9.5m |
| Character residential where in the Infill housing zone precinct | 2 storeys and 9.5m |
| Low—medium density residential, where in the 2 storey zone precinct | 2 storeys and 9.5m |
| Low—medium density residential where in the 2 or 3 storey mix zone precinct where: <ul style="list-style-type: none"> a. the site has frontage to a road with a reserve width of 15.5m or more; b. a dedicated pedestrian access point of the site is within 400m walking distance of a dedicated public pedestrian access point of a railway or busway station. | 3 storeys and 11.5m |
| Low—medium density residential, where in the 2 or 3 storey mix zone precinct in all other circumstances | 2 storeys and 9.5m |
| Low—medium density residential, where in the Up to 3 storeys zone precinct | 3 storeys and 11.5m |

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| Medium density residential | 7 storeys and 24m |
| High density residential where in the Up to 8 storeys zone precinct | 10 storeys |
| High density residential where in the Up to 15 storeys zone precinct | 17 storeys |
| Zone in the Centre zones category or Mixed use zone | Height as specified in the Centre or mixed use code |
| Community facilities zone (Community purposes zone precinct, Health care purposes zone precinct and Major health care zone precinct), Specialised centre zone (Major education and research facility zone precinct) or Emerging community zone | Where on a site less than 3,000m ² , no greater than the acceptable outcome for building height applicable on the adjoining site |
| | Where on a site 3,000m ² or greater, two storeys greater than the acceptable outcome for building height applicable on the adjoining site |
| | Where on a site 7,000m ² or greater and where not sharing a common boundary or located opposite a lot in the Character residential zone, Low density residential zone or Emerging community zone, four storeys greater than the acceptable outcome for building height applicable on the adjoining sites |
| | Note—Where multiple acceptable outcomes of height apply on different adjoining sites, maximum allowable height on the different portions of the subject site is determined in accordance with Figure h |

Note—Car parking areas more than 1m above ground level are considered a storey and included in the calculation of height.

Note—Walking distance can be demonstrated on a site context plan.

Editor's note—Section 1.7.7 applies where the maximum building height is specified in storeys and the development includes a space that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above, that contains only a bathroom, shower room, laundry, water closet or other sanitary compartment.

Table 9.3.18.3.C—Building height transitions

| Circumstance | Maximum transitional building height | | | Structure and landscape requirements | |
|--|--------------------------------------|-------------------------------|------------------------------|--------------------------------------|-----------------------------|
| | Within 10m of common boundary | Within 20m of common boundary | Within 10m of front boundary | Within 4m of common boundary | Within 4m of front boundary |
| If in the Low density residential, Character residential or Low-medium density residential zone (2 storey zone precinct or | 9.5m and 2 storeys | NA | NA | NA | NA |

| | | | | | |
|--|--|---|--|---|---|
| 2 or 3 storey mix zone precinct), where adjoining a lot containing a dwelling house (where no approval for development other than a dwelling house exists) | | | | | |
| If on a site where development has a building height greater than 3 storeys and sharing a common boundary with premises where the allowable height is a maximum of 2 storeys ⁽¹⁾ | 1 storey greater than the maximum acceptable outcome for building height on the adjoining site | 2 storeys greater than the maximum acceptable outcome for building height on the adjoining site | NA | No structures except boundary fences Full length deep planted with a minimum width of 4m | NA |
| If on a site where development has a building height greater than 3 storeys and fronting a minor road with premises opposite where the allowable height is a maximum of 2 storeys ⁽¹⁾ | NA | NA | 2 storeys greater than the maximum acceptable outcome for building height on a site located on the opposite side of the minor road | NA | No structures except boundary fences Full length (excluding vehicle and pedestrian access) deep planted with a minimum width of 4m |

Note—(1) A site may meet both criteria, in which case both sets of requirements apply

Table 9.3.18.3.D—Boundary setbacks

| Height of proposed wall | Minimum boundary setback (m) (other than built to boundary walls) | | | | |
|---------------------------|---|---------|------------|---------|------|
| | Front | | Rear | | Side |
| | To balcony | To wall | To balcony | To wall | |
| 1 storey and up to 4.5m | 4 | 6 | 4.5 | 6 | 4 |
| 2 storeys and up to 9.5m | 4 | 6 | 4.5 | 6 | 4 |
| 3 storeys and up to 11.5m | 4 | 6 | 6 | | 6 |

| | | | | |
|-------------------------|---|---|----|---|
| Up to 5 storeys | 4 | 6 | 6 | 6 |
| Up to 8 storeys | 6 | 8 | 9 | 8 |
| Up to 15 storeys | 6 | 8 | 12 | 8 |
| Greater than 15 storeys | 6 | 8 | 12 | 8 |

Note—Boundary setbacks to balconies are measured to the edge of the balcony or balustrading, whichever is closer to the boundary.

Note—For a site with 2 or more street frontages, all common boundaries with adjoining lots are considered side boundaries.

Note—Boundary setbacks may also be influenced by minimum building separation requirements, refer to Table 9.3.18.3.F, where there are existing buildings or to protect the future development potential or amenity of an adjoining site.

Note—Car parking structures at and below ground level are subject to alternative boundary clearances specified in Table 9.3.18.3.E.

Note—Where podiums are proposed, setbacks are in accordance with the relevant height of the proposed wall as set out in this table, except where located in a zone in the centre zones category or the Mixed use zone and then setbacks are in accordance with the Centre or mixed use code.

Note—Separate setback provisions apply to built to boundary walls and where a building height transition is required.

Table 9.3.18.3.E—Siting requirements for car parking

| Car parking height, form and configuration | Minimum boundary setback to parking or parking structure (m) | | |
|--|--|------|------|
| | Front/Street | Rear | Side |
| Basement car parking below ground level where deep planting is required at a building height transition to a common boundary or a frontage to a minor road in accordance with Table 9.3.18.3.G | 4 | 4 | 4 |
| Basement car parking below ground level in all other circumstances | 0m or 4m where required to accommodate one 4m by 4m deep planting area per 20m of frontage | 0 | 0 |
| Above ground level <1.0m and enclosed Note—Car parking partially below ground level must be designed to also allow the achievement of deep planting requirements and these setbacks do not override that requirement. | 6 | 6 | 4 |

| | | | |
|---------------------------------------|--|---|---|
| At ground level and open | 4 | 6 | 6 |
| Above ground level >1.0m and enclosed | As per the boundary setbacks for proposed wall heights in Table 9.3.18.3.D | | |

Note—Height is to the highest point of the car parking structure including any roofing or shelter to car parking areas, measured above ground level at any point on the site. The height also includes fences, balustrades or podium planters located above the enclosed car parking structure.

Note—Where terrace areas are created on car parking structures, any roofing is to comply with boundary setback requirements for balconies specified in Table 9.3.18.3.D.

Note—A number of car parking configurations and wall heights relative to ground level may occur on a site.

Table 9.3.18.3.F—Building separation requirements

| Building height | Minimum building separation to buildings within the site and to buildings on adjoining sites (m) | | |
|--------------------------|--|--|--|
| | Habitable rooms or balconies facing habitable rooms or balconies | Habitable rooms or balconies facing non-habitable rooms or blank walls | Non-habitable rooms or blank walls facing non-habitable rooms or blank walls |
| Ground and up to 4.5m | 5.5 | 5.5 | 4m or where built to boundary walls permitted — 0.0m |
| 2 storeys and up to 7.5m | 9 | 6 | 4 |
| 3 to 5 storeys | 12 | 9 | 6 |
| 6 to 8 storeys | 18 | 12 | 9 |
| 9+ storeys | 24 | 18 | 12 |
| Podium or roof terraces | Located to achieve separation in accordance with the relative level of the podium or roof location as above, along with design elements to ensure the privacy and amenity of residents within the site and adjoining or adjacent sites is not negatively impacted. | | |

Note—Separation distances are intended to protect amenity and provide for private open spaces on upper levels that do not require screening for privacy.

Note—Considered site planning and design and strategies such as offsetting balconies, the location of private space, selective screening or other design elements can reduce building separation requirements.

Table 9.3.18.3.G—Landscaping and deep planting

| Requirement | Front boundary | Side boundary | Rear boundary |
|---|---|-----------------------------|---------------|
| Landscaping | 2m minimum ⁽¹⁾ | 1.5m minimum ⁽²⁾ | - |
| Landscaping between front boundary and any private open space | 2m minimum | - | - |
| Landscaping where open ground level car parking or vehicle movement areas exist at the boundary | 1m minimum | 3m minimum | 3m minimum |
| Deep planting | Minimum of one 4m by 4m area per 20m of street frontage | - | - |
| Deep planting where a building height transition applies to a common boundary or a frontage to a minor road | 4m minimum | 4m minimum | 4m minimum |

Note—(1) For a minimum of 50% of the frontage length planted for a minimum width of 2m, excluding the driveway crossover and pedestrian access.

Note—(2) Excluding the area for built to boundary walls.

Table 9.3.18.3.H—Maximum building length

| Zone | Maximum building length (m) | |
|--|-----------------------------|---------------------------|
| | Retirement facility | Residential care facility |
| Low density residential, Character residential, Low-medium density residential | 30 | 60 |
| Any other zone | 50 | 90 |

Table 9.3.18.3.I—Air quality planning criteria

| Pollutant | Averaging time | Health outcome protected | Criteria including background (µg/m3) | Criteria including background (ppm) |
|---|----------------|----------------------------------|---------------------------------------|-------------------------------------|
| Nitrogen dioxide | 1 hour | Health and wellbeing | 250 | 0.12 |
| | Annual | Health and wellbeing | 62 | 0.03 |
| Sulfur dioxide | 1 hour | Health and wellbeing | 570 | 0.2 |
| | 24 hours | Health and wellbeing | 230 | 0.08 |
| | Annual | Health and wellbeing | 57 | 0.02 |
| Particulate matter (PM) as total suspended particulates (TSP) | Annual | Health and wellbeing | 90 | - |
| PM less than 10 µm (PM ₁₀) | 24 hours | Health and wellbeing | 50 | - |
| PM less than 2.5 µm (PM _{2.5}) | 24 hours | Health and wellbeing | 25 | - |
| | Annual | Health and wellbeing | 8 | - |
| Carbon monoxide | 8 hours | Health and wellbeing | 11,000 | 9 |
| Dust deposition as insoluble solids | Annual | Protecting aesthetic environment | 4g/m ² /month | - |
| 1,3-butadiene | Annual | Health and wellbeing | 2.4 | 0.001 |
| Acetaldehyde | 1 hour | Odour | 42 | 0.023 |
| Ammonia | 1 hour | Health and wellbeing | 330 | 0.46 |
| Benzene | Annual | Health and wellbeing | 10 | 0.003 |
| Benzo(a)pyrene (as marker for PAH) | Annual | Health and wellbeing | 0.3ng/m ³ | - |
| Cyclohexane | 1 hour | Health and wellbeing | 19,000 | 5 |

| | | | | |
|--|----------|----------------------------------|-------|-------|
| Ethylbenzene | 1 hour | Health and wellbeing | 8,000 | 1.8 |
| Formaldehyde | 1 hour | Protecting aesthetic environment | 96 | 0.07 |
| | 24 hours | Health and wellbeing | 54 | 0.04 |
| n-Hexane | 1 hour | Health and wellbeing | 3,200 | 0.9 |
| Styrene | 1 hour | Odour | 65 | 0.014 |
| | 7 days | Health and wellbeing | 280 | 0.06 |
| Toluene | 1 hour | Odour | 958 | 0.23 |
| | 24 hours | Health and wellbeing | 4,100 | 1 |
| | Annual | Health and wellbeing | 410 | 0.1 |
| Xylenes (as a total of ortho, meta and para isomers) | 24 hours | Health and wellbeing | 1,200 | 0.25 |
| | Annual | Health and wellbeing | 950 | 0.2 |

Notes—

- Criteria that are stated in $\mu\text{g}/\text{m}^3$ are to be referenced to 0°C.
- Criteria that are stated in ppm are to be expressed as volume/volume.
- Averaging times of 1 hour or less are to be presented using the 99.9th percentile concentration of the total site impact from dispersion modelling and background concentration for all pollutants in the above table, or the maximum concentration from dispersion modelling if no background concentration is available.
- Averaging times of greater than 1 hour are to be presented using the maximum concentration of the total site impact from dispersion modelling and background concentration.
- Dust deposition is the maximum allowable level from new and existing sources, calculated from annualised modelling data.
- Polycyclic aromatic compounds (PAH) are assessed as Benzo(a)pyrene equivalent using potency equivalency factors as listed in the Air quality planning scheme policy.
- ng—nanograms

Table 9.3.18.3.J—Odour criteria

| Pollutant | Averaging time | Health outcome protected | Criteria (odour units—OU) |
|-----------|----------------|--------------------------|--|
| Odour | 1 hour | Odour | 0.5 OU for tall stacks |
| Odour | 1 hour | Odour | 2.5 OU for ground-level and wake-affected plumes from short stacks |

Note—Odour criteria are to be evaluated using the 99.5th percentile concentration from dispersion modelling.

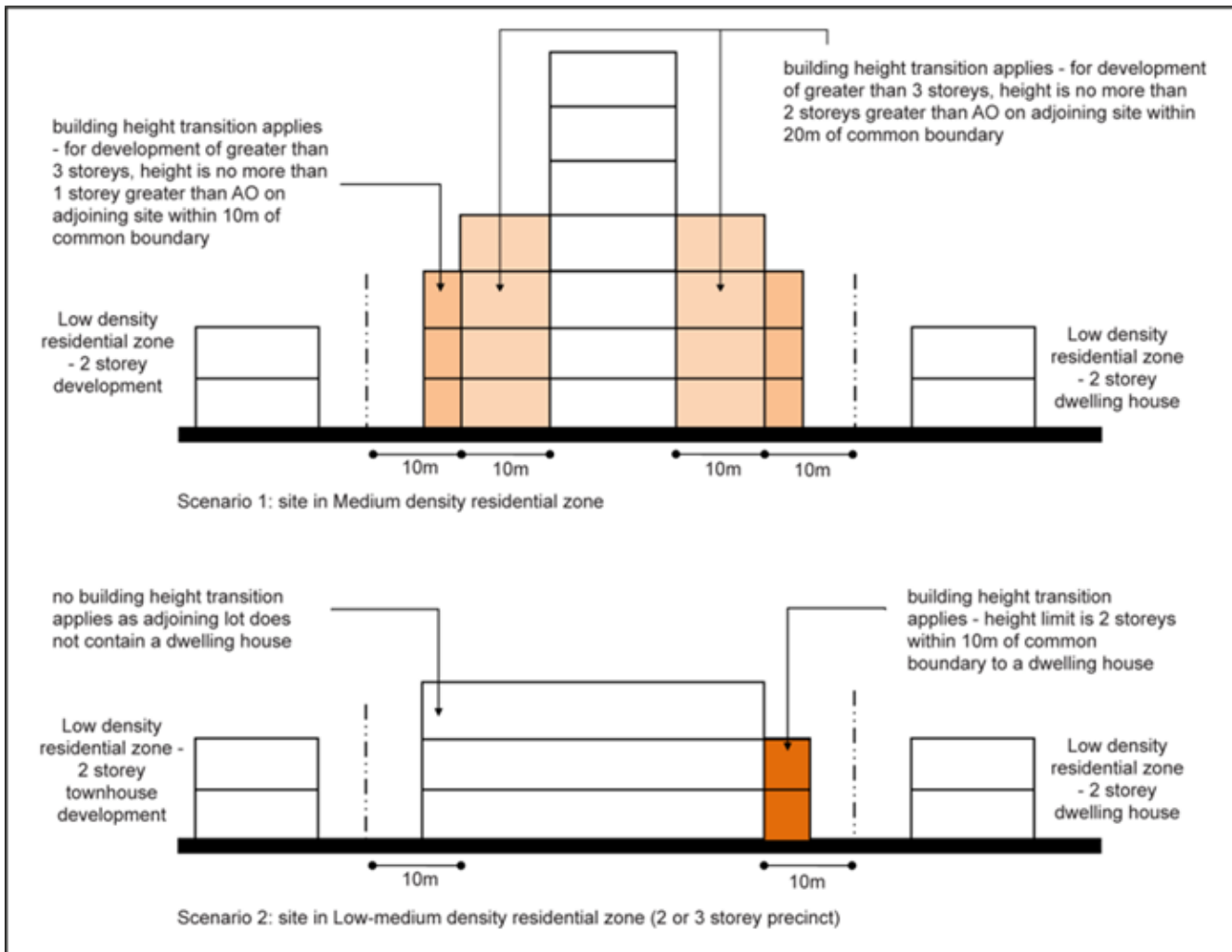


Figure a—Building height and building height transition scenarios

View the high resolution of Figure a—Building height and building height transition scenarios

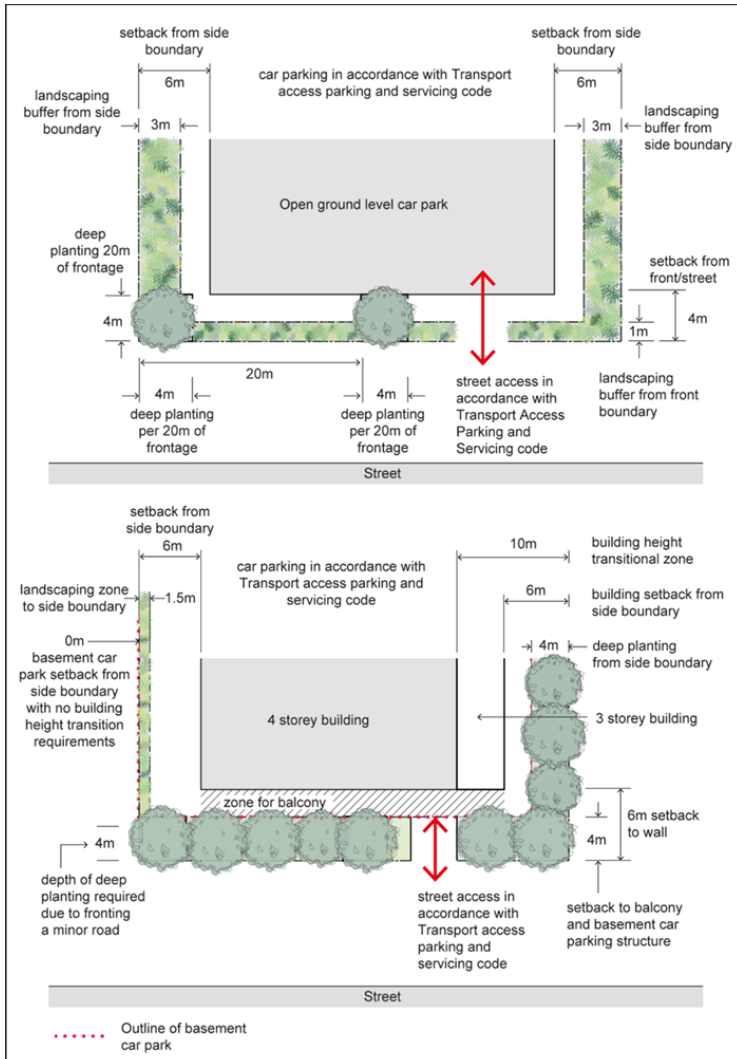


Figure b—Building siting scenarios

View the high resolution of Figure b—Building sitting scenarios

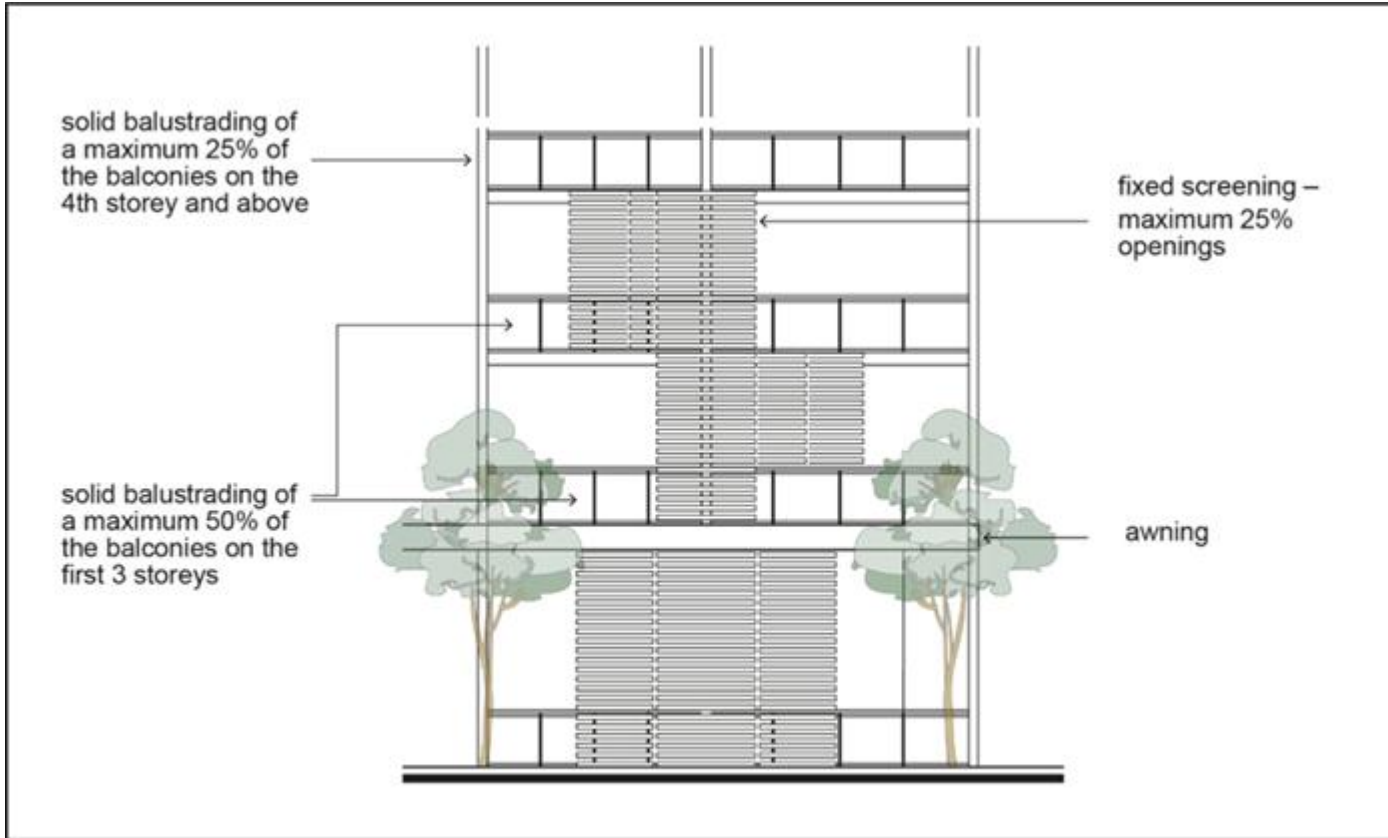


Figure c—Building screening and balustrading

View the high resolution of Figure c—Building screening and balustrading

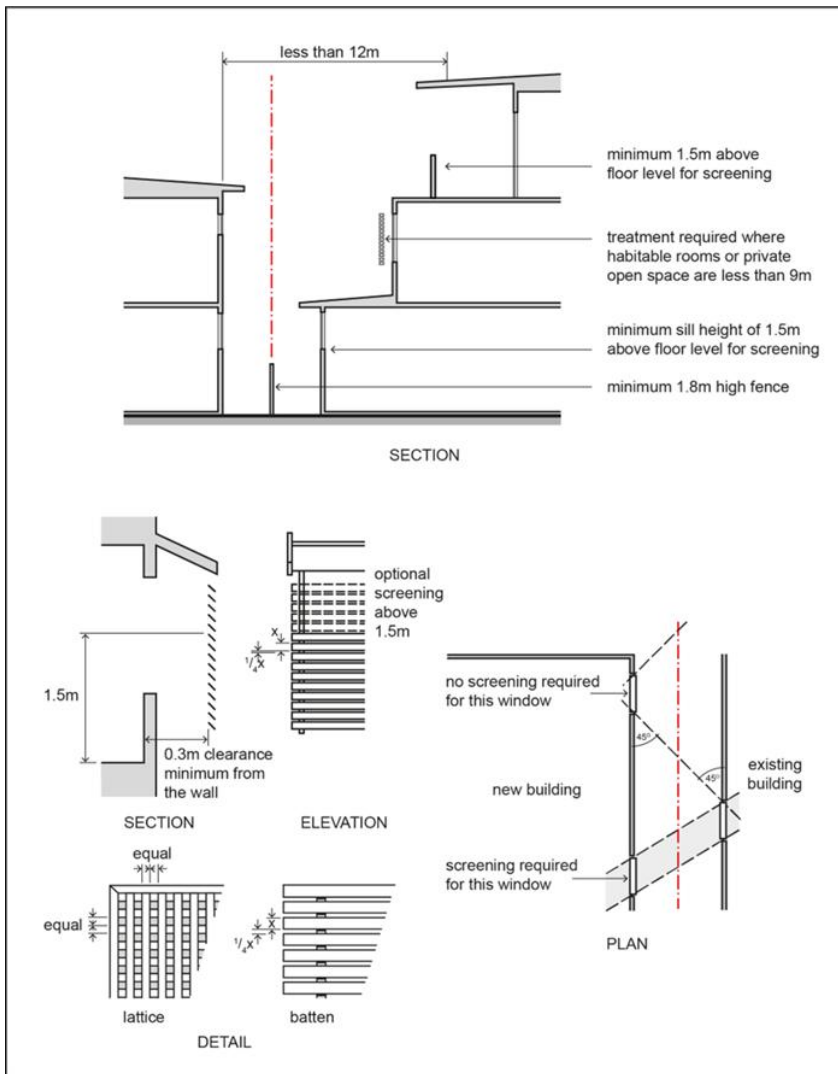


Figure d—Visual privacy considerations and strategies

View the high resolution of Figure d—Visual privacy considerations and strategies

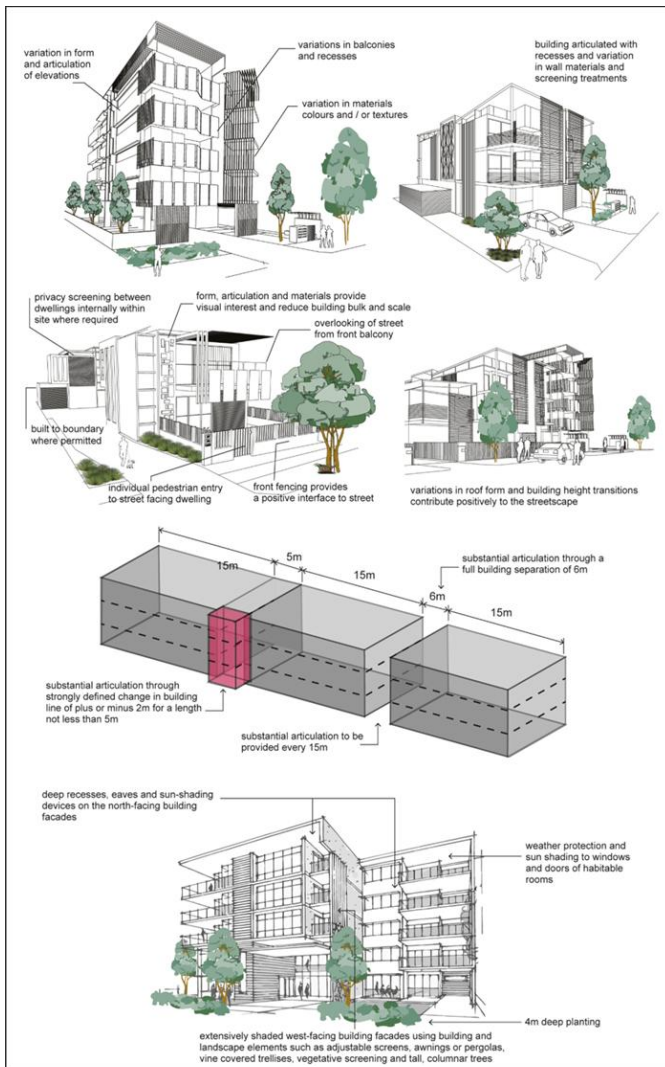


Figure e—Building design elements examples

View the high resolution of Figure e—Building design elements examples

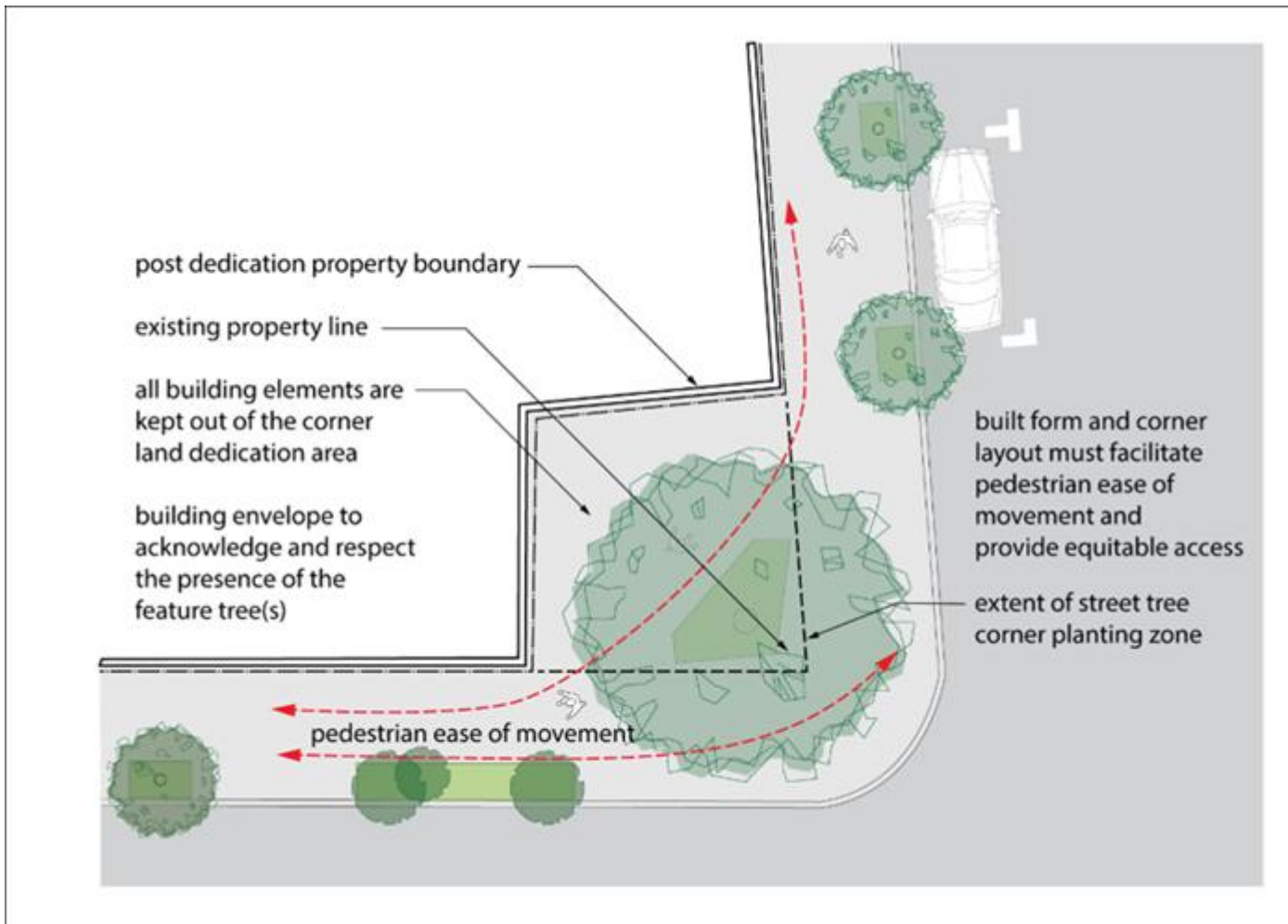


Figure f—Corner land dedicated: inverted

View the high resolution of Figure f—Corner land dedicated: inverted

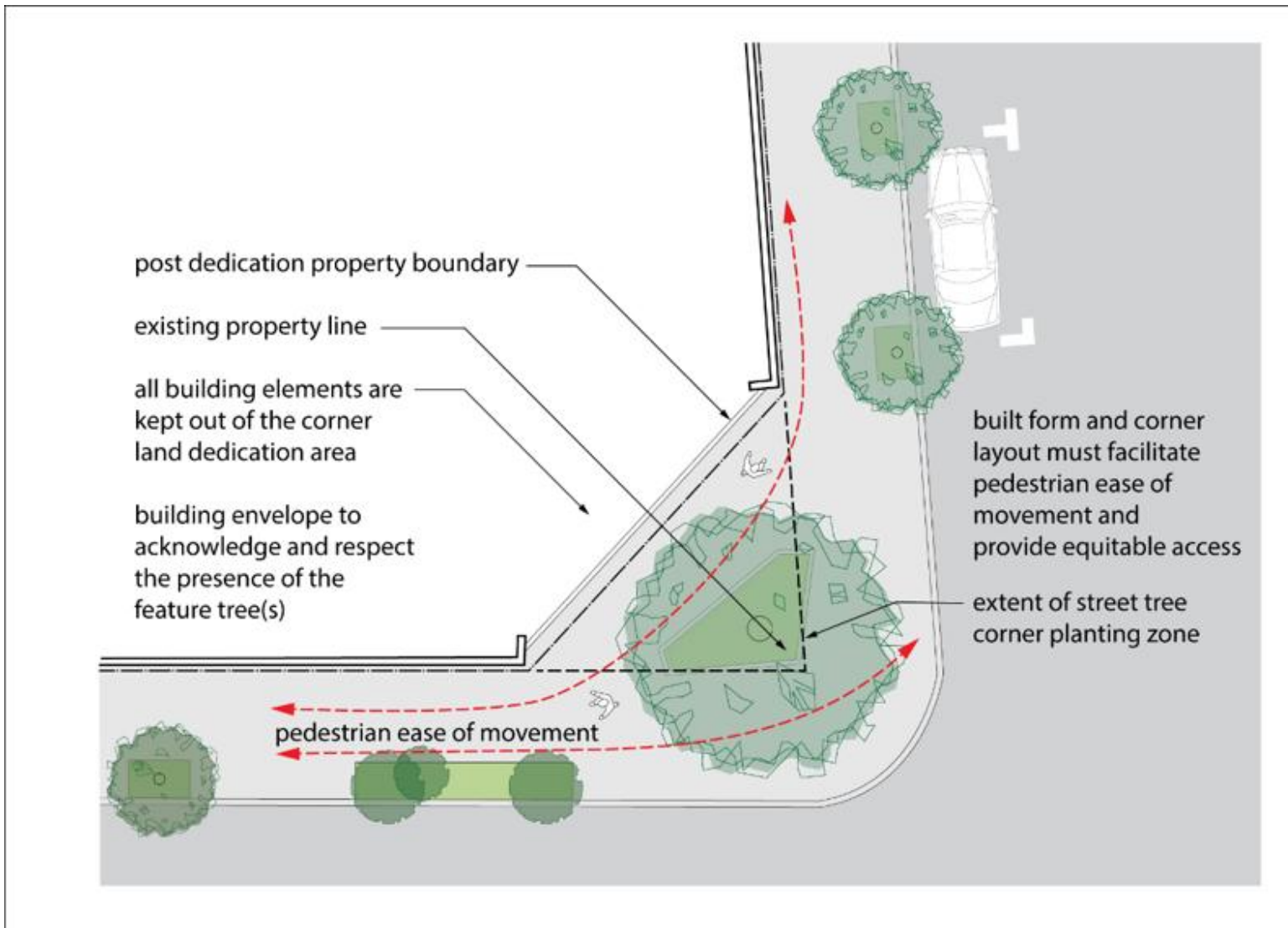


Figure g—Corner land dedicated: truncated

View the high resolution of Figure g—Corner land dedicated: truncated

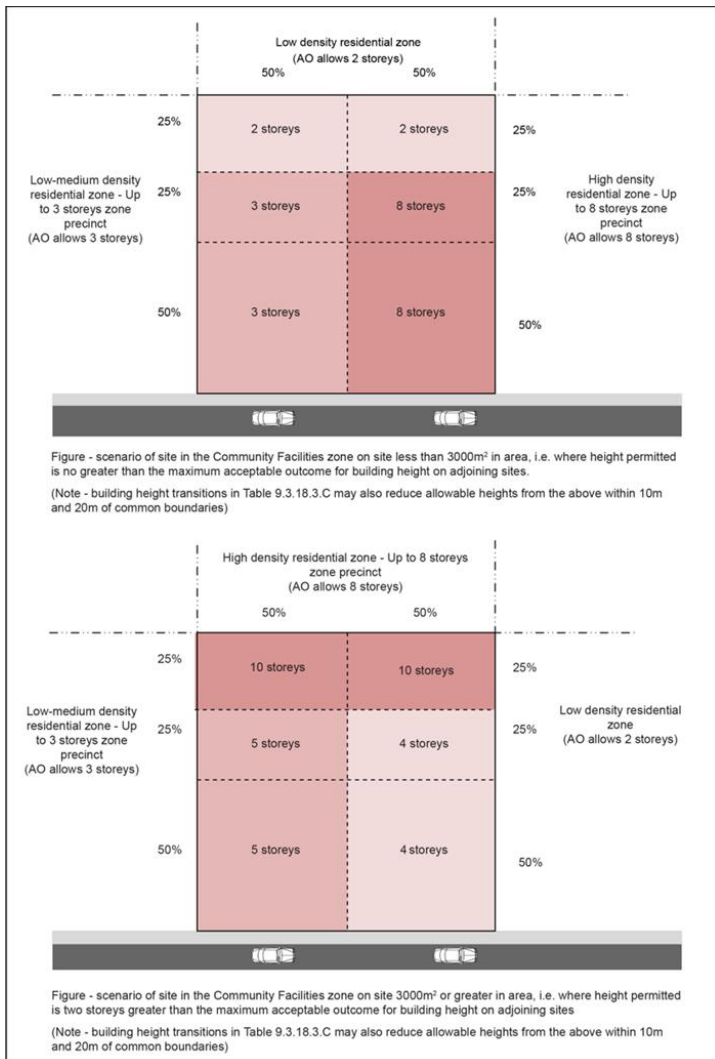


Figure h—Building height scenarios

View the high resolution of Figure h—Building height scenarios

7.2.19.1 Sandgate district neighbourhood plan code

7.2.19.1.1 Application

1. This code applies to assessing a material change of use, reconfiguring a lot, operational work or building work in the Sandgate district neighbourhood plan area if:
 - a. assessable development where this code is an applicable code identified in the assessment benchmarks column of a table of assessment for a neighbourhood plan (section 5.9); or
 - b. impact assessable development.
2. Land in the Sandgate district neighbourhood plan area is identified on the NPM-019.1 Sandgate district neighbourhood plan map and includes the following precincts:
 - a. Sandgate centre precinct (Sandgate district neighbourhood plan/NPP-001):
 - i. Brighton Road sub-precinct (Sandgate district neighbourhood plan/NPP-001a);
 - ii. Lagoon Street sub-precinct (Sandgate district neighbourhood plan/NPP-001b);
 - iii. Rainbow Street sub-precinct (Sandgate district neighbourhood plan/NPP-001c).
 - b. The Gas Works precinct (Sandgate district neighbourhood plan/NPP-002);
 - c. Deagon racing precinct (Sandgate district neighbourhood plan/NPP-003):
 - i. Deagon racecourse sub-precinct (Sandgate district neighbourhood plan/NPP-003a);
 - ii. Deagon stables sub-precinct (Sandgate district neighbourhood plan/NPP-003b).
3. When using this code, reference should be made to section 1.5, section 5.3.2 and section 5.3.3.

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

Note—This neighbourhood plan includes a table of assessment. Refer to Table 5.9.60.A, Table 5.9.60.B, Table 5.9.60.C and Table 5.9.60.D.

7.2.19.1.2 Purpose

1. The purpose of the Sandgate district neighbourhood plan code is to provide finer grained planning at a local level for the Sandgate district neighbourhood plan area.
2. The purpose of the Sandgate district neighbourhood plan code will be achieved through overall outcomes including overall outcomes for each precinct of the neighbourhood plan area.
3. The overall outcomes for the neighbourhood plan area are:
 - a. Heritage places that contribute to the history and identity of Sandgate district are conserved, whilst allowing for adaptive reuse where appropriate.
 - b. Residential development will be predominantly low density with the character of the district continuing to reflect traditional architectural features such as 'timber and tin' housing.
 - c. Sandgate centre is the primary centre for the district, providing employment opportunities and services for the local community, and is supported by an existing District centre in Deagon.
 - d. Low impact industry uses are protected around Connaught Street contributing to the local economy and jobs.

-
- e. The environmental and Aboriginal cultural heritage values of Moreton Bay, Boondall and Tinchi Tamba Wetlands, Cabbage Tree Creek and Third, Dowse and Einbunpin lagoons are protected.
 - f. Sandgate foreshore and Shorncliffe Pier continue to provide recreational uses that attract tourism to the Sandgate district.
 - g. Deagon racecourse provides for a limited range of non-residential uses to support the function of the racecourse as a Major sport, recreation and entertainment facility, while maintaining the primacy of the Sandgate centre.
 - h. Development does not exceed building heights specified in the neighbourhood plan, to maintain the prevailing character of the area.
4. Sandgate centre precinct (Sandgate district neighbourhood plan/NPP-001) overall outcomes are:
- a. Sandgate centre continues to be the primary centre for the district and provides a mix of dwelling types within an employment centre close to public transport, providing housing choice for residents.
 - b. The cultural heritage significance and setting of the Sandgate Town Hall, Sandgate War Memorial Park and Sandgate Post Office are conserved as important historical landmarks and celebrated as a gateway into the Sandgate centre.
 - c. Development protects the recreation, scenic and landscape values of Einbunpin Lagoon Park and facilitates opportunities for physical connections and integration between the Lagoon and other public spaces.
 - d. Development maintains and enhances pedestrian connections within the centre and between the centre and key destinations including Sandgate railway station and the foreshore.
 - e. Development in Brighton Road sub-precinct (Sandgate district neighbourhood plan/NPP-001a):
 - i. contributes to the function of this area as the primary commercial street and community hub of the centre;
 - ii. protects and complements the traditional elements of the streetscape along Brighton Road and contributes to pedestrian amenity;
 - iii. comprises a built form that provides a transition between the centre and adjoining residential areas to protect residential amenity.
 - f. Development in Lagoon Street sub-precinct (Sandgate district neighbourhood plan/NPP-001b):
 - i. includes a mix of compatible residential and non-residential uses, ensuring that commercial activity does not result in adverse noise, light or odour impacts on residents;
 - ii. supports the commercial function of the centre by accommodating a mix of centre activities and residential uses on the ground floor and provides for pedestrian activity around Einbunpin Lagoon Park and street corners;
 - iii. has a built form that is cohesive with the existing centre, presents a human scale to the street, and provides an appropriate interface with heritage places.
 - g. Development in the Rainbow Street sub-precinct (Sandgate district neighbourhood plan/NPP-001c):
 - i. provides a mix of low impact industry uses, research and technology, advanced manufacturing, offices, service industry and including small-scale food and drink outlets and shops that complement the Sandgate centre;
 - ii. provides for a range of supporting uses including educational establishment (including technical institute and university and not accommodation), function facility and health care service that meet the needs of local residents and businesses;
 - iii. has a high quality built form that complements the amenity of the Sandgate centre;
 - iv. creates strong pedestrian links between the Sandgate centre and railway station.

Note—The term ‘advanced manufacturing’ is defined as a manufacturing process that takes advantage of high-technology or knowledge-intensive inputs including chemical and medicinal manufacturing, vehicle and transport manufacturing, professional and scientific equipment manufacturing, computer and electronic manufacturing, specialised machinery and equipment manufacturing.

5. The Gas Works precinct (Sandgate district neighbourhood plan/NPP-002) overall outcomes are:
 - a. Development of residential uses such as multiple dwellings provide housing choice close to Sandgate railway station and centre.
 - b. Development ensures people and property are protected from risks associated with flooding and coastal hazards as shown in Figure f.
 - c. Development ensures that sensitive uses are located outside the odour area shown in Figure g while emission sources continue to operate in the surrounding area.
 - d. Development ensures that residential amenity and environmental values are protected by addressing site contamination, biodiversity, wetlands and waterway corridors.
 - e. Development integrates with existing infrastructure, including road, public transport, pedestrian, cycling and park networks.
 - f. Development provides for a pedestrian link to facilitate access to Sandgate railway station, connecting between Towner Street and Curlew Street.
6. Deagon racing precinct (Sandgate district neighbourhood plan/NPP-003) overall outcome are:
 - a. The history of horse racing in Sandgate district is acknowledged in this precinct by the continuation of uses related to horse racing and stabling and the protection of character and heritage values.
 - b. Development in Deagon racecourse sub-precinct (Sandgate district neighbourhood plan/NPP-003a):
 - i. supports the function of the racecourse as a Major sport, recreation and entertainment facility including associated equine industry uses and non-residential uses that do not adversely affect the primacy of the existing Sandgate centre;
 - ii. conserves the cultural heritage significance of the racecourse and enhances public understanding and appreciation of its heritage values;
 - iii. reinforces the racecourse sub-precinct as a gateway into Sandgate;
 - iv. protects and enhances significant vegetation and wetlands to ensure long-term ecological functionality;
 - v. provides new infrastructure to support any additional demand placed on infrastructure networks as a result of development;
 - vi. provides connected pedestrian and bicycle paths, consistent with existing networks, to maximise use of active and public transport;
 - vii. incorporates a built form that addresses the street and complements the established character of the surrounding area;
 - viii. provides large shade trees and landscaping to improve the subtropical character, amenity and microclimate of the sub-precinct.
 - c. Development in Deagon stables sub-precinct (Sandgate district neighbourhood plan/NPP-003b):
 - i. is predominantly for low density dwellings consistent with the zone;
 - ii. may include a stable where odour and noise impacts on residential uses are mitigated.

Note—A stable is an example of animal keeping as defined in Table SC1.1.1.B.

7.2.19.1.3 Performance outcomes and acceptable outcomes

Table 7.2.19.1.3.A—Performance outcomes and acceptable outcomes

| Performance outcomes | Acceptable outcomes | Comments |
|--|---------------------|----------|
| If in the Sandgate centre precinct (Sandgate district neighbourhood plan/NPP-001) | | |
| Not Applicable – The proposed development is not located within the Sandgate centre precinct. | | |
| If in the Brighton Road sub-precinct (Sandgate district neighbourhood plan/NPP-001a) | | |
| Not Applicable – The proposed development is not located within the Brighton Road sub-precinct. | | |
| If in the Lagoon Street sub-precinct (Sandgate district neighbourhood plan/NPP-001b) | | |
| Not Applicable – The proposed development is not located within the Lagoon Street sub-precinct. | | |
| If in the Rainbow Street sub-precinct (Sandgate district neighbourhood plan/NPP-001c) | | |
| Not Applicable – The proposed development is not located within the Rainbow Street sub-precinct. | | |
| If in The Gas Works precinct (Sandgate district neighbourhood plan/NPP-002) | | |
| Not Applicable – The proposed development is not located within the Gas Works precinct. | | |
| If in the Deagon racecourse sub-precinct (Sandgate district neighbourhood plan/NPP-003a) | | |
| Not Applicable – The proposed development is not located within the Deagon racecourse sub-precinct. | | |
| If in the Deagon stables sub-precinct (Sandgate district neighbourhood plan/NPP-003b) | | |
| Not Applicable – The proposed development is not located within the Deagon stables sub-precinct. | | |

Table 7.2.19.1.3.B—Maximum building height

| Development | Maximum building height (storeys or metres) |
|---|---|
| If in the Sandgate centre precinct (Sandgate district neighbourhood plan/NPP-001) | |
| Development of a site where not in the Lagoon Street sub-precinct (Sandgate district neighbourhood plan/NPP-001b) and Rainbow Street sub-precinct (Sandgate district neighbourhood plan/NPP-001c) | 4 storeys |
| Development of a site in the Lagoon Street sub-precinct (Sandgate district neighbourhood plan/NPP-001b) | 5 storeys |

| | |
|--|-----------|
| Development of a site in the Rainbow Street sub-precinct (Sandgate district neighbourhood plan/NPP-001c) | 15 metres |
|--|-----------|

Table 7.2.19.1.3.C—Minimum building setback

| Level | Front setback (m) | Side setback (m) | Rear setback (m) | Where adjoining land in the Residential zones category (m) |
|--|-------------------|---|--|--|
| If in the Brighton Road sub-precinct (Sandgate district neighbourhood plan/NPP-001a) | | | | |
| For the part of the building up to 2 storeys | 0 | 0 if blank wall 2 otherwise | 0 | 4 from adjoining boundary |
| For the part of the building above 2 storeys | 6 | 0 if blank wall 3 if non-habitable room 5 if habitable room or to balconies | 6 | 10 from adjoining boundary |
| If in the Lagoon Street sub-precinct (Sandgate district neighbourhood plan/NPP-001b) | | | | |
| For the part of the building up to 2 storeys | 0 | 0 if blank wall 3 if non-habitable room 5 if habitable room or to balconies | 0 if non-residential 6 if residential | Not specified |
| For the part of the building above 2 storeys | 6 | 0 if blank wall 3 if non-habitable room 5 if habitable room or to balconies | 6 | Not specified |
| If in the Rainbow Street sub-precinct (Sandgate district neighbourhood plan/NPP-001c) | | | | |
| For the part of the building up to 2 storeys | 0 | 0 | 0 | Not specified |
| For the part of the building above 2 storeys | 6 | 3 | 3 | Not specified |

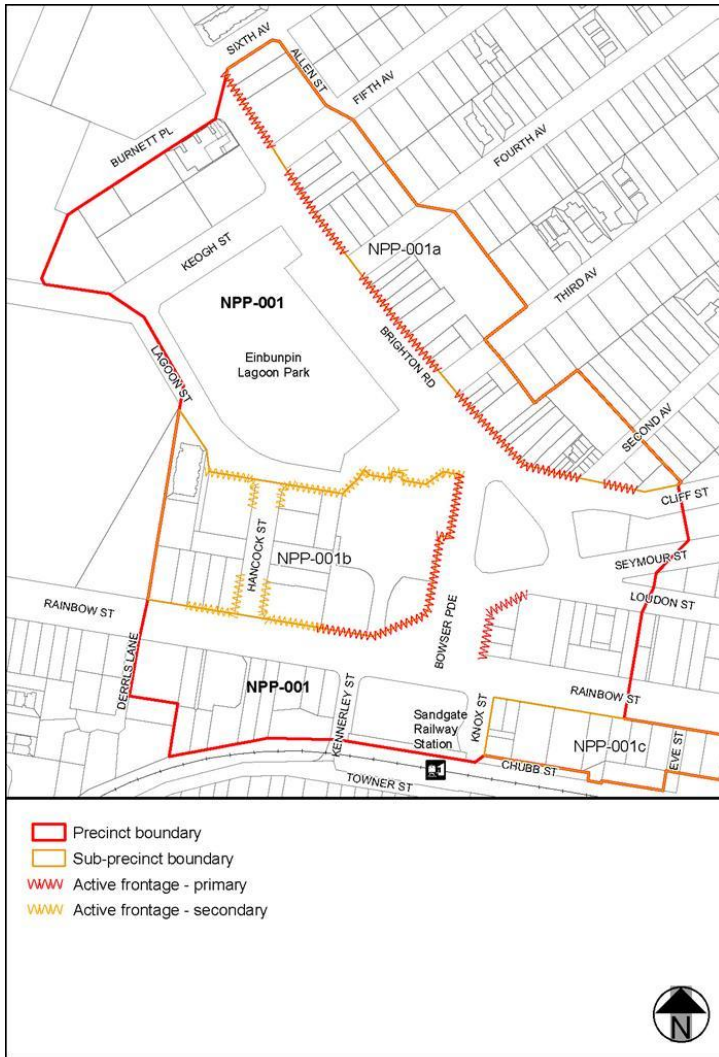


Figure a—Sandgate centre precinct active frontages

View high resolution image Figure a—Sandgate centre precinct active frontages

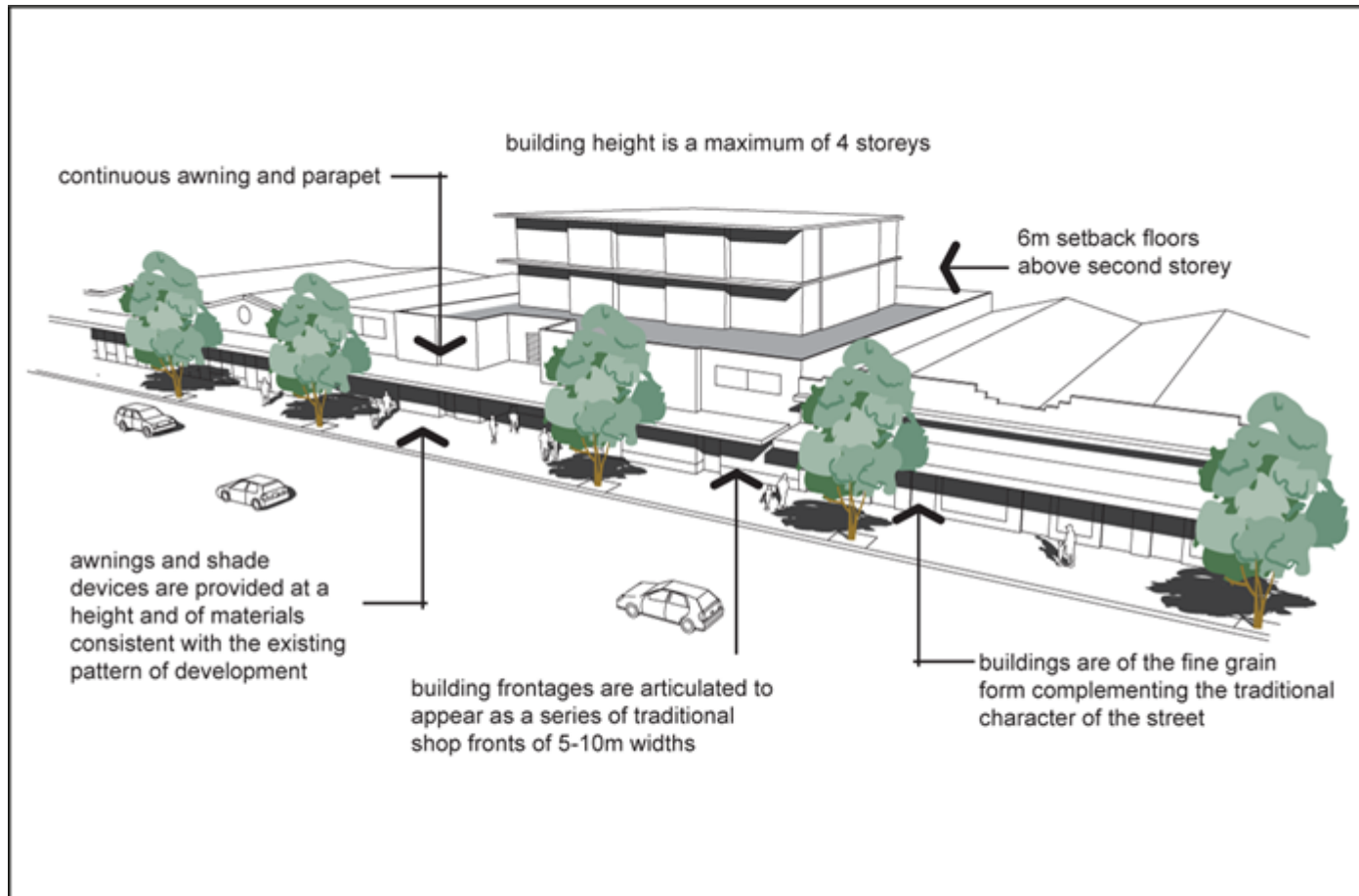


Figure b—Active frontage-primary, Brighton Road sub-precinct

View high resolution image Figure b—Active frontage - primary, Brighton Road sub-precinct



Figure c—Shared access lane in the Brighton Road sub-precinct

View high resolution image Figure c—Shared access lane in the Brighton Road sub-precinct

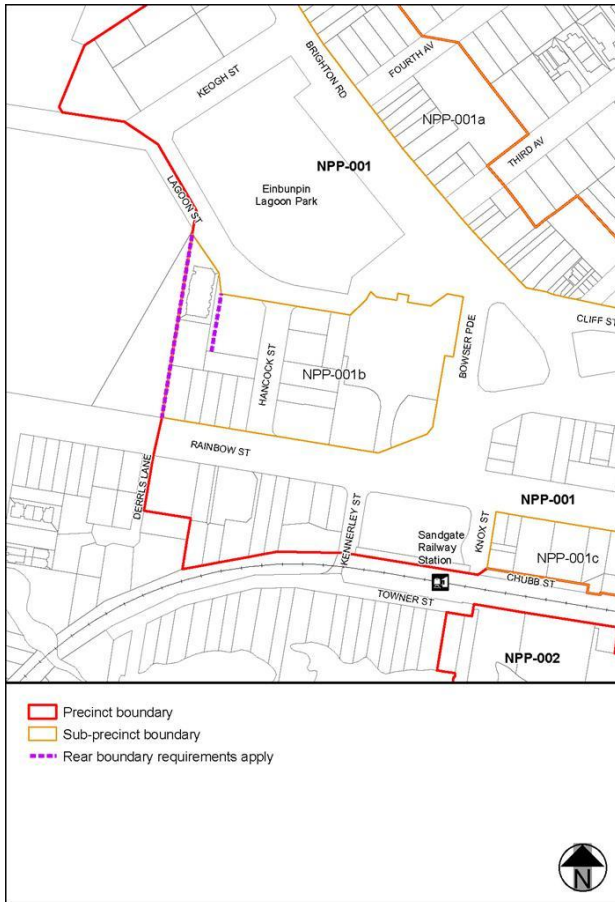


Figure d—Rear boundary designations in the Lagoon Street sub-precinct

[View high resolution image Figure d—Rear boundary designations in the Lagoon Street sub-precinct](#)

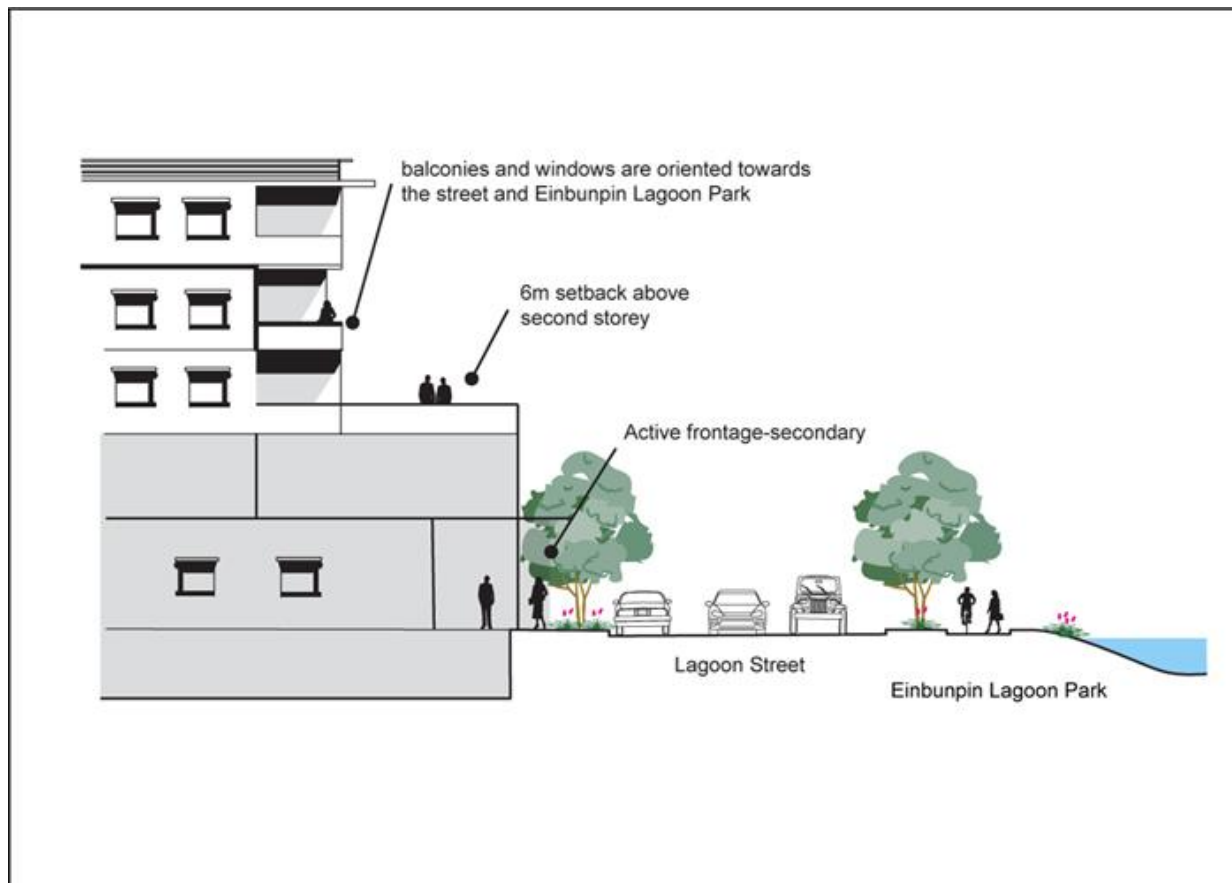


Figure e—Lagoon Street cross section, Lagoon Street sub-precinct

View high resolution image [Figure e—Lagoon Street cross-section, Lagoon Street sub-precinct](#)



Figure f—Environmental constraints area in The Gas Works precinct

[View high resolution image Figure f—Environmental constraints area in The Gas Works precinct](#)

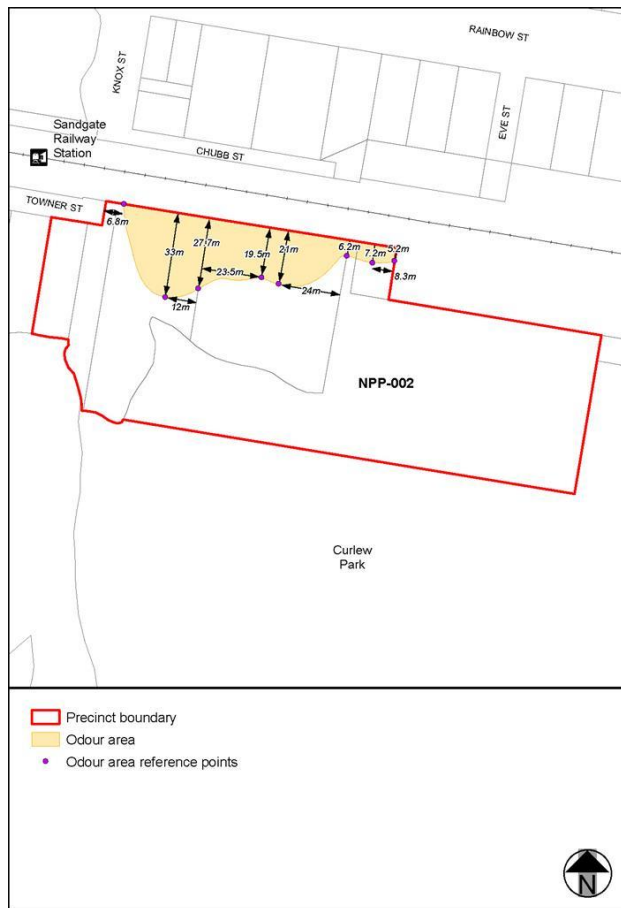


Figure g—Odour area in The Gas Works precinct

[View high resolution image Figure g—Odour area in The Gas Works precinct](#)

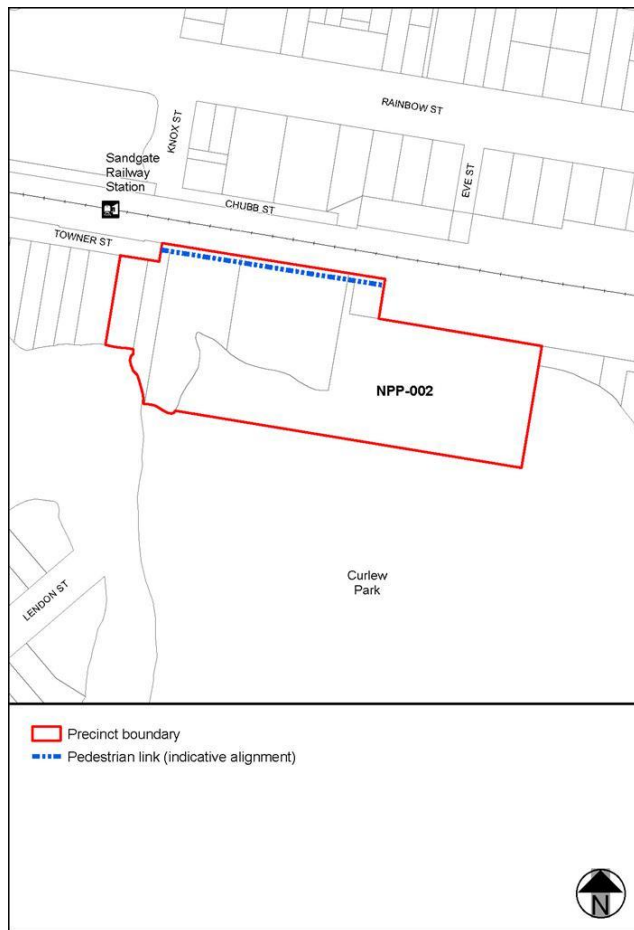


Figure h—Indicative pedestrian link in The Gas Works precinct

[View high resolution image Figure h—Indicative pedestrian link in The Gas Works precinct](#)

8.2.2 Airport environs overlay code

8.2.2.1 Application

1. This code applies to assessing development in the Airport environs overlay, if:
 - a. accepted development subject to compliance with identified requirements, where acceptable outcomes of this code are identified requirements in a table of assessment for an overlay (section 5.10); or
 - b. assessable development where this code is an applicable code identified in the assessment benchmarks column of a table of assessment for an overlay (section 5.10); or
 - c. impact assessable development.
2. Land in the Airport environs overlay is identified on the Airport environs overlay maps and is included in the following sub-categories:
 - a. Obstacle Limitation Surfaces (OLS) sub-categories:
 - i. approach and departure limitation surface boundary and contours sub-category;
 - ii. conical limitation surface contours sub-category;
 - iii. horizontal limitation surface boundary sub-category;
 - iv. transitional surface sub-category;
 - v. runway centreline sub-category.
 - b. Procedures for Air Navigation Services—Aircraft Operational Surfaces (PANS-OPS) sub-categories:
 - i. procedures for air navigation surfaces (PANS) sub-category.
 - c. Bird and bat strike zone sub-categories:
 - i. distance from airport 0-3km sub-category;
 - ii. distance from airport 3-8km sub-category;
 - iii. distance from airport 8-13km sub-category.
 - d. Public safety area sub categories:
 - i. public safety area sub-category;
 - ii. airport runway sub-category.
 - e. Light intensity sub-categories;
 - i. Zone A - 0 candela - 600m wide 1000m from runway strip sub-category;
 - ii. Zone B - 50 candela - 900m wide 2000m from runway strip sub-category;
 - iii. Zone C - 150 candela - 1200m wide 3000m from runway strip sub-category;
 - iv. Zone D - 450 candela - 1500m wide 4500m from runway strip sub-category;
 - v. within 6km - Max intensity of light sources 3 degrees above horizon sub-category.
 - f. Aviation facilities sub-categories:
 - i. aviation facilities sub-category;
 - ii. glidepath - 1500m at 30 degrees sub-category;

- iii. distance from NDB - 500m sub-category;
- iv. distance from radar - 4,000m sub-category;
- v. distance from VHF - 500m sub-category;
- vi. distance from VOR - 1000m sub-category;
- vii. distance from outer marker - 50m sub-category.
- g. Australian Noise Exposure Forecast (ANEF) contour sub-categories:
 - i. ANEF 40-45 sub-category;
 - ii. ANEF 35-40 sub-category;
 - iii. ANEF 30-35 sub-category;
 - iv. ANEF 25-30 sub-category;
 - v. ANEF 20-25 sub-category.
- h. Height restriction zone sub-categories:
 - i. height restriction zone 15m sub-category;
 - ii. height restriction zone 45m sub-category;
 - iii. height restriction zone 90m sub-category.

3. When using this code, reference should be made to section 1.5 and section 5.3.3.

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

Editor's note—For a proposal to be accepted development subject to compliance with identified requirements, it must meet all the identified acceptable outcomes of this code that relate to the applicable sub-category and any other applicable code. Where it does not meet all identified acceptable outcomes, the proposal becomes assessable development and a development application is required. Where a development application is triggered, only the specific acceptable outcomes that the proposal fails to meet need to be assessed against the corresponding assessable acceptable outcomes or performance outcomes and relevant overall outcomes. Other identified acceptable outcomes that are met are not assessed as part of the development application.

Editor's note—Where this code includes performance outcomes or acceptable outcomes that relate to:

- Noise impact assessment, guidance is provided in the Noise impact assessment planning scheme policy.

8.2.2.2 Purpose

1. The purpose of the Airport environs overlay code is to:
 - a. Implement the policy direction in the Strategic framework, in particular:
 - i. Theme 1: Brisbane's globally competitive economy and Element 1.2 — Brisbane's industrial economy;
 - ii. Theme 5: Brisbane's CityShape and Element 5.1 — Brisbane's City Centre and Element 5.2 — Brisbane's Major Industry Areas.
 - b. Provide for the assessment of the suitability of development in the Airport environs overlay.
2. The purpose of the code will be achieved through the following overall outcomes:
 - a. Development protects the safety and functioning of operational airspace of the Brisbane, Archerfield and Amberley airports.
 - b. Development protects the functioning of aviation facilities from incompatible land uses, buildings, structures and works.
 - c. Development within the vicinity of the Brisbane and Archerfield airports is appropriately located to prevent exposure to very high levels of aircraft noise and designed to adequately attenuate expected aircraft noise to protect the health and wellbeing of occupants.

- d. Development ensures that operational airspace of the Brisbane, Archerfield and Amberley airports is not put at risk from light sources or wildlife interference generated by development.
- e. Development minimises potential hazards to the safety and functioning of airport operations resulting from emissions from smoke, dust or any other airborne particulate or the creation of air turbulence.
- f. Development does not materially increase the number of people or the storage and handling of dangerous goods or combustible liquids within public safety areas.
- g. Development minimises the potential hazard to safety of airport operators resulting from reflection of sunlight, and other potential threat of interference to pilot vision.
- h. Development avoids increased risks to public safety near airport runways.

8.2.2.3 Performance outcomes and acceptable outcomes

Table 8.2.2.3.A—Performance outcomes and acceptable outcomes

| Performance outcomes | Acceptable outcomes | Comments |
|--|---|---|
| Section A—If in the OLS sub-categories, the PANS OPS sub-categories or the height restriction zone sub-categories | | |
| General | | |
| <p>PO1 Development does not create or potentially create a permanent or temporary obstruction or hazard to operational airspace of Brisbane, Archerfield or Amberley airports.</p> | <p>AO1 Development does not penetrate or create any physical obstruction into the OLS, height restriction zone or PANS-OPS and create an obstacle to an aircraft operating to or from the Brisbane, Archerfield or Amberley airports unless approved in accordance with the relevant federal legislation. Editor's note— Where development intrudes into an airport's OLS or PANS-OPS, advice from the Civil Aviation Safety Authority should be sought.</p> | <p>AO1 – Complies The proposed development is located on a site mapped under the Procedures for air navigation surfaces (PANS) sub-category, specifically within the 56.1m limit. The intent of the PANS sub-category is to safeguard an aircraft from collision with obstacles. The proposed building height will not exceed 25m and will therefore not impede on this sub-category.</p> |
| <p>PO2 Development ensures that emissions do not significantly affect air turbulence, visibility or aircraft engine operation</p> | <p>AO2 Development does not emit into the OLS or height restriction zone:</p> | <p>Not Applicable The proposed development is located on a site that is not mapped under the OLS or height restriction zones.</p> |

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| <p>within the operational airspace of Brisbane, Archerfield or Amberley airports. Editor's note— Where development does emit gases or particulates above those outlined in AO2, advice from the Civil Aviation Safety Authority should be sought.</p> | <p>a. a gaseous plume at velocity exceeding 4.3m/s, as determined in conjunction with CASA Advisory Circular AC-139-05(1) Plume rise assessments; b. smoke, dust, ash, steam or other airborne particulate.</p> | |
| <p>Additional performance outcomes and acceptable outcomes if involving air service</p> | | |
| <p>PO3 Development does not create a hazard to aviation operations conducted to or from the Brisbane or Archerfield airports.</p> | <p>AO3 Development will not create a hazard to airport operations in accordance with the written confirmation of the Civil Aviation Safety Authority.</p> | <p>Not Applicable The proposed development is not seeking to establish the Air service land use.</p> |
| <p>Section B—If in the Bird and bat strike zone sub-categories</p> | | |
| <p>PO4 Development does not attract birds and bats into operational airspace in significant numbers likely to cause a safety hazard to airport operations.</p> | <p>AO4.1 Development within the Bird and bat strike zone sub-categories area ensures that waste is covered and collected so that it is inaccessible to birds and bats. AO4.2 Development involving landscaping or drainage works, including artificial water bodies located within the distance from airport 0-3km sub-category, are designed and installed to minimise the potential to attract birds and bats.</p> | <p>AO4.1 – Complies All proposed waste storage and collection areas are centrally located and screen and covered within the ground level built form. Please refer to the Architectural plans and also the Operational Waste Management Plan by Modus for further information on waste storage. AO4.2 – Not Applicable The proposed development does not include artificial water bodies. The proposed development will not attract birds/bats.</p> |
| <p>Section C—If in the Public safety area sub-categories</p> | | |
| <p>PO5 Development does not expose or increase the risk to public safety.</p> | <p>AO5.1 Development does not increase the number of people living, working or congregating in the Public safety area sub-categories. AO5.2</p> | <p>Not Applicable The proposed development is on a site that is not mapped under the Public safety area sub-categories.</p> |

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| | Development does not materially increase the storage and handling of dangerous goods or combustible liquids within the Public safety area sub-categories. | |
| Section D—If in the Light intensity sub-categories | | |
| <p>PO6 Development ensures that buildings and structures do not adversely impact airport operations or interfere with pilot vision.</p> | <p>AO6.1 Development ensures that outdoor lighting:</p> <ul style="list-style-type: none"> a. does not imitate the format of approach or runway lighting by configuring lights in straight parallel lines greater than 500m in length; b. does not emit light that will exceed the maximum light intensity specified within the light intensity area identified on the Light intensity sub-categories. <p>Note—Compliance with this acceptable outcome may be demonstrated by complying with the standards specified in the Civil Aviation Safety Authority guideline Chapter 12—Aerodrome lighting, 1.2 Lighting in the vicinity of an aerodrome and written confirmation from the airport operator.</p> <p>AO6.2 Development in the Within 6km-Max intensity of light sources 3 degrees above horizon sub-category does not involve:</p> <ul style="list-style-type: none"> a. coloured flashing or sodium lighting; or b. glare or upward shining lights; or c. flare plumes. | <p>Not Applicable The proposed development is on a site that is not mapped under the Light intensity sub-categories.</p> |
| Section E—If in the Aviation facilities sub-categories | | |
| <p>PO7 Development is of an appropriate design or implements management measures that avoid potential adverse impacts on an aviation facility. Note—Development complies with this performance outcome where written confirmation from Air Services Australia confirms that the development will not impair the functioning of the aviation facility.</p> | <p>AO7 Development does not impair the functioning of an aviation facility by creating a permanent or temporary structure or any other physical line-of-sight obstruction between transmitting or receiving devices that:</p> | <p>Not Applicable The proposed development is on a site that is not mapped under the Aviation facilities sub-categories.</p> |

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| | <p>a. transmits an electromagnetic field that will interfere with the functioning of the aviation facility; or</p> <p>b. contains a reflective surface that will interfere with the functioning of the aviation facility.</p> <p>Note—Advice from Air Services Australia should be sought when proposing development within the Aviation facility sub-category. The SPP guidance: Strategic airports and aviation facilities identifies development likely to impact certain aviation facilities.</p> | |
| <p>Section F—If in the Australian Noise Exposure Forecast (ANEF) contour sub-categories</p> | | |
| <p>Not Applicable – The proposed development is on a site that is not mapped under the ANEF contour sub-categories.</p> | | |

Table 8.2.2.3.B—Internal noise criteria

| Use | Activity of internal space | L _{AMax} 'S' time weighting |
|--|---|--------------------------------------|
| Caretaker's accommodation Childcare centre Community residence Dual occupancy Dwelling house Dwelling unit Multiple dwelling Relocatable home park Residential care facility Retirement facility Rooming accommodation | Sleeping areas Other habitable rooms | 50dB(A) 55dB(A) |
| Resort complex Rural workers' accommodation Short-term accommodation Tourist park | Sleeping areas | 55dB(A) |
| Educational establishment | Libraries, study areas and sleeping areas Teaching areas and other habitable rooms | 50dB(A) 55dB(A) |

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|--|--|---------|
| Community care centre Health care service Hospital | Sleeping areas, wards, theatres, treatment and consulting rooms | 50dB(A) |
| Office | Private offices and conference rooms | 55dB(A) |
| | Open offices, drafting | 65dB(A) |
| | Typing, data processing | 70dB(A) |
| Other | Comply with AS 2021-2015 Acoustics—Aircraft noise intrusion—Building siting and construction, adopted 12 February 2015 | |

Note—

- LAMax 'S' time weighting is the A-weighted maximum sound pressure level of aircraft noise measured using the slow responsive time
- Rw: weighted sound reduction index
- dB(A): A-weighted decibels

8.2.3 Bicycle network overlay code

8.2.3.1 Application

1. This code applies to assessing development of land adjoining or having frontage to (i.e. where the overlay sub-category is located in adjoining road reserve, public land or river), or traversed by, cycle routes or Riverwalks identified in the Bicycle network overlay map, if:
 - a. assessable development where this code is an applicable code identified in the assessment benchmarks column of a table of assessment for an overlay (section 5.10); or
 - b. impact assessable development.
2. The Bicycle network overlay map identifies the following sub-categories:
 - a. Primary cycle route sub-category;
 - b. Secondary cycle route sub-category;
 - c. Local cycle route sub-category;
 - d. Riverwalk — Typology 1 (City reaches north and south) sub-category;
 - e. Riverwalk — Typology 2 (Urban reaches) sub-category;
 - f. Riverwalk — Floating walkway (Riverwalk connection subject to future construction) sub-category.
3. When using this code, reference should be made to section 1.5 and section 5.3.3.

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

Note—Where this code includes performance outcomes or acceptable outcomes that relate to:

- bicycle network design and construction, guidance is provided in the Infrastructure design planning scheme policy;
- planting species selection, guidance is provided in the Planting species planning scheme policy.

Editor's note—The desired standard of service for the provision of trunk infrastructure is specified in the Local government infrastructure plan.

8.2.3.2 Purpose

1. The purpose of the Bicycle network overlay code is to:
 - a. Implement the policy direction in the Strategic framework in particular:
 - i. Theme 2: Brisbane's outstanding lifestyle and Element 2.1 — Brisbane's identity;
 - ii. Theme 4: Brisbane's highly effective transport and infrastructure networks and Element 4.1 — Brisbane's transport infrastructure networks.
 - b. Provide for the assessment of the suitability of development in the Bicycle network overlay.
2. The purpose of the code will be achieved through the following overall outcomes:
 - a. Development contributes to the safe and efficient operation of the existing and planned bicycle network.
 - b. Cycle routes and pathways are integrated, connected, direct, convenient, legible, safe and suitably shaded to cater for cyclists of all skill levels.

- c. Cycle routes are designed and constructed to fulfil the transit functions corresponding to their network classification allowing commuter and recreation cyclists to travel efficiently and safely.
- d. The Riverwalk component of the bicycle network provides a continuous inner-Brisbane riverside publicly dedicated shared pedestrian and cyclist pathway; including pavement, shade trees, furniture and lighting; as well as public amenity outcomes such as shade structures, public art and viewing platforms at key locations.
- e. Development does not compromise the completion of the bicycle network.

8.2.3.3 Performance outcomes and acceptable outcomes

Table 8.2.3.3—Performance outcomes and acceptable outcomes

| Performance outcomes | Acceptable outcomes | Comments |
|---|--|--|
| General | | |
| <p>PO1 Development contributes to the safe and efficient provision and operation of the bicycle network.</p> | <p>AO1 Development provides cycle routes in accordance with the bicycle network classification and design standard identified on the Bicycle network overlay map and set out in the road corridor design and off-road pathways standards of the Infrastructure design planning scheme policy. Note—On a site not traversed or adjoining a route on the Bicycle network overlay map, pedestrian and cyclist movement and permeability is addressed by the Subdivision code (for reconfiguring a lot) and Centre or mixed use code or residential codes (for material change of use).</p> | <p>PO1 – Complies The proposed development is located on a site that is not mapped as containing a cycle route but does adjoin a Secondary cycle route. The development will not impede the bicycle network and will increase the safety for users through the introduction improved streetscape features and additional landscaping and shading to the adjacent streetscapes.</p> |
| <p>PO2 Development protects a cycle route or Riverwalk for the bicycle network shown on the Bicycle network overlay map to ensure the following are not compromised:</p> <ul style="list-style-type: none"> a. the long term infrastructure for the bicycle network in the Long term infrastructure plans; | <p>AO2 Development protects a cycle route or Riverwalk for the bicycle network shown on the Bicycle network overlay map in compliance with the following:</p> <ul style="list-style-type: none"> a. for long term infrastructure for the bicycle network in the Long term infrastructure plans; | <p>PO2 – Complies The proposed development is located on a site that is not identified as requiring future upgrades within the LGIP or LTIP. The development will not impact the existing bicycle route. The function of the network will be maintained to ensure connection of the site and surrounds to the overall cycle network.</p> |

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| <p>b. the existing and planned infrastructure for the bicycle network in the Local government infrastructure plan;</p> <p>c. the provision of long term, existing and planned infrastructure for the bicycle network which:</p> <ul style="list-style-type: none"> i. is required to service the development or existing and future urban development in the planning scheme area; or ii. is in the interests of rational development or the efficient and orderly planning of the general area in which the site is situated. <p>Editor's note—A condition which requires a proposed development to keep permanent improvements and structures associated with the approved development clear of the area of long term infrastructure, may be imposed.</p> | <p>b. the existing and planned infrastructure for the bicycle network in the Local government infrastructure plan;</p> <p>c. the standards for the bicycle network in the Infrastructure design planning scheme policy.</p> | |
| <p>PO3 Development provides for the payment of extra trunk infrastructure costs for the following:</p> <ul style="list-style-type: none"> a. for development completely or partly outside the priority infrastructure area in the Local government infrastructure plan; b. for development completely inside the priority infrastructure area in the Local government infrastructure plan involving: <ul style="list-style-type: none"> i. trunk infrastructure that is to be provided earlier than planned in the Local government infrastructure plan; ii. long term infrastructure for the bicycle network which is made necessary by development that is not assumed future urban development; iii. other infrastructure for the bicycle network associated with development that is not assumed future urban | <p>AO3 No acceptable outcome is prescribed.</p> | <p>PO3 – Complies The proposed development is located on a site that is not identified as requiring future upgrades within the LGIP or LTIP. The secondary cycle route mapped along Hornibrook Highway is not registered as trunk infrastructure, and is already supported by a footpath that traverses the Hornibrook Highway verge and its transition into Beaconsfield Terrace.</p> |

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

8.2.9 Critical infrastructure and movement network overlay code

8.2.9.1 Application

1. This code applies to assessing development in the Critical infrastructure and movement network overlay, if:
 - a. assessable development where this code is an applicable code identified in the assessment benchmarks column of a table of assessment for an overlay (section 5.10); or
 - b. impact assessable development.
2. Land within the Critical infrastructure and movement network overlay is identified on the Critical infrastructure and movement network overlay map and is included in the following sub-categories:
 - a. Critical assets sub-category;
 - b. Critical infrastructure and movement planning area sub-category.
3. When using this code, reference should be made to section 1.5 and section 5.3.3.

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

8.2.9.2 Purpose

1. The purpose of the Critical infrastructure and movement network overlay code is to:
 - a. Implement the policy direction in the Strategic framework in particular:
 - i. Theme 2: Brisbane's outstanding lifestyle and Element 2.3 — Brisbane's healthy and safe communities;
 - ii. Theme 4: Brisbane's highly effective transport and infrastructure networks and Element 4.3 — Brisbane's coordinated infrastructure planning and delivery.
 - b. Provide for the assessment of the suitability of development in the Critical infrastructure and movement network overlay.
2. The purpose of the code will be achieved through the following overall outcomes:
 - a. Development is able to gain appropriate vehicular access to the critical movement and infrastructure network during and immediately after a natural disaster event, including floods up to the 0.05% AEP (2000 year ARI) flood event.
 - b. Development with special emergency access or evacuation needs can be accessed during and immediately after a natural disaster event, or are otherwise able to maintain essential functions during these events.
 - c. Development ensures that land uses, that have a potential to impact on people, property and the environment, can be efficiently accessed or evacuated by emergency services during and immediately after a natural disaster event, an onsite management response appropriately addresses evacuation, and essential supplies can be provided.
 - d. Development is located to allow for the efficient provision of emergency management services.

- e. Development does not cause environmental harm, risk public safety or compromise the necessary function of infrastructure essential to disaster response or the wellbeing of the community due to isolation of the development in a natural disaster event.

8.2.9.3 Performance outcomes and acceptable outcomes

Table 8.2.9.3—Performance outcomes and acceptable outcomes

| Performance outcomes | Acceptable outcomes | Comments |
|---|---|---|
| Access to air service, detention facilities, emergency services, hospital, port service or residential care facility | | |
| <p>PO1 Development ensures that air service, detention facilities, emergency services, hospital, port service and residential care facilities maintain essential functions and retain transport connections necessary for their function during a natural disaster event.</p> | <p>AO1 Development for air service, detention facilities, emergency services, hospital, port service or residential care facilities:</p> <ul style="list-style-type: none"> a. has direct vehicular access to a critical route or an interim critical route; or b. has a hazard-free route (up to and including a 0.05% AEP (2000 year ARI) flood event) to a critical route or an interim critical route during a natural disaster event; or c. includes upgrades to infrastructure to enable access to a critical route or an interim critical route during a natural disaster event; or d. where the development cannot access a critical route or an interim critical route during a natural disaster event, the development: <ul style="list-style-type: none"> i. demonstrates that it services a local/district catchment and can continue to service and access that catchment during a natural disaster event; | <p>AO1/PO1 – Complies The proposed development contains a residential care facility component and has suitable vehicular access to mapped Interim critical routes in the form of nearby Deagon Deviation that merges into the Houghton Highway (an Interim critical route).</p> <p>Refer to the Traffic Impact Assessment by Modus for further details on vehicular access to the wider road network.</p> |

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