

Land Activation Program (SEQ Tranche 1) Provisional Priority Development Area Draft Provisional land Use Plan – Section 4.1 PPDA Wide Criteria Response

PPDA-Development Requirement	Response
Built form, urban design and public realm	
1. Development is of a height, scale and form that: a. is appropriate to its context, having regard to surrounding land uses and the relevant precinct intent, b. makes efficient use of land, and c. provides sensitive transitions to adjoining development, streets and public spaces.	The proposed development is for a 30 storey tower, comprising four to six storey podium (four podium levels relative to Oxford Street), 23 residential tower levels, one communal recreation/building services level, and a rooftop garden. The proposed development represents Stage 1 of Stockwell's development within the former milk factory site and will ultimately be situated within a highly activated high-density urban realm upon the realisation of the rest of the Montague Road precinct. The building has been designed with respect to the surrounding context, providing activation along Montague Road and an appropriate transition to existing development to the west. The proposed development also provides future laneways in accordance with the Kurilpa Sustainable Growth Precinct Plan and is oriented towards an area that will eventually be realised as a central plaza for the development, to be delivered in future stages.

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2. Development delivers amenity by: a. creating human-scale relationships between buildings, streets and the public realm, b. achieving active, visually engaging and legible ground-level interfaces that contribute to safety and activation of public spaces, c. providing appropriate building separation, setbacks and articulation to provide access to daylight, promote air circulation, minimise overshadowing and maximise amenity for occupants and neighbouring properties, and d. responding to the subtropical climate through building orientation, shading, natural ventilation and thermal comfort measures.	The proposed development includes podium levels which are to be sleeved with commercial/retail uses along both road frontages, providing streetscape activation and passive surveillance of the surrounding urban realm. The ground plane of both street frontages includes food and drink outlet tenancies, which are designed at a human scale to be inviting spaces. The ground level components of the building are also designed to feature highly legible building entry / pedestrian traversal spaces. The proposed development has been designed with sufficient setbacks to provide access to daylight, promote air circulation and minimise overshadowing without sacrificing opportunities to provide a highly engaging built form along the Oxford Street laneway. The proposed development also effectively integrates subtropical vegetation on the ground planes, throughout the podium levels and on every level of the tower.
3. Development provides usable and well-integrated private open space for all dwellings and functional communal open space areas for the amenity of residents that support a range of activities, including active and passive recreation and opportunities for social interaction.	The proposed development provides sufficient private open space for all dwelling units in the form of balconies. The proposed development includes both a communal facilities level and a rooftop garden which both support a range of activities, including active and passive recreation and will provide ample opportunities for social interaction.
4. Development provides high-quality public realm that: a. delivers attractive, safe and inclusive spaces embellished with landscape treatments and street furniture that encourage social interaction, healthy and active lifestyles and community activity, b. is designed to provide legible, permeable and safe movement for all members of the community, and c. leverages local character and sense of place.	The proposed development represents an initial stage of the development of Stockwell's Montague Road landholdings, with future development applications intended to provide a public plaza in the centre of the site. Notwithstanding, the proposed development provides a cross-block linkage which will ultimately form the northern portion of the Montague Road to Boundary Road laneway and the Oxford Street laneway, which are both highly legible accessways providing permeability and safe access to the development. The provided laneways will be integrated with the plaza in future stages, forming a high quality urban realm, commensurate with the local character of the surrounding area.
5. Development incorporates landscaping that: a. predominantly uses native species appropriate to the local context, including endemic species where feasible, b. responds to site constraints and environmental conditions, c. provides appropriate physical and visual buffers to adjoining sensitive land uses, and d. supports sub-tropical planting and the establishment of large subtropical shade trees where feasible.	The proposed development provides a high level of subtropical planting, mostly consisting of containerised planting within the podium, tower and rooftop levels of the building. Additionally, landscape embellishments including some deep planting are provided on the Montague Road frontage which will complement the subtropical character of the corridor. Additional areas of deep planting are proposed atop the podium and on the rooftop garden.
Movement, transport and connectivity	
Development supports safe, efficient and legible movement within and through the PPDA by: a. establishing a permeable network that provides convenient and attractive pedestrian and cycle connections within the precincts and to surrounding streets, centres, public transport stops and open spaces, and b. providing for future road upgrades and widenings to ensure the ongoing capacity, efficiency and safety of the transport network.	The proposed development caters for future works along Montague Road through providing for future widening of Montague Road, and incorporates the establishment of a laneway environment on Oxford Street, in accordance with the Kurilpa Sustainable Growth Precinct Plan. In addition, the proposed development will provide the first portion of a cross-block link which will ultimately provide pedestrian linkage between Montague Road and Boundary Road. The frontages to both street and to the internal public realm within the site have been designed to facilitate an attractive pedestrian environment and the building has been oriented to provide activation on the lower podium levels to contribute vibrancy to the urban realm.

PPDA-Development Requirement	Response
Access, parking and servicing	
1. Development provides access, parking and servicing arrangements that are appropriate to the function and intensity of development within the PPDA and maintain the safety, capacity and efficient operation of the surrounding street network.	The proposed development provides 396 car parking spaces and 345 bicycle storage spaces with flood-free access provided via the cross-block linkage and to the rear via the Oxford Street laneway. Servicing will be provided via the rear access along Oxford Street. The proposed parking provision is a sufficient capacity to maintain the efficient operation of the surrounding street network.
2. Access, loading, servicing and parking arrangements are designed and located to: a. minimise conflict with pedestrians and cyclists, b. avoid dominance of streets and public spaces by access points, parking areas, loading facilities or service infrastructure, and c. integrate with quality built form outcomes, with visual and amenity impacts on streets, public spaces and adjoining land uses minimised.	It is intended that the majority of vehicle traffic to and from the building will be facilitated via the Oxford Street laneway, with the cross-block linkage off Montague Road serving as secondary access. The cross-block linkage has been designed as a low-speed environment and features a width of 6.5m, which is sufficient to minimise conflict between pedestrians and vehicle users. Additionally, the development includes a separated public walkway, which will run parallel to the cross-block linkage along the plaza level of the building. The separated walkway is accessed from the stairs on the Montague Road frontage and will be clearly legible.
3. Servicing, waste management and loading activities are, where practicable, accommodated on site and managed to avoid adverse impacts on traffic operations, pedestrian safety and amenity.	Creation of the internal laneway within the site will enable servicing and waste management to occur entirely within the site, ensuring no adverse traffic impacts.
Community safety and development constraints	
1. Development protects the safety, health and wellbeing of occupants, users and the surrounding community, having regard to site-specific constraints, hazards and risks.	The proposed development creates a safe pedestrian environment and public realm by maximising activation and passive surveillance opportunities through the design and orientation of the building. Whilst it is noted that the site is flood affected, this has been incorporated into the design, with basement access provided above the flood line and only a small flood-resistant tenancy (a coffee nook) provided along the ground plane of Montague Road.
2. Development avoids, or where avoidance is not practicable, appropriately mitigates adverse impacts arising from existing or potential hazards, and demonstrates that acceptable safety and amenity outcomes can be achieved for the intended use.	The proposed development appropriately mitigates flood risk. The proposal includes one small flood-resilient food and drink tenancy (able to be easily evacuated, and hosed out post flood) on the ground plane to provide street level activation fronting Montague Road. All other habitable spaces are set above flood height. Car parking level entry points have been designed to be flood immune.
Flood management and resilience	
Development and infrastructure ensure that flood risk to life, property, critical infrastructure and the environment is mitigated to an acceptable or tolerable level having regard to flood hazard, flood behaviour, vulnerability of land uses, the consequence of failure, and that risks are managed by: a. ensuring habitable rooms, non-habitable areas, and essential services achieve acceptable levels of flood immunity, b. mitigating flood risk through site planning, stormwater management, and appropriate finished floor levels, c. adapting built form and infrastructure using flood-resilient design measures such as elevated structures and water-resistant materials, d. providing car parking spaces in appropriate locations to meet flood resilient design outcomes and minimise risk to occupants and critical building systems,	The proposal appropriately responds to flood risk by: • locating all dwellings well above the flood line; • one small flood-resilient food and drink tenancy (coffee nook) only is proposed on the ground plane of Montague Road for activation; • providing a sealed basement with flood free access; and • use of water-resistant materials/design on the lower levels of the building. The proposal has been designed to be compatible with a flood immune solution for the Montague Road site access, through raising of Montague Road to approximately RL6, should it be determined that this should be pursued in collaboration with EDQ and third parties proposing development on the western side of Montague Road (consistent with flood management and resilience PPDA-wide criteria).

PPDA-Development Requirement	Response
e. providing for safe, reliable and timely evacuation and access for emergency services during flood events or where evacuation is constrained, appropriate planning for isolation or hindered evacuation, and f. ensuring flood management outcomes are coordinated at a precinct or catchment scale and do not result in unacceptable flood impact to surrounding areas, including changes to flood levels, flow paths, flood hazard or access during flood events.	
Emissions	
1. Development avoids, minimises and mitigates adverse impacts from emissions, hazardous materials and pollutants on community safety, public health, residential amenity and the natural environment.	The proposed development does not include components that will generate emissions or hazardous materials that may impact on public health, residential amenity or the natural environment. The proposed development has been designed to locate exhaust structures, grease traps and waste facilities away from the public realm.
2. Development involving sensitive land uses demonstrates that exposure to emissions, noise, vibration or hazardous materials does not result in unacceptable risks to human health or safety.	The proposed development achieves a high level of residential amenity and will not result in generating emissions that may compromise the amenity of the surrounding area.

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Performance Outcomes	Acceptable Outcomes	Commentary
SECTION A: ALL DEVELOPMENT		
Built form		
PO1 Development which is not a higher density residential building is of a height, scale and form that achieves the intended outcome for the area, improves the amenity of the Kurilpa sustainable growth precinct plan area, contributes to a cohesive streetscape and built form character and: - is consistent with the anticipated density and assumed future urban development that is in the Local government infrastructure plan; - is aligned to community expectations about the number of storeys and building height; - is proportionate to and commensurate with the utility of the site area and frontage width; - is designed to avoid a significant and undue adverse amenity impact to adjoining development; - is sited to enable existing and future buildings to be well separated from each other and to avoid affecting the potential development of an adjoining site. Note—Development that exceeds the intended number of storeys or building height can place disproportionate pressure on the transport network, public space or community facilities in particular. Note—Development that is over-scaled for its site can result in an undesirable dominance of vehicle access, parking and manoeuvring areas that significantly reduce streetscape character and amenity. Editor's note—The performance outcome for the height, scale and form of development which is a higher density residential building is stated in PO17.	AO1.1 Development which is not a higher density residential building complies with the number of storeys and building height in Table B. Editor's note—The acceptable outcome for the number of storeys and building height of development which is a higher density residential building is stated in AO17.1. AO1.2 Development which is not a higher density residential building and where located in the Kurilpa core sub-area (Kurilpa sustainable growth precinct plan/PPA-001a), Musgrave Park area (Kurilpa sustainable growth precinct plan/PPA-004), Riverside north area (Kurilpa sustainable growth precinct plan/PPA-005), Riverside south area (Kurilpa sustainable growth precinct plan/PPA-006), Montague Road area (Kurilpa sustainable growth precinct plan/PPA-007) or Hockings Street area (Kurilpa sustainable growth precinct plan/PPA-008), can have buildings on a significant corner in Figure b with an additional 2 storeys than shown in Table B provided that the additional storeys are restricted in scale to a maximum horizontal dimension of 30m. AO1.3 Development which is not a higher density residential building has a maximum site cover in accordance with Table C. Editor's note—The acceptable outcome for the maximum site cover of development which is a higher density residential building is stated in AO17.2.	Complies with AO1.1 The proposed development is not for a higher density residential building. The site is located in the Principal Centre zone and PPA-001 of the Kurilpa Sustainable Growth Precinct which prescribes a maximum permissible height of 30 storeys. The proposed development is for a 30-storey building and thus complies in this instance. Not applicable The site is not located in the Kurilpa core sub-area (Kurilpa sustainable growth precinct plan/PPA-001a), Musgrave Park area (Kurilpa sustainable growth precinct plan/PPA-004), Riverside north area (Kurilpa sustainable growth precinct plan/PPA-005), Riverside south area (Kurilpa sustainable growth precinct plan/PPA-006), Montague Road area (Kurilpa sustainable growth precinct plan/PPA-007) or Hockings Street area (Kurilpa sustainable growth precinct plan/PPA-008). Complies with AO1.3 The proposed development includes a site cover of 39.2%.

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PO2 Development ensures that building placement and bulk maintains significant views and vistas towards the ridgeline of the Taylor Ranges as obtained from the locations identified in Figure a. Editor's note—A view analysis may be prepared that demonstrates compliance with this performance outcome and a 3D model of the proposal is to be provided to assist in the Council's assessment of an application.	AO2 No acceptable outcome is prescribed.	Complies with PO2 The proposed development does not impede views identified in Figure a.
PO3 Development of buildings over 8 storeys provides a clearly defined slender tower to reduce visual bulk and scale. Spacing between multiple towers provides for solar access, cross ventilation and privacy.	AO3.1 Development ensures that the tower elements of new buildings extend no more than 75% of the width of the podium.	Complies with AO3.1 The proposed development includes a podium width of 39.44m and tower width of 28.82m, equating to tower width of 73% of the podium width.
	AO3.2 Development has a maximum horizontal dimension for a tower of 40m on any side.	Complies with PO3 Whilst the tower length exceeds the 40m contemplated under AO3.2, the form of the tower has been designed to incorporate sufficient building breaks in the form of recesses to give it the appearance of three distinct tower components. The proposed development is for one tower on a site of over 3000m², however it is noted that this development represents Stage 1 of the wider development within the Montague Road site. Ultimate development of the site will comprise multiple towers.
	AO3.3 Development which is not a higher density residential building on a site greater than 3,000m² provides more than 1 tower and a minimum separation distance of 10m between the towers.	
PO4 Development provides building setbacks that are sufficient to ensure that the building: - protects important views and vistas identified in Figure a; - does not dominate the street or other pedestrian spaces; - does not prejudice the development of adjoining sites; - enables existing and future buildings to be well separated from each other to allow	AO4.1 Development provides buildings that are set back from the front property boundary as specified in Figure b.	Complies with AO4.1 The proposed development provides a 3m setback along the ground level frontage to Montague Road, in accordance with Figure b.
	AO4.2 Development provides buildings in the High density residential zone or Mixed use zone with a minimum setback from the side property boundary of 3m, or 5m where windows of habitable rooms face the side boundary.	Not applicable The site is not included in the High-density residential zone or Mixed-use zone.

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light penetration, air circulation, privacy, landscaping and to ensure windows are not built out by adjoining buildings; e. facilitates the creation of attractive, vibrant and accessible laneways.	AO4.3 Development of buildings where in a zone in the centre zones category that do not include a residential use: - are built to the side boundary up to 4 storeys; - where buildings are 8 storeys or less, upper storeys are set back from the side boundary by a minimum of 3m.	Not applicable The proposed development is for mixed use development including residential components.
	AO4.4 Development of a building including habitable rooms facing the side boundary where in a zone in the centre zones category has a building setback that is a minimum of 5m.	Complies with PO4 The residential levels of the proposed development (tower levels) have a 5.5m setback to the western side boundary, except for the building components located close to the Oxford Street Laneway which have been setback 3.4m from the boundary. In this instance it is considered that this relaxation achieves compliance with PO4 as: - The proposed minimum tower setback of 3.4m is limited to parts of the building along the Oxford Street laneway only and has been purposefully extruded beyond the building's northern setbacks, so to provide more bulk to the building's form as it presents to the laneway, creating a more engaging built form along the laneway, and in turn, a more vibrant and attractive laneway design. Parts of the building located behind the extruded segment feature a minimum western side boundary setback of 5.5m; - The minimum 3.4m minimum setback is to the balcony and slab projection of apartment Type 3B only. The minimum setback to habitable windows and walls of the western façade is 4.8m; and - The adjoining site to the west of the premises at 15-19 Brereton Street is currently being developed for a 27 Storey multiple residential development. The proposed development would result in a minimum tower separation from the adjoining development of 8.6m to the balcony, or 9.88m to the wall of the western Type 3B apartment. Importantly, the separation increases to an average of 11m for the remainder

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		of the proposed residential tower. It is submitted that this outcome is generally consistent with the 10m tower separation which could be expected from the interface of two code-compliant developments within this zone (i.e. each tower providing a consistent 5m side setback).
	AO4.5 Development is set back a minimum of 6m from the rear property boundary which is used for deep planting. Editor's note—The term "deep planting" is defined in PO19.	Not applicable The site, being situated between Montague Road and Oxford Street, is not considered to have a rear boundary.
	AO4.6 Development of a building on a site adjoining a laneway identified in Figure a does not require a building setback.	Complies with AO4.6 The site fronts the laneway identified for Oxford Street under Figure a and as such has been setback 0m on that frontage.
	AO4.7 Development of a building that adjoins the South Brisbane Riverside Lands Park is set back a minimum of 6m from the property boundary.	Not applicable The site does not adjoin the South Brisbane Riverside Lands Park.
	AO4.8 Development of a building with tower elements is set back a minimum of 6m from the front of the podium and 5m from the side of the podium in the High density residential zone.	Not applicable The site is not included in the high-density residential zone.
	AO4.9 Development of a building with tower elements is set back a minimum of 4m from the front of the podium, 3m from the side of the podium and 4m from the rear of the podium or laneway where in a zone in the centre zones category. Note—In a zone in the residential zones category, the setbacks within the relevant use code apply where alternatives are not specified in the precinct plan. Note—All front setbacks in a zone in the residential zones category are used for deep planting in accordance with Figure b. Editor's note—The term "deep planting" is defined in PO19.	Complies with PO4 The proposed development includes a 5.9m setback for tower elements on the Montague Road frontage, and a minimum side podium setback of 3.4m for tower components, which complies with AO4.9. Additionally, the proposed development includes a tower setback of 2.7m to the podium on the Oxford Street frontage which falls short of the permissible 4m setback contemplated under AO4.9. However, it is considered that the proposed development complies with PO4 in this instance, as:

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		- The reduced setback does not compromise the ability of surrounding sites to achieve the important views and vistas under figure a; - The reduced setback will not restrict solar access and air ventilation in the laneway; - The reduced setback will facilitate better passive surveillance of the laneway; and - The increased building mass along the laneway will add necessary architectural detail to contribute to a attractive vibrant laneway design.
PO5 Development that incorporates a podium is designed to provide a human-scale street environment and is consistent with the prevailing podium heights in the adjoining streetscape.	AO5 Development which incorporates a podium ensures that the podium is a minimum of 2 storeys and a maximum of 4 storeys in height.	Complies with AO5 The proposed development provides a podium which appears as four (4) levels in height when viewed along the Oxford Street frontage. The podium includes two (2) semi-basement levels, to be accessed from Montague Road. Due to the site's topography, these semi basement levels are below the ground plane of Oxford Street. The overall podium height is consistent with the height of nearby six storey development at 144 Montague Road.
PO6 Development on a significant corner site in Figure b provides a prominent visual reference and contribution to the public realm by: - accommodating high levels of pedestrian movement at the corner and enhancing the pedestrian experience; - emphasising the corner setting through building form, expression, silhouette, scale, materials and landscaping; - reinforcing a sense of arrival to the Kurilpa sustainable growth precinct plan area or relevant area through marking a node, an intersection or connection point in the Kurilpa sustainable growth precinct plan area and relevant area;	AO6.1 Development which is not a higher density residential building and where located in the Kurilpa core sub-area (Kurilpa sustainable growth precinct plan/PPA-001a), Musgrave Park area (Kurilpa sustainable growth precinct plan/PPA-004), Riverside north area (Kurilpa sustainable growth precinct plan/PPA-005), Riverside south area (Kurilpa sustainable growth precinct plan/PPA-006), Montague Road area (Kurilpa sustainable growth precinct plan/PPA-007) or Hockings Street area (Kurilpa sustainable growth precinct plan/PPA-008), can have buildings on a significant corner in Figure b with an additional 2 storeys than shown in Table B provided that the additional storeys are restricted in scale to a maximum horizontal dimension of 30m.	Not applicable The site is not located in the Kurilpa core sub-area (Kurilpa sustainable growth precinct plan/PPA-001a), Musgrave Park area (Kurilpa sustainable growth precinct plan/PPA-004), Riverside north area (Kurilpa sustainable growth precinct plan/PPA-005), Riverside south area (Kurilpa sustainable growth precinct plan/PPA-006), Montague Road area (Kurilpa sustainable growth precinct plan/PPA-007) or Hockings Street area (Kurilpa sustainable growth precinct plan/PPA-008).

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d. respecting the prominence of any adjoining or nearby heritage places, traditional character buildings or local landmarks; e. where a land dedication is required: i. accommodating a deep-planted large feature tree within the dedication area; ii. providing a building envelope that acknowledges and respects the presence of the large feature tree canopy.	AO6.2 Development is designed to emphasise the corner setting and: a. provides building entries on both street frontages; or b. provides a single main entry at the corner.	Not applicable The proposed development is not on a corner setting.
	AO6.3 Development provides an inverted corner land dedication in the corner land dedication sites indicated in the Streetscape hierarchy overlay. Note—Refer to the Infrastructure design planning scheme policy.	Not applicable The proposed development is not on a corner setting.
	AO6.4 Any part of the building including the basement but excluding awnings is kept outside the corner land dedication area.	Not applicable The proposed development is not on a corner setting.
PO7 Development provides buildings on riverfront sites that are designed to: a. maximise views and river breezes through the site from the river to the remainder of the Kurilpa sustainable growth precinct plan area and surrounding residential areas; b. have a slender form when viewed from the river if a taller building; c. create a varied skyline using a range of building heights.	AO7.1 Development on a site fronting the South Brisbane Riverside Lands Park or Kurilpa Point Park has a maximum building length of 30m in any direction.	Not applicable The site does not front to the South Brisbane Riverside Lands Park or Kurilpa Point Park.
	AO7.2 Development that provides buildings that are located on a site fronting the South Brisbane Riverside Lands Park are orientated perpendicular to the river and are longer than they are wide.	Not applicable The site does not front to the South Brisbane Riverside Lands Park or Kurilpa Point Park.
	AO7.3 Development, where more than 1 building is provided on a site fronting the South Brisbane Riverside Lands Park or Kurilpa Point Park, provides a minimum separation distance of 10m between buildings. Editor's note—The acceptable outcome for the minimum tower separation for development which is a higher density residential building above 30 storeys is stated in AO25.	Not applicable The site does not front to the South Brisbane Riverside Lands Park or Kurilpa Point Park.

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PO8 Development: a. is closely integrated with the street environment by providing built form and uses that activate the frontage and generate pedestrian traffic; b. for ground and podium levels abutting footpaths suits the nature and character of the street and provides: i. a gradual transition between the public street and semi-public or private outdoor or building spaces; ii. a permeable edge to the street, which creates both a visual widening of the street section and amenable edge to pedestrian movement; iii. useable outdoor/semi-outdoor spaces that support outdoor lifestyles and engage with the public realm.	AO8.1 Development provides a built form that activates the ground and podium levels with windows and doors that allow for habitable rooms or commercial spaces, visual connection and surveillance of streets, plazas and public spaces.	Complies with AO8.1 The proposed development involves a high level of streetscape activation, including: • Ground floor food and drink outlet tenancies on the ground plane of Montague Road and Oxford Street; • Commercial/retail tenancies sleeving upper levels of the podium on both frontages; and • Balconies and windows oriented towards street frontages on the tower levels.
	AO8.2 Development provides a building form that includes pedestrian entrances at least every 15-20m along the street frontages.	Complies with AO8.2 The proposed development provides a sufficient provision of pedestrian entrances on both street frontages.
	AO8.3 Development implements a transition at the street frontages as follows: a. subtropical boulevard, in accordance with Figure c; b. centre streets, in accordance with Figure c, Figure d, Figure e or Figure f; c. neighbourhood streets, in accordance with Figure g.	Complies with AO8.3 The proposed development includes a street transition akin to figure c along the Montague Road frontage.
	AO8.4 Development ensures that the ground storey of buildings is occupied by uses that have visible presence on and interaction with the street such as shops, cafes, restaurants and offices at the following locations: a. Vulture Street; b. Boundary Street; c. Cordelia Street; d. Glenelg Street; e. Hockings Street; f. Merivale Street;	Complies with AO8.4 The proposed development includes a high level of activation along Montague Road, with a ground story food and drink tenancy (coffee nook) and retail/commercial tenancies sleeving the front of the podium in the above levels.

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	g. Montague Road; h. Russell Street; i. Melbourne Street; j. Mollison Street; k. all buildings in the Kurilpa core area (Kurilpa sustainable growth precinct plan/PPA-001), Kurilpa peninsula area (Kurilpa sustainable growth precinct plan/PPA-002) and Kurilpa south area (Kurilpa sustainable growth precinct plan/PPA-003).	
Public realm		
PO9 Development on a key development site makes a significant contribution to the public domain of the Kurilpa sustainable growth precinct plan area by supplementing existing public spaces.	AO9.1 Development provides new public open space as indicated in Figure i, with plazas providing 24 hour public access.	Not applicable The site is not identified under Figure i for providing open space. Notwithstanding, future stages of development will provide a public plaza, integrated with the new cross-block linkage and Oxford Street laneway.
	AO9.2 Development on a site where the area is equal to or greater than 10,000m ² has a minimum of 20% of the site that is publicly accessible.	Not applicable The site is not equal to or greater than 10,000m ² . Notwithstanding, future stages of development will provide a public plaza, integrated with the new cross-block linkage and Oxford Street laneway.
	AO9.3 Development includes new open spaces or enhancement of existing open spaces which incorporates acceptable solutions identified in the Infrastructure design planning scheme policy.	Not applicable The proposed development does not include new open spaces or enhancement of existing open spaces.
PO9A Development provides long term infrastructure for the land for community facilities network to meet the recreational needs of residents and workers.	AO9A Development protects land for community facilities in the general location specified in Figure i and in accordance with the Long term infrastructure plans.	Not applicable The site is not identified under Figure i for providing community facilities.
PO10 Development:	AO10.1	Complies with AO10.1 The proposed development provides a new cross-block linkage which will ultimately serve as an arcade providing connection

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a. creates an integrated and continuous through-block pedestrian network that facilitates logical and direct access to centres of activity, public transport facilities and small-scale spaces; b. creates new and enhances existing arcades, laneways and associated small-scale spaces; c. supports patronage of informal crossings and the safe movement of pedestrians across streets at ground level; d. maintains arcades for public use during hours of operation.	Development provides an arcade within an indicative location for an arcade identified in Figure a. AO10.2 Development ensures that the design of new, or enhancement of existing, laneways and arcades: - is in accordance with the specifications and acceptable outcomes identified in the Infrastructure design planning scheme policy; - has a minimum corridor width as shown in Figure a; - has a minimum unobstructed pedestrian path width of: 1.8m for arcades where in a zone in the residential zones category indicated to have a 5m width in Figure a; 2m for arcades where in a zone in the residential zones category indicated to have a 6m width in Figure a; 1.8m for arcades where in a zone in the centre zones category indicated to have a 3m width in Figure a; 2.4m for arcades where in a zone in the centre zones category indicated to have a 5m width in Figure a; 2.4m for arcades where in a zone in the centre zones category indicated to have a 6m width in Figure a; - implements a transition at the arcade frontage as follows: - where in a zone in the centre zones category – Figure d and Figure e;	between Montague Road and the open plaza area which will be delivered as part of future stages of development. Complies with AO10.2 The proposed development provides the first part of a new cross-block linkage referred to as Little Manning Lane. Under Figure a, the laneway is prescribed a minimum width of 6m. The proposed laneway includes a width of 6.5m. This is to be low speed, pedestrian priority, shared use laneway. A pedestrian only link is also provided along the edge of the building adjoining this laneway. This pedestrian route within the building envelope provides stair and elevator access down to/up from Montague Road. Roughly half of the laneway will be a shared vehicle / pedestrian environment so that flood-free access to the development via Montague Road is achieved. Whilst the laneway itself hasn't been divided to provide a 2.4m unobstructed pedestrian path, it is intended that the additional 0.5m will allow sufficient space for pedestrians and vehicles to share use of the laneway..

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	ii. Car parking, access and servicing where in a zone in the residential zones category – Figure g.	
PO11 Development: a. provides buildings that are designed to accommodate useable floor space (not car parking) that genuinely activates and surveys the streetscape; b. designs and locates vehicle entrances, servicing and car parking to minimise disruption to building frontages and the pedestrian environment, and to reduce the visual impact on the street environment; c. maximises pedestrian movement, comfort and safety in areas of high pedestrian usage by reducing pedestrian and vehicular conflict; d. has driveway crossovers that maintain the integrity, quality and primacy of footpaths; e. may incorporate above-ground parking only where sleeved by active or significantly landscaped facades.	AO11.1 Development provides car parking areas that are located underground.	Complies with PO11 The proposed development includes two semi-basement levels with car parking, as well as car parking in the above podium levels. Appropriate façade sleeving and screening treatments are proposed to podium car parking. This is an appropriate response to site conditions, to ensure flood immunity for car parking levels.
	AO11.2 Development provides vehicular access from a laneway or secondary frontages or where new service lanes can be created.	Complies with AO11.2 The proposed development obtains vehicle access from the new cross-block linkage as well as the laneway along Oxford Street.
	AO11.3 Development provides only 1 vehicle access point to each site.	Complies with PO11 Whilst the proposed development includes two (2) vehicle access points, it is proposed that the majority of vehicle movements (including service vehicle ingress) will be concentrated on the Oxford Street laneway access. The Montague Road access will be provided via the cross-block linkage which will contain sufficient queuing distance so not to impact on the function of Montague Road.
If in the Kurilpa peninsula area (Kurilpa sustainable growth precinct plan/PPA-002), Riverside north area (Kurilpa sustainable growth precinct plan/PPA-005) or Riverside south area (Kurilpa sustainable growth precinct plan/PPA-006)		
PO12 Development exhibits a built form outcome that is: a. set in soft landscape or plaza areas and has a building layout to allow for maximum permeability and view windows to the Brisbane River; b. designed to reduce the impacts of solar access, wind and aspect on adjoining public spaces;	AO12.1 Development of buildings comprises a tower-in-plaza setting.	Not applicable The site is not located in the Kurilpa peninsula area (Kurilpa sustainable growth precinct plan/PPA-002), Riverside north area (Kurilpa sustainable growth precinct plan/PPA-005) or Riverside south area (Kurilpa sustainable growth precinct plan/PPA-006).
	AO12.2 Development provides buildings with a 10m setback between the tower and any street alignment.	Not applicable The site is not located in the Kurilpa peninsula area (Kurilpa sustainable growth precinct plan/PPA-002), Riverside north area (Kurilpa sustainable growth precinct plan/PPA-005) or Riverside south area (Kurilpa sustainable growth precinct plan/PPA-006).

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Performance Outcomes	Acceptable Outcomes	Commentary
c. designed and sited to ensure human scale development at the street and riverside interface.		
PO13 Development exhibits a design response that manages the impacts and interface on surrounding areas through a stepped built form and transition in building heights.	AO13 No acceptable outcome is prescribed.	Not applicable The site is not located in the Kurilpa peninsula area (Kurilpa sustainable growth precinct plan/PPA-002), Riverside north area (Kurilpa sustainable growth precinct plan/PPA-005) or Riverside south area (Kurilpa sustainable growth precinct plan/PPA-006).
If in the Kurilpa core area (Kurilpa sustainable growth precinct plan/PPA-001)		
PO14 Development is designed with podiums that are set back from the rear property boundary to ensure the development does not prejudice the development of adjoining sites and enables existing and future buildings to be separated to allow light penetration, air circulation, privacy and ensure windows are not built out by adjoining buildings.	AO14 Development is designed with podiums that are set back from the rear property boundary by a minimum of 4m for non-residential uses and 6m for residential uses.	Not applicable The site, being located between Montague Road and Oxford Street, is not considered to have a rear boundary.
PO15 Development: a. is closely integrated with the public space underneath the railway viaduct with built form and uses that activate the frontage, generate pedestrian traffic and provide a sense of human scale; b. incorporates building setbacks that create open, inviting and publicly accessible pedestrian spaces along the railway viaduct with open/plaza spaces linking the local street network to the railway viaduct public space; c. provides ground and podium levels adjacent to the railway viaduct public space that suit its nature and character and provide:	AO15.1 Development designs the railway viaduct public space shown in Figure a and the buildings adjacent to the railway viaduct public space in accordance with the Infrastructure design planning scheme policy.	Not applicable The site is not located within or adjoining the railway viaduct public space.
	AO15.2 Development provides pedestrian entrances at least every 20m along the railway viaduct frontage.	Not applicable The site is not located within or adjoining the railway viaduct public space.
	AO15.3 Development provides buildings that are set back a minimum of 6m from the railway viaduct public space.	Not applicable The site is not located within or adjoining the railway viaduct public space.

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Performance Outcomes	Acceptable Outcomes	Commentary
i. activities that enliven and allow surveillance of the public space; ii. strong visual and physical connections between internal and external publicly accessible spaces; iii. a subtropical urban design and built form which will enhance the existing urban industrial infrastructure character of the railway viaduct; iv. a permeable edge between the public railway viaduct space and Merivale Street, Montague Road, Peel Street and Hope Street; v. useable outdoor/semi-outdoor spaces that support outdoor lifestyles and engage with the public realm; d. located below the railway viaduct is to be used for temporary activities only and is clear of permanent structures or any other activity that may impede construction and maintenance of railway infrastructure and emergency access.		
If in the Hockings Street area (Kurilpa sustainable growth precinct plan/PPA-008), where in the High density residential zone		
PO16 Development is designed with a podium that is sufficiently set back to ensure that the building does not dominate the street or other pedestrian spaces.	AO16.1 Development is designed with a podium fronting the street in accordance with Figure h.	Not applicable The site is not located Hockings Street area (Kurilpa sustainable growth precinct plan/PPA-008).
	AO16.2 Development is designed with podiums of at least 2 storeys and no greater than 4 storeys.	Not applicable The site is not located Hockings Street area (Kurilpa sustainable growth precinct plan/PPA-008).

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Performance Outcomes	Acceptable Outcomes	Commentary
SECTION B: DEVELOPMENT FOR A HIGHER DENSITY RESIDENTIAL BUILDING Editor's note—The term "higher density residential building" is defined in Schedule 1 of the Temporary Local Planning Instrument – 02/25 – Kurilpa Sustainable Growth Precinct.		
Additional assessment benchmarks for built form		
PO17 Development is of a height, scale and form that: - achieves the acceptable outcomes for the relevant area, but for non-compliances which are de minimis in terms of being negligible or insignificant; - improves the amenity of the Kurilpa sustainable growth precinct plan area; - contributes to a cohesive streetscape and built form character; - is proportionate to and commensurate with the utility of the site area and frontage width; - is designed to avoid significant and undue adverse amenity impacts to adjoining premises or prejudice their development; - is sited and designed to enable existing and future buildings to be well separated from each other to allow for light penetration, air circulation, views, vistas and privacy. Note—Development that exceeds the intended number of storeys or building height can place disproportionate pressure on the transport network, public space or community facilities in particular. Note—Development that is over-scaled for its site can result in an undesirable dominance of vehicle access, parking and manoeuvring areas that significantly reduce streetscape character and amenity. Note—The term "de minimis" is a legal term meaning too small to be meaningful or taken into consideration. For example, the exceedance of the maximum site cover or tower site cover by less than .1% may be considered to be de minimis if the effects of the exceedance are otherwise assessed to be negligible or insignificant.	AO17.1 Development complies with the number of storeys and building height in Table E.	Not applicable The proposed development is not for a higher density residential building.
	AO17.2 Development has a maximum site cover in accordance with Table C.	Not applicable The proposed development is not for a higher density residential building.
	AO17.3 Development has a tower site cover of: 60% where the building height is equal to or less than 50 storeys; or 55% where the building height exceeds 50 storeys. Note—The term "tower site cover": - means the combined average area of the 10 largest storeys of each building (being the full area of any storey located wholly or partially above the podium) as a portion of the site area; - is calculated as the area bounded by the outside of the external wall, including balconies but excluding projections.	Not applicable The proposed development is not for a higher density residential building.

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Performance Outcomes	Acceptable Outcomes	Commentary
Additional assessment benchmarks for context and subtropical character		
PO18 Development is designed to respond to its site characteristics, context and setting within the Kurilpa sustainable growth precinct plan area, including cityscape, streetscape, public realm, heritage places, surrounding buildings, natural assets and movement networks. Development design exhibits outstanding architectural merit, and development with a tower contributes positively to the Inner City area's skyline.	AO18 No acceptable outcome is prescribed. Note—The preparation of an Urban context report in accordance with Table D will assist in demonstrating how the proposal achieves the outcomes of this precinct plan. Note—Council's Independent Design Advisory Panel may be invited to provide advice on development, to facilitate high-quality development, in accordance with the provisions of the Independent design advisory panel planning scheme policy. Editor's note—The New World City Design Guide - Buildings that Breathe 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.	Not applicable The proposed development is not for a higher density residential building.
Additional assessment benchmarks for liveable dwellings and streetscape		
PO19 Development is designed, constructed and maintained to achieve the green plot ratio in Table F. Note—The term "green plot ratio", of development, means the portion of the site, expressed as a percentage for green infrastructure areas. Note—The term "green infrastructure areas" means the area of the development which is for vegetated landscaped areas, including deep planting, green walls, green facades, extensive green roofs, intensive green roofs, planting at podium and other planting areas, including containerized planting, other than the area that is: - a hardstand landscaped area; or - within private open space that is equal to or less than the minimum private open space requirements in the Multiple dwelling code; or - to be dedicated for public land. Note—The terms "green wall", "green facade", "extensive green roof" and "intensive green roof" have the meaning in section 1.3 of the Landscape design planning scheme policy. Note—The term "deep planting" means a landscaped area that: - supports the retention of existing significant vegetation and large subtropical shade trees;	AO19 No acceptable outcome is prescribed.	Not applicable The proposed development is not for a higher density residential building.

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Performance Outcomes	Acceptable Outcomes	Commentary
b. provides for the establishment of large subtropical shade trees that at maturity are complementary in scale and height to the building form. Note—A landscape maintenance plan prepared in accordance with the Landscape design planning scheme policy can assist in demonstrating achievement of this performance outcome.		
PO20 Development incorporates a facade treatment that is designed to: a. address and activate the street and any adjacent publicly accessible space with a high level of permeability, landscaping, shade and shelter; b. contribute to an attractive streetscape; c. create a smooth transition from indoors to outdoors; d. respond to the subtropical climate by opening up to the elements while providing shade and comfort.	AO20 Development incorporates: a. balconies, openings and louvres to create a high degree of permeability that allow building occupants to overlook the street and any adjacent publicly accessible space; b. outdoor spaces that allow building occupants to access open air; c. vertical landscaping, awnings and shade structures, and articulation that provide shade and shelter for pedestrians on the street and the building.	Not applicable The proposed development is not for a higher density residential building.
PO21 Development at ground storey of all buildings contributes to the vibrancy of the street and any adjacent publicly accessible space by providing occupiable spaces and active facades.	AO21 No acceptable outcome is prescribed.	Not applicable The proposed development is not for a higher density residential building.
Additional assessment benchmarks for public realm		
PO22 Development makes a significant contribution to the public realm by providing new publicly accessible recreation spaces that: a. provide a high standard of amenity and include subtropical landscaping, lighting, shelter and seating; b. are predominantly open to the sky and focused on informal public use, with only	AO22.1 Development on a site less than 1,800m² provides privately owned, publicly accessible open space that: a. is located at the street level or within an easily accessible component of the building podium; b. has a minimum area of 100m²; c. incorporates dimensions that allow for its functional use by members of the public.	Not applicable The proposed development is not for a higher density residential building.

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Performance Outcomes	Acceptable Outcomes	Commentary
limited formal activities such as outdoor dining; c. are enhanced by design details and infrastructure that encourage socialising and recreation, with user comfort and amenity in mind; d. have equitable access, are well integrated with any adjoining public spaces and incorporate crime prevention through environmental design principles; e. are generally bounded by active uses and have a strong street presence that signifies the space is publicly available.	AO22.2 Development on a site equal to or greater than 1,800m² provides privately owned, publicly accessible open space that: a. is located at the street level or within an easily accessible component of the building podium; b. has a minimum area of 250m²; c. incorporates dimensions that allow for its functional use by members of the public.	Not applicable The proposed development is not for a higher density residential building.
Additional assessment benchmarks for design excellence outcomes for development above 30 storeys The proposed development is not for a higher density residential building. Not applicable		
PO23 Development promotes a slender and elegant tower form that: a. provides an exceptional and iconic design response; b. provides breaks in tower form to reduce vertical bulk and scale; c. provides a high degree of visual interest through variation in materials and facade treatments.	AO23 Development ensures that the minimum tower setbacks are in accordance with Table G.	Not applicable The proposed development is not for a higher density residential building.
PO24 Development provides outstanding residential amenity ensuring: a. natural light is available to all living spaces; b. visual and acoustic privacy; c. natural ventilation.	AO24 Development ensures that the minimum tower separation is in accordance with Table H.	Not applicable The proposed development is not for a higher density residential building.
PO25 Development safely integrates high-quality artwork that:	AO25 No acceptable outcome is prescribed.	Not applicable The proposed development is not for a higher density residential building.

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a. has an artwork budget allocation of no less than 0.25% of the total cost of building and construction work; b. is part of the development's design response to the public realm; and c. is visually accessible. Note—The Infrastructure design planning scheme policy provides information to assist in conceptualising artwork that is sited and designed in a contextually responsive manner.		
PO26 Development provides high-quality lighting that enlivens the cityscape at night and reinforces the building's day-time and night-time presence.	AO26 Development incorporates creative lighting into publicly accessible spaces, facades and building tops.	Not applicable The proposed development is not for a higher density residential building.
Additional assessment benchmarks for green mobility Editor's note—Preparation and lodgement of a Green Mobility Plan can assist in demonstrating how the development achieves green mobility outcomes, including via the use of shared vehicles, and the integration of e-mobility and other active transport facilities to support reduced car parking supply.		
PO27 Development provides car parking spaces at rates to discourage private car use and encourage walking, cycling and the use of public transport.	AO27 Development provides the maximum car parking rates in compliance with Table I.	Not applicable The proposed development is not for a higher density residential building.
PO28 Development provides end of trip facilities for active transport users that encourage all forms of active transport mobility and the presentation of a comfortable and highly functional public realm.	AO28 No acceptable outcome is prescribed.	Not applicable The proposed development is not for a higher density residential building.
PO29 Development incorporates best practice delivery and servicing arrangements that minimise the need for vehicle crossovers and other car-based design responses that negatively impact the quality of the public realm, particularly for pedestrians.	AO29 No acceptable outcome is prescribed.	Not applicable The proposed development is not for a higher density residential building.

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Performance Outcomes	Acceptable Outcomes	Commentary
Additional assessment benchmark for flood resilience for a higher density residential building where in the Kurilpa peninsula area (Kurilpa sustainable growth precinct plan/PPA-002), Riverside north area (Kurilpa sustainable growth precinct plan/PPA-005) or Riverside south area (Kurilpa sustainable growth precinct plan/PPA-006) or Montague Road area (Kurilpa sustainable growth precinct plan/PPA-007) or the Hockings Street area (Kurilpa sustainable growth precinct plan/PPA-008)		
PO30 Development provides for efficient evacuation and access for evacuation resources including emergency services during flood events, or otherwise plans for the prospect and impact of isolation or hindered evacuation during flooding.	AO30 Development for a higher density residential building is supported by a Flood risk assessment addressing evacuation and isolation arrangements, and the ability to take refuge, identified in the Flood overlay code. Note—The Flood planning scheme policy provides information for undertaking flood risk assessments.	Not applicable The proposed development is not for a higher density residential building.
Additional assessment benchmarks for development infrastructure		
PO31 Development provides for the development infrastructure which is or will be located on the subject premises of the development application, or on other premises in the general area of the subject premises where necessary to service the subject premises, in accordance with the following: a. the existing trunk infrastructure and future trunk infrastructure identified in the Local government infrastructure plan; b. the proposed future trunk infrastructure which is required to service the subject premises; c. the long term infrastructure identified in the Long term infrastructure plans; d. the other non-trunk infrastructure not stated in paragraphs b and c, which is required for: i. a network, or part of a network, internal to the subject premises; ii. connecting the subject premises to external infrastructure networks; or	AO31 No acceptable outcome is prescribed.	Not applicable The proposed development is not for a higher density residential building.

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Performance Outcomes	Acceptable Outcomes	Commentary
iii. protecting or maintaining the safety or efficiency of the infrastructure network of which the non-trunk infrastructure is a component. Note—Table J, Table K and Table L identify the future trunk infrastructure, proposed future trunk infrastructure and long term infrastructure necessary to service the premises in the Kurilpa sustainable growth precinct plan area for the transport network (road network) and the public parks and land for community facilities network. Editor's note—Development infrastructure for the stormwater network is to be determined in accordance with relevant assessment benchmarks, subject to detailed, site-based infrastructure planning.		
P032 Development provides for the payment of extra trunk infrastructure costs if: - the development will: - generate infrastructure demand more than the assumed future urban development; or - require new trunk infrastructure earlier than identified in the Local government infrastructure plan; and - the development would impose extra trunk infrastructure costs on the local government. Note—Development for higher density residential buildings in the Kurilpa sustainable growth precinct plan area will: - generate infrastructure demand more than the assumed future urban development; or - require new trunk infrastructure for future trunk infrastructure, proposed future trunk infrastructure and long term infrastructure earlier than identified in the Local government infrastructure plan. Note—Table J, Table K and Table L identify the future trunk infrastructure, proposed future trunk infrastructure and long term infrastructure necessary to service the premises in the Kurilpa	AO32 No acceptable outcome is prescribed.	Not applicable The proposed development is not for a higher density residential building.

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Performance Outcomes	Acceptable Outcomes	Commentary
sustainable growth precinct plan area for the transport network (road network) and the public parks and land for community facilities network.		
PO33 Development which does not provide for the development infrastructure which is or will be located on the subject premises of the development application, or on other premises in the general area where necessary to service the subject premises, is to protect the development infrastructure to ensure that the following are not compromised: - the existing trunk infrastructure and future trunk infrastructure identified in the Local government infrastructure plan; - the proposed future trunk infrastructure which is required to service the subject premises; - the long term infrastructure for development identified in the Long term infrastructure plans; - the other non-trunk infrastructure not stated in paragraphs (b) and (c), which is required for: - a network, or part of a network, internal to the subject premises; - connecting the subject premises to external infrastructure networks; or - protecting or maintaining the safety or efficiency of the infrastructure network of which the non-trunk infrastructure is a component. Note—Table J, Table K and Table L identify the future trunk infrastructure, proposed future trunk infrastructure and long term infrastructure necessary to service the premises in the Kurilpa sustainable growth precinct plan area for the transport network (road network) and the public parks and land for community facilities network.	AO33 No acceptable outcome is prescribed.	Not applicable The proposed development is not for a higher density residential building.

9.3.14 Multiple Dwelling Code

Performance Outcomes	Acceptable Outcomes	Commentary
Site area and frontage		
PO1 Development has a site area and frontage width that is sufficient to: a. accommodate the scale and form of multiple dwelling buildings considering site features such as heritage or character buildings and slope; b. deliver useable communal open space areas and private open spaces; c. achieve viable areas of deep planting and landscaping to retain significant vegetation and protect or establish large subtropical shade trees; d. achieve safe and convenient vehicle access to the site; e. accommodate on-site parking and vehicle manoeuvring for residents, visitors and service providers; f. accommodate the location and size requirements of service authorities and site services to minimise adverse visual and amenity impacts on neighbours and the streetscape; g. minimise the impact of new driveways on the streetscape.	AO1 Development has a site area and frontage width that meets the minimum requirements set out in: a. a neighbourhood plan; or b. if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements set out in Table 9.3.14.3.B. Note—The site frontage is measured at the property line on the primary road boundary.	Complies with AO1 The TLPI for the Kurilpa Sustainable Growth Precinct does not identify minimum requirements for site area and frontage width. The frontage width of 20m is met on both street frontages. The minimum site area of 800m² is achieved as the site is 9,065m² in area.
PO2 Development in the High density residential zone or Medium density residential zone does not isolate or negatively impact on the potential for adjoining sites to develop to a scale and intensity envisaged for the zone or neighbourhood plan area. Note—An indicative concept plan that demonstrates compliant development can be achieved on the	AO2 Development in the High density residential zone or the Medium density residential zone ensures that the site area and frontage width of an adjoining site in the High density residential zone or the Medium density residential zone meets the minimum requirements set out in: a. a neighbourhood plan; or	Not applicable The site is not located in the High density residential zone or the Medium density residential zone.

9.3.14 Multiple Dwelling Code

Performance Outcomes	Acceptable Outcomes	Commentary
adjoining site may be required to demonstrate achievement of this outcome.	b. if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements set out in Table 9.3.14.3.B.	
Building design and appearance		
PO3 Development height, bulk and scale, siting and layout ensures that: a. building height is consistent with the intended form and character of the local area including the predominant height of existing or approved buildings in the street; b. where building height is greater than the acceptable outcome for building height on sites adjoining or opposite the subject site, the development sensitively reduces height towards site boundaries to a compatible scale; c. impacts on residential amenity and privacy from overlooking, visual dominance and overshadowing are minimised and adequate levels of natural light and breezes are maintained to habitable rooms, private and communal open space for both the development and residences on adjoining and nearby sites; d. sufficient visual and acoustic privacy is achieved between dwellings without reliance on screening; e. the development is consistent with the setback pattern and contributes to the character of the streetscape; f. adequate landscape buffering is achieved, including the retention and provision of large	A03 Development is contained within the building envelope for the site created by applying: a. the maximum building height in Table 9.3.14.3.B; b. front, rear and side boundary setback requirements in Table 9.3.14.3.C; c. car parking boundary setback requirements in Table 9.3.14.3.E; d. building separation requirements in Table 9.3.14.3.F; e. building height transitions specified in Table 9.3.14.3.I where applicable; f. the acceptable outcomes for deep planting and landscaping areas. Refer to Figure b and Figure c. Note—This acceptable outcome can be demonstrated by the preparation of a building envelope plan, elevations and sections.	Complies with PO3 The height, scale and form of the proposal is consistent with the outcomes contemplated under the TLPI for the Kurilpa Sustainable Growth Precinct. Refer to response for the TLPI for Kurilpa Sustainable Growth Precinct.

9.3.14 Multiple Dwelling Code

Performance Outcomes	Acceptable Outcomes	Commentary
subtropical shade trees in deep planting areas.		
PO4 Development has a building height, scale and form that improves the amenity and achieves the intended outcomes of the zone or neighbourhood plan area, contributes to a cohesive streetscape and built form character and is: a. consistent with the anticipated density and assumed infrastructure demand; b. aligned to community expectations about the number of storeys to be built, having regard to the intent for the zone precinct and the predominant height of approved buildings in the street; c. proportionate to and commensurate with the site area and frontage width so as not to be	AO4.1 Development has a maximum building height that complies with: a. a neighbourhood plan; or b. if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements set out in Table 9.3.14.3.B. AO4.2 Development incorporates the building height transition requirements set out in Table 9.3.14.3.I.	Complies with AO4.1 The proposed development is for a 30-storey building, in accordance with AO1.1 of the Kurilpa Sustainable Growth Precinct code.

9.3.14 Multiple Dwelling Code

Performance Outcomes	Acceptable Outcomes	Commentary
overbearing on the street or adjoining development; d. designed to avoid a significant and undue adverse amenity impact to adjoining development; e. sited to enable existing and future buildings to be well separated from each other and to avoid affecting the potential development of adjoining sites; f. considerate of street conditions, the topography of the area and site slope; g. designed to maintain significant view points and corridors; h. designed and orientated to retain solar access to key public spaces and adjoining buildings.		Not applicable The site is located in the Principal Centre zone and is not contemplated under Table 9.3.14.3.I.
PO5 Development for services and related structures, including electricity transformers, fire hydrant and booster assemblies, air conditioning and other mechanical plant, vents, exhausts and refuse and recycling storage areas: 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.	AO5 Development ensures that where services and related structures, including electricity transformers, fire hydrants and booster assemblies, air conditioning and other mechanical plant, vents, exhausts and refuse and recycling storage areas, are located within 4 metres of the front boundary: a. comprise no more than 5m or 10% of the street frontage, whichever is the lesser; b. are orientated towards the internal driveways or footpaths onsite; c. are located, screened or landscaped so as not to be visually obtrusive.	Complies with PO5 The proposed development includes a water meter and booster on the Montague Road frontage which collectively span around 10m, equating to around 25% of the frontage. However, these components have been integrated into the form of the building and are situated behind a landscaped strip. On the Oxford Street frontage, building services have been concentrated around the driveway, though are also integrated into the form of the building and are not visually obtrusive.
PO6 Development provides a front boundary setback that: a. defines the street edge; b. creates a clear threshold and transition from public to private space;	AO6 Development provides setbacks to the primary and secondary frontages that complies with: a. a neighbourhood plan; or	Complies with AO6 The proposed development has been designed to comply with the 3m frontage setback along Montague Road contemplated under the AO4.1 of the Kurilpa Sustainable Growth Precinct code and the 0m frontage setback along

9.3.14 Multiple Dwelling Code

Performance Outcomes	Acceptable Outcomes	Commentary
c. assists in achieving visual privacy to ground-floor dwellings from the street; d. supports the location of balconies for casual surveillance of the street and modulation of the facade; e. allows for built form and facade articulation that contributes to the streetscape character and landscape; f. is consistent with the intended streetscape and setback pattern; g. facilitates landscaping appropriate to soften and screen the built form of the development from the street.	b. if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements set out in Table 9.3.14.3.C. Note—Roofing of terrace areas on car parking structures are to comply with boundary setback requirements for balconies. Note—Boundary setbacks are also influenced by minimum building separations considering the nature of the wall proposed and the number of openings or balconies.	Oxford Street in accordance with AO4.6 of the Kurilpa Sustainable Growth Precinct code.
PO7 Development provides side and rear boundary setbacks that: • consider future development; • minimise the impacts of development on the amenity and privacy of future and existing neighbourhood residents; • support the separation of buildings to provide visual and acoustic privacy without reliance on screening, and ensure access to natural light, sunlight and breezes; • contribute to the rhythm and pattern of the streetscape in keeping with the intended neighbourhood character; • maximise the opportunity to retain significant vegetation and protect or establish large subtropical shade trees in deep-planting areas.	AO7.1 Unless greater setbacks are required to achieve adequate building separation, development provides a rear boundary and side boundary setback that complies with: a. a neighbourhood plan; or b. if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements set out in Table 9.3.14.3.C. Refer to Figure d. AO7.2 Development ensures that any built to boundary walls located in a zone in the residential zones category are: a. not located along both side boundaries unless in the Low-medium density residential zone, Medium density residential zone or High density residential zone; b. not located along a common boundary with a lot located in the Low density residential zone or Character residential zone; c. for non-habitable rooms or spaces only;	Complies with PO7 The proposed development complies with the 5m side setback (for tower levels) prescribed by AO4.4 of the Kurilpa Sustainable Growth Precinct code for most of the building, though includes a 3.4m side setback for building components located close to the Oxford Street laneway. This reduction is intentional to increase building mass along the laneway, thus creating a more visually appealing built form interface along the laneway. Refer to AO4.4 response under the Kurilpa Sustainable Growth Precinct Plan code response (above). Not applicable The site is not located in the residential zones category.

9.3.14 Multiple Dwelling Code

Performance Outcomes	Acceptable Outcomes	Commentary
	d. not located within 1.5m of a habitable room in an adjoining dwelling house where not located in the Medium density residential zone or High density residential zone; e. not located within the front or rear setback; f. where on the side boundaries of a corner lot, located towards the front of the development and separated; g. a maximum height of 3m; h. low maintenance or constructed of prefinished materials. Refer to Figure e.	
	A07.3 Development ensures built to boundary walls: a. have a maximum cumulative length along each side boundary of 15m, where located in the Low-medium density residential zone, Medium density residential zone or High density residential zone; or b. have a maximum cumulative length of 9m, where permitted in the Infill housing zone precinct of the Character residential zone; or c. do not exceed the length of an abutting and lawfully constructed built to boundary wall on an adjoining lot.	Complies with A07.3 The site adjoins a built-to-boundary building to the west, though the building is roughly half the length of the site. The proposed built-to-boundary wall will sit flush with the adjoining building where presenting to Oxford Street but will extend beyond the existing building to the Montague Road frontage. This is acceptable in this instance given that the adjoining land on 15-19 Brereton Street is currently being developed for a 27-storey multiple residential development.
PO8 Development ensures that the proportion of buildings to open space and landscaping on a site: a. is consistent with the intended form, character and intensity of the local area and immediate streetscape;	A08 Development has: a. a building footprint within the building envelope; b. a maximum site cover that: a. complies with the requirements set out in a neighbourhood plan; or	Complies with A08 The proposed development includes a site cover of 39.2% which is substantially less than the 80% site cover permitted under AO1.3 of the Kurilpa Sustainable Growth Precinct code.

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b. facilitates modulation and articulation of the building form; c. supports residential amenity for occupants and adjoining properties; d. supports private outdoor subtropical living; e. provides for well-located and functional communal open space areas; f. provides for deep planting areas to retain significant vegetation and protect or establish large subtropical shade trees.	b. if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan: i. where in the Medium density residential zone, Low—medium density residential zone or the Infill housing zone precinct of the Character residential zone, is 45%; or ii. where in the High density residential zone, is 40%.	
PO9 Development balances the height and footprint of the building, providing modulation and variation in the facade's horizontal and vertical profiles that: a. reduces the appearances of bulk through changes in building depth, length and articulated form; b. maintains a human scale and is consistent with the form and character intent of the neighbourhood and street; c. supports residential amenity to occupants and adjoining properties, including access to natural light and breezes; d. provides opportunities for dual aspect dwellings; e. incorporates changes in material, finish or texture at regular intervals; f. provides expressive shadow casting elements; g. provides opportunities for useable and functional open space. Refer to Figure i.	AO9.1 Development where in the Medium density residential zone, Low-medium density residential zone or in the Infill housing zone precinct of the Character residential zone, the maximum length of a wall in any direction is 30m with substantial articulation provided every 15m. Note—Substantial articulation is a full building separation of 6m or a change in building line of plus or minus 2m for a length not less than 5m. AO9.2 Development where in the High density residential zone, the maximum length of a wall in any direction is 50m with substantial articulation provided every 15m. Note—Substantial articulation is a full building separation of 6m or a change in building line of plus or minus 2m for a length not less than 5m. AO9.3 Development incorporates the following design elements: a. balconies, verandas or terraces on each level; b. variation in the treatment and patterning of windows to bring visual interest and activation to each facade;	Not applicable The site is not located in the Medium density residential zone, Low-medium density residential zone or in the Infill housing zone precinct of the Character residential zone. Not applicable The site is not located in the High density residential zone. Complies with AO9.3 The proposed development achieves a highly engaging built form including: • a prominent building entrance along Montague Road including a deep building recession, feature staircase and perforated metal awning; • ground floor food and drink tenancies along both street frontages, designed at a human scale;

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	c. variation in building form, materials, colours, textures and finishes to articulate finer scale architectural features and building elements such as party walls and slab edges; d. recessions and projections in the roof and wall plane, such as steps, slopes or splays which cast shadows. Refer to Figure l, Figure m and Figure n.	• a podium featuring a high level of articulation through different cladding types, vertical shading components and a high prevalence of glazing; • Numerous areas for containerised planting throughout the podium, creating opportunities for incorporation of hanging vegetation species; • A highly articulated tower form, featuring three distinct components, separated through open-air corridors; • Containerise planting on all levels of the tower; • A high level of glazing on tower levels in addition to balconies on all sides with varying materiality to create further distinction between the different tower components; and • High level of integration between the communal level and rooftop garden, resulting in an engaging building cap.
	AO9.4 Development of the first 3 storeys of the building includes: a. balconies and outdoor living areas orientated to the street or public realm; b. expression and promotion of pedestrian entries; c. elements of a finer scale than the building's main structure framing such as party walls and slab edges; d. recesses in built form to allow natural light to access habitable rooms within the building. Refer to Figure j, Figure k and Figure l.	
PO10 Development for rooftops and building caps: a. is contextually and climatically appropriate in form; b. reduces the bulk and scale of development when viewed from the street; c. is responsive to orientation and solar access; d. is not marred by plant and equipment; e. may incorporate a rooftop garden where integrated as part of the overall building design and enhancing the presentation and visual amenity of the rooftop and skyline when viewed from external public vantage points.	AO10.1 Development provides building caps and rooftops which: a. contribute to the architectural distinction of the building and roofs; b. include interesting forms created through pitches, gables, skillions or other features; c. provides opportunity for landscaping, alternative water sources, solar energy and communal open space area. Refer to Figure m and Figure n.	Complies with AO10.1 The proposed development provides a highly integrated communal space level and rooftop garden which create a visually engaging building cap. The cap is designed to maximise opportunities for vegetation and will contribute to the architectural character of the area.
	AO10.2 Development for rooftop service structures, lift motor rooms and mechanical plant and equipment is:	Complies with AO10.2

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Note—External public vantage points means from at least two mostly unobstructed views of the development from a public area.	a. designed as an architectural feature of the building; b. incorporated into the roof form; c. designed to enable future inclusion of plant and equipment such as telecommunications facilities in an unobtrusive manner; d. visually and acoustically screened from any communal open space on the rooftop.	The majority of rooftop building services have been consolidated into the communal recreation level and are shielded from view by the building's architectural components. The building services are effectively screened from communal uses on both the communal recreation level and the rooftop garden. Complies with AO10.3 The proposed development includes a rooftop garden which has been designed to integrate with the building's architectural character whilst also providing a generous provision of landscaping and planting of shade trees. The rooftop garden will exhibit a high level of architectural detail, contributing to creating an interesting skyline when viewed from external public vantage points.
	AO10.3 Development for a rooftop garden: a. incorporates a combination of built form and soft landscape elements integrated with the overall building design; b. enhances the presentation and visual amenity of the rooftop and skyline when viewed from external public vantage points. Note—External public vantage points means from at least two mostly unobstructed views of the development from a public area.	
PO11 Development provides a building that must define the street edge and reinforce the desired character of the neighbourhood through: a. orientation to the street; b. front boundary setback; c. balconies and windows to provide overlooking and casual surveillance; d. building entrances; e. the treatment of retaining walls or basement car parking edges. Refer to Figure r and Figure u.	AO11.1 Development provides a building front elevation that is parallel or nearly parallel to the street frontage.	Complies with AO11.1 The proposed development has been aligned to run parallel with the street frontage along Montague Road. Complies with AO11.2 The proposed development has been designed to provide a frontage setback in line with the minimum setback provisioned under AO4.4 of the Kurilpa Sustainable Growth Precinct code. Complies with AO11.3 The proposed development provides balconies and windows overlooking both street frontages.
	AO11.2 Unless required to achieve landscaping and streetscape outcomes, development provides a building that is not set back further than 2m beyond the minimum required street front setback.	
	AO11.3 Development provides balconies and windows from the primary living area that face and overlook the street or public space.	
		Not applicable

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PO12 Development provides an entrance that must define the threshold between public and private space and provide: a. safe, secure and convenient access to the site for residents and visitors; b. a sufficiently scaled and sheltered entry and meeting space; c. clear building signage and numbering for emergency access; d. lighting to ensure the safety of residents and visitors whilst not causing undue nuisance to adjoining premises; e. conveniently located mailboxes; f. individual entrances to ground storey dwellings provide for a varied streetscape.	AO12.1 Development of a small-scale multiple dwelling of 5 or fewer dwellings in attached form, such as townhouses, ensures access to the front door of each dwelling is at the ground storey and clearly identifiable and visible from the public street or internal driveway.	The proposed development is not for a small-scale multiple dwelling development.
	AO12.2 Development where not a small-scale multiple dwelling of 5 or less dwellings, provides at least one prominent pedestrian entry that connects a foyer or building entry directly with the public verge, is separated from the vehicle entry and includes: a. entry and waiting space off the footpath; b. shelter; c. lighting in accordance with Category P3 of the AS/NZS 1158.3.1:2005 Lighting for roads and public spaces and complying with Table 2.1 - Illuminance in the vertical plane of AS 4282-1997 Control of the obtrusive effects of outdoor lighting; d. mailboxes. Refer to Figure s.	Complies with AO12.2 The proposed development provides a recessed area on the ground plane of the corner interfacing with Montague Road and the cross-block linkage which features a perforated steel framed awing and a feature staircase. The staircase will provide legible access to the public walkway on the plaza level where lifts and the mail room are located. It is intended that all lighting fixtures will comply with the relevant Australian standards.
	AO12.3 Development provides direct entry from the street for any ground storey dwellings that are adjacent to the street front and ensures that: a. any steps are set back a minimum of 1m and are perpendicular to the front boundary; b. retaining walls step to the street level and provide a transition from private outdoor space and the street; c. lighting is provided in accordance with Category P3 of the AS/NZS 1158.3.1:2005 Lighting for roads and public spaces and complying with Table 2.1 - Illuminance in the	Not applicable The proposed development does not include ground-storey dwellings.

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	vertical plane of AS 4282-1997 Control of the obtrusive effects of outdoor lighting; d. street numbering is provided to support visitor and emergency access. Refer to Figure t.	
Safety, privacy and amenity		
PO13 If: a. identified in a neighbourhood plan as a building height transition; or b. in the High density residential zone or the Medium density residential zone and sharing a common boundary with, or located fronting a minor road that is opposite premises in the Low—medium density residential zone, Low density residential zone or Character residential zone. Development provides a transitional built form which protects the amenity of lower density residential areas by: a. stepping down in height and scale; b. heavily landscaping interface area; c. minimising impacts including overlooking and visual dominance through building articulation; d. maintaining adequate levels of natural ventilation and light penetration to habitable rooms and private open space; e. avoiding large blank walls on steeply sloping sites.	AO13.1 Where identified in a neighbourhood plan, development provides a building height transition which ensures that buildings and structures comply with the requirements specified in the neighbourhood plan. AO13.2 Where no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, development in the High density or Medium density residential zones provides a building height transition that complies with the requirements specified in Table 9.3.14.3.I. Refer to Figure f.	Not applicable The site is not identified as requiring a building height transition under the Kurilpa Sustainable Growth Precinct Plan code. Notwithstanding, the proposed development achieves an ideal transition to the existing residential development to the west. Not applicable The site is not included in the High density or Medium density residential zones.
PO14 Development separates buildings from existing or future buildings within a site or on an adjoining site to:	AO14.1 Development provides building placement and design that: a. complies with Table 9.3.14.3.F; or	Complies with PO14 The proposed development includes a minimum building separation distance of 9.88m to the adjoining residential tower to the west, which falls short of the permissible 24m distance contemplated under AO14.1. Despite this the

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a. be consistent with the form and character intent for the local area; b. protect residential amenity including access to natural light, sunlight and breeze; c. provide visual privacy to reduce the need for fixed screening.	b. positions the primary balcony or private open space to face the street frontage or rear boundary or adjoining public open space; c. offsets balconies or habitable rooms so that they are positioned outside the cone of vision of existing or approved habitable rooms or outdoor spaces. Refer to Figure g and Figure h. Note—This is demonstrated by a site context plan that includes adjoining and adjacent buildings (including habitable rooms) and strategies to address separation issues. 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. AO14.2 Development with a secondary private open space or balcony used for drying or services is located to the side boundary with fixed screens.	proposed separation distance is considered to be compliant with PO14, as: - The area with the minimum 9.88m setback is located near the frontage to Oxford Street, where the building's bulk is intentionally increased to contribute to the built form of the laneway. The majority of the development is separated at a minimum of 11m from the adjoining tower; - the provided building separation distance allows sufficient space for light penetration and air circulation between both buildings; and - The proposed development will not unduly overshadow the adjoining tower and privacy concerns are considered to be minimal.
PO15 Development of a building 8 storeys and over ensures that the design mitigates the impacts of ground-level wind acceleration to ensure safe and amenable environment for pedestrians and building occupants. Note—Where building height exceeds 15 storeys, a wind impact report prepared by a suitably qualified professional is required to be submitted to demonstrate achievement of the above outcome.	AO15 Development with a building between 8 storeys and 15 storeys provides wind mitigation that uses at least 2 of the following strategies: a. building orientation, plan shape, massing and facade articulation to avoid tall and wide facades that face prevailing winds; b. a podium and tower building form with tower set back at least 10m from all streets above the podium level to deflect wind downdrafts from penetrating to street level; c. canopies, roof structures and awnings to protect pedestrians and building occupants at ground and podium levels; d. trellis structures and a dense network of trees onsite at ground or podium level. Note—No acceptable outcome is prescribed for a development if more than 15 storeys in height. Note—Where a podium provides for unroofed private or communal open space areas, a wind impact report prepared by a suitably	Complies with PO15 The proposed development has been designed as three distinct building components to meet the desired façade articulation outcomes but also ensure that wind effects are managed appropriately. As such the design includes two outdoor passageways on each level of the tower which will ensure effective and appropriate cross-ventilation.

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	qualified professional may be required to justify appropriate wind mitigation measures to ensure the safety of residents and visitors of the building.	
PO16 Development provides screening and partial enclosure of balconies to: a. balance the privacy needs of neighbouring dwellings with the comfort of building occupants; b. ensure buildings are subtropical and climatically responsive; c. reduce the appearance of excessive bulk; d. provide opportunities for passive surveillance of the street or public spaces. Note—Balconies use a combination of solid balustrades, operable screens and lightweight materials to provide a balance of privacy and engagement with the street and other public spaces.	AO16.1 Development where providing balconies with solid balustrades on the street frontage or visible from public space, limits solid balustrading to a maximum of: a. 50% of the balconies on the first 3 storeys; b. 25% on the 4th storey and above. Refer to Figure w.	Not applicable The proposed development does not provide solid balustrades on the lower levels of the building.
	AO16.2 Development where providing solid walls or fixed screening to balconies limits the walls and screening to: a. the side directly adjoining another balcony or private open space within the same building; b. a maximum of 20% or 1m of 1 external face, whichever is lesser, to screen utilities or private clothes lines; c. the full extent of a secondary balcony on a side elevation where for utilities or services. Note—This excludes solid balustrades or screening where provided to reduce amenity or privacy impacts to nearby dwellings.	
	AO16.3 Development where providing operable, moveable or adjustable screening of balconies, limits the screening to a maximum of: a. 60% of the front side or rear boundary balconies to achieve visual privacy to an existing dwelling within 9m; b. 100% of west-facing primary balconies. Refer to Figure w.	
PO17 Development must minimise direct overlooking between buildings through appropriate building layout,	AO17.1 Development where the dwelling is located within 2m at ground storey or 9m above ground storey of a	Not Applicable The development is not within proximity to a dwelling house.

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location and the design of windows and balconies or screening devices. Note—Siting and building separation is used to minimise privacy screening requirements.	habitable room window or private open space of an existing dwelling house, ensures habitable rooms and any private outdoor spaces have: a. an offset from the habitable room or private open space of the existing dwelling to limit direct outlook; or b. sill heights a minimum of 1.5m above floor level; or c. fixed obscure glazing in any part of the window below 1.5m above floor level; or d. fixed external screens; or e. in the case of screening for a ground floor level, fencing to a minimum 1.8m above the ground storey floor level. Refer to Figure h.	Not Applicable The development is not within proximity to a dwelling house. Not Applicable The development is not within proximity to a dwelling house.
	AO17.2 Development where a direct view is available from balconies, terraces, decks or roof decks into windows of habitable rooms, balconies, terraces or decks in an adjacent existing dwelling house, is screened from floor level to a height above 1.5m above floor level.	
	AO17.3 Development provides screening devices that are solid translucent screens, perforated or slatted panels or fixed louvres that have a maximum of 25% openings, with a maximum opening dimension of 50mm, and that are permanently fixed and durable. Note—The screening device is offset a minimum of 0.3m from the wall around any window. Note—Screening devices may be hinged or otherwise attached to facilitate emergency egress.	
PO18 Development minimises light nuisance to residents and adjoining premises whilst maintaining safety of publicly accessible areas of the development.	AO18 Development of outdoor lighting is in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting.	Complies with AO18 Outdoor lighting will be in compliance with Australian Standards.

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	Note—This includes outdoor lighting to communal open spaces on the roof.	
PO19 Development for a building must not incorporate any type of glass or other surface likely to reflect specular rays that could create undue nuisance, discomfort or hazard to the surrounding locality.	AO19 Where development incorporates reflective glass material, it is to have: - a level of light reflectivity of not greater than 20%; - a level of heat transmission of not less than 20%.	Complies with AO19 Where reflective glass material is used, the light reflectivity and heat transmission will be designed to comply.
PO20 Development is located, designed and constructed to achieve the: - air quality (planning) criteria in Table 9.3.14.3.G; - odour criteria in Table 9.3.14.3.H. Note—An air quality impact report prepared in accordance with the Air quality planning scheme policy can assist in demonstrating achievement of this performance outcome.	AO20.1 Development in a zone in the centre zones category or the Mixed use zone, including any outdoor air intakes for the development, is separated from: - exhaust vent outlets of premises where food or cooking odour is released, by a minimum of 6m; - exhaust vent outlets from car parks or bus stations, by a minimum of 15m.	Complies with AO20.1 Residential components of the building and adjoining residential development are sufficiently spaced building exhaust vent outlets.
	AO20.2 Development is located no closer than 150m to a spray painting workshop. Note—This distance is to be measured between the building containing the spray painting workshop and the property boundary of the sensitive use.	
PO21 Development in a zone in the centre zones category or the Mixed use zone must: - be located, designed and constructed to protect bedrooms and other habitable rooms from exposure to noise arising from non-residential activities outside the building; - be designed and constructed to achieve a minimum reduction in sound pressure level between the exterior of the building and the	AO21 Development in a zone in the centre zones category or the Mixed use zone has a minimum acoustic performance of: - Rw 35 for glazing (windows and doors) where total area of glazing is greater than 1.8m²; - Rw 32 for glazing (windows and doors) where total area of glazing is less than or equal to 1.8m².	Complies with AO21 Development will be designed to comply.

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bedrooms or indoor primary living areas of 30dBA. 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.		
PO22 Development that includes mechanical plant (including air-conditioning plant, heat pumps and swimming pool pumps) ensures it is located, designed and attenuated to achieve the following criteria: a. $L_{Aeq,adj,T}$ emitted from mechanical plant is not greater than the rating background level plus 3 at a sensitive use not associated with the development. Note— Where T is a. Day (7am to 6pm): 11hr, b. Evening (6pm to 10pm): 4hr, c. Night (10pm to 7am): 9hr. Where- a. $L_{Aeq,adj,T}$ is the A-weighted equivalent continuous sound pressure level during measurement time T, adjusted for tonal and impulsive noise characteristics, determined in accordance with the methodology described in the Noise impact assessment planning scheme policy. b. The rating background level is determined in accordance with the methodology described in the Noise impact assessment planning scheme policy. 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.	AO22 Development ensures mechanical plant is acoustically screened from nearby sensitive uses.	Complies with AO22 Mechanical plant equipment is proposed on the communal recreation and rooftop levels and will be screened from the adjoining residential buildings for acoustic purposes.
PO23 Development must create a safe environment by incorporating the key elements of crime prevention	AO23 No acceptable outcome prescribed.	Complies with PO23 The proposed development seeks to create publicly accessible areas that are well lit to Australian Standards. Ample provision of commercial/retail tenancies sleeving

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through environmental design in its layout, building or structure design and landscaping by: a. facilitating casual surveillance opportunities and including good sightlines to publicly accessible areas such as car parks, pathways, public toilets, and communal areas; b. defining different uses and ownerships through design and restricting access from non-residential uses into private residential dwellings; c. promoting safety and minimising opportunities for graffiti and vandalism through exterior building design and orientation of buildings and use of active frontages; d. ensuring publicly accessible areas such as car parks, pathways, public toilets, and communal areas are well lit; e. including way-finding cues; f. minimising predictable routes and entrapment locations near public spaces such as car parks, public toilets, ATMs, communal areas. 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.		podium in addition to glazing and balconies overlooking the street on tower levels will ensure significant casual overlooking opportunities.
PO24 Development incorporates graffiti and vandalism prevention techniques in its layout, building or structure design and landscaping, by: a. denying access to potential canvases through access control techniques; b. reducing potential canvases through canvas reduction techniques; c. ensuring graffiti can be readily and quickly removed through easy maintenance selection techniques.	AO24 No acceptable outcome prescribed.	Complies with PO24 Blank canvases on the building are not afforded at publicly accessible areas. Access control techniques such as landscaping and changes in height are proposed.

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Note—For guidance on graffiti and vandalism prevention techniques refer to the Graffiti prevention planning scheme policy.		
PO25 Development has hours of operation which are controlled so that the use does not detrimentally impact on the amenity of adjoining residents.	AO25 Development: a. for accommodation activities, dwelling unit or emergency services has unlimited hours of operation; b. for any other use, has hours of operation, including deliveries, which are limited to 6am to 8pm, or as otherwise identified in a neighbourhood plan.	Complies with AO25 Development is for an accommodation activity.
Subtropical design and landscaping		
PO26 Development supports Brisbane's subtropical character and sustainable lifestyle through functional and climatically responsive building design, layout and orientation that: a. reduces the need for mechanical heating, cooling and lighting; b. ensures access to sunlight and natural heating, cooling and ventilation for residents; c. provides protection and relief from the subtropical climate; d. mitigates the impact of urban heat island.	AO26.1 Development is designed to provide all dwellings with: a. floor-to-ceiling heights of at least 2.7m; b. habitable rooms with a minimum of 2 dual aspect windows or openings. Refer to Figure o and Figure p.	Complies with AO26.1 Floor to ceiling heights for all dwellings will be at least 2.7m.
	AO26.2 Development includes: a. weather protection and sun shading to all external doors and windows to habitable rooms; b. deep recesses, eaves and sun-shading devices on the north-facing building facades; c. extensively shaded west-facing building facades using building and landscape elements such as adjustable screens, awnings or pergolas, green walls and planting.	Complies with AO26.2 Development provides balconies ensuring access to sunlight and natural heating as well as cross ventilation opportunities. Weather protection and sun shading is afforded to windows and doors to the building by way of balconies.
PO27 Development ensures significant vegetation and large subtropical shade trees are retained, or where retention is not possible, compensatory planting is	AO27.1 Development ensures that the location of new buildings, car parking, driveways, crossovers, retaining walls, filling and excavation, utilities or services will not	Complies with AO27.1 The site does not contain any significant existing vegetation. The proposed landscaping is designed as part of the building.

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established to balance the bulk, scale and form of the building and provide a subtropical landscape setting including natural shade to mitigate heat island effects. Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy.	adversely impact the long-term viability of significant vegetation, including large subtropical shade trees to be retained. Note—Invasive species listed as 'Undesirable plant species' in the Planting species planning scheme policy are not required to be retained unless the tree is a significant, mature and healthy shade tree. Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy.	Complies with AO27.2 The site does not contain any existing significant vegetation. Whilst the proposed development requires the removal of a tree in the Montague Road verge, the proposal includes landscaping within the frontage setback to Montague Road which will plant three new trees in its place. Whilst the proposed development also necessitates the removal of vegetation in the Oxford Street verge, it is noted that this area adjoins the area which will eventually contain the central plaza associated with the wider development scheme, which will include an adequate provision of deep planting to offset losses within Oxford Street. Complies with AO27.3 Roof top shade will be provided by a combination of landscape planting and some shade structures.
	AO27.2 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—Landscape design incorporates planting in accordance with the Planting species planning scheme policy. Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy.	
	AO27.3 Development provides tree species that are selected and planted to provide a minimum 50% shade cover to a site's open space within 10 years. Note—Shade cover is to be measured at 12pm on 21 December.	
PO28 Development provides landscaping that must: - provide shade to pedestrian pathways; - maintained sightlines and support personal safety by allowing for the overlooking of the street and public spaces from the site and balconies; - present an integrated landscape, neighbourhood and streetscape character; - contribute positively to amenity and the subtropical microclimate of the site, streetscape and public spaces; - reduce the appearance of building bulk and soften built form, driveways and hardstand	AO28.1 Development provides landscaping within the site along the frontage of the site that consists of: - a minimum of 1 area of deep planting with a dimension of 4m x 4m; - shade and/or rounded canopy trees located to cast a minimum of 50% shade over the adjacent verge within 5 years of planting; - a minimum of 50% of frontage length planted for a minimum width of 2m, excluding the driveway crossover and pedestrian access. Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy. Note—The above requirements do not apply where a front boundary setback of zero metres is required, such as in a zone in the centre zones category or Mixed use zone.	Complies with PO28 Development provides containerised planting within the site and along the street frontage that provides shade to pedestrians, maintains sightlines and personnel safety and presents an integrated landscape and streetscape character. Refer to the Landscape Report attached in Appendix E.

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areas from the street and adjoining properties; f. contribute to privacy between residences; g. provide natural shade to mitigate heat island impacts. Note—This is demonstrated by an overall site landscape concept plan. Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy.	AO28.2 Development provides landscaping along side boundaries as follows: - a minimum of 1.5m wide landscaping for a side boundary excluding the area for built to boundary walls; - a minimum of 1.5m wide landscaping for a side boundary where a driveway, or at ground level open parking area, is located adjacent to the boundary.	Not applicable The proposed development includes built-to-boundary walls on its western side boundary whilst directly abutting the new cross-block linkage on its eastern side and thus includes no opportunity for landscaping on side boundaries. Notwithstanding the proposed development includes containerised planting on all sides of the top of the podium which will effectively serve as a side boundary landscape strip to the west.
PO29 Development provides deep planting areas that: - are of sufficient size and dimension to contain large subtropical shade tree species; - are maintained exclusively for landscaping, with no underground development or infrastructure; - are open to the sky with access to light and rainfall into the natural ground; - are planted with subtropical tree species that at maturity are complementary in scale and height to the building form and respond to the site location and design needs; - soften the impact of building and hardstand areas and reduces impervious areas to improve stormwater; - provides natural shade to mitigate heat island effects; - provides informal recreation spaces that are easily accessible for building occupants; - is located to retain and protect existing site features such as significant vegetation or grouped with deep-planted areas on adjacent sites to maximise contiguous areas of deep planting.	AO29.1 Development locates deep-planting areas: - to protect existing significant vegetation including large subtropical shade trees; - to provide an opportunity for the co-location of deep soil plants and large subtropical shade trees within the street or on adjoining premises; - within the front or rear set back to soften the built form for the street and adjoining premises. Note—In regards to (c) above, deep planting is not required within the front setback where a front boundary setback of zero metres is required, such as in a zone in the centre zones category or Mixed use zone.	Complies with AO29.1 The proposed development provides several dedications for deep planting, including a small dedication within the front setback to Montague Road, containerised deep planting on the southeastern corner of the podium and several containerised areas on the communal open space level and podium. Complies with PO29 Though the proposed development provides several deep planting areas, the cumulative area of deep planting falls short of being representative of 10% site area. Though the development does provide an area of deep planting meeting the min 4m x 4m dimensions, namely atop the podium. It is noted however that the site represents the initial stage within a wider development scheme which will ultimately develop a public plaza in the middle of the site. As such deep planting commitments associated with the proposed
	AO29.2 Development provides deep-planting areas that are: - a minimum of 10% of the site area; - a minimum unobstructed dimension of 4m in any direction; - able to accommodate trees planted in natural ground; 100% open to the sky; - can be accessed for maintenance purposes.	
	AO29.3	

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Performance Outcomes	Acceptable Outcomes	Commentary
	Where there are no existing large subtropical shade trees on the site, development provides trees in the deep-planting areas which: - are capable of growing to a minimum canopy diameter of 5m and a minimum height of 5m within 5 years of planting; - 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. Tree height and canopy spread will be dependent on species.	development should be considered in line with the ultimate development scenario. Complies with AO29.3 The proposed development provides several deep planting areas that are capable of growing trees to a minimum canopy diameter of 5m and a minimum height of 5m within 5 years of planting. It is intended that nominated tree species will be consistent with the Planting species planning scheme policy.
	AO29.4 Development ensures that deep-planting areas are exclusively for landscaping and do not contain: - vehicle driveways, manoeuvring or hardstand areas and pedestrian paths; - surface structures and infrastructure such as water conservation services, refuse storage areas, fire hydrants or boosters, electrical transformers or other utilities; - sub-surface structures or infrastructure such as piping, bioretention pits, basement car parking structures.	Complies with AO29.4 The proposed development provides deep planting areas that are sufficiently clear of other structure/infrastructure.
Private and communal open space		
PO30 Development provides communal space that must be designed to provide: - residents with passive and active recreation opportunities; - a pleasant outlook for residents and maximise opportunities for shared views or access to viewing points; - opportunity for a range of uses and flexible use.	AO30.1 Development consisting of 10 or more dwellings provides communal open space, that is clearly distinguished from deep planting areas and private open space, and: - is a minimum of 5% or 40m² of the site area, whichever is greater; - is one consolidated useable space, or where exceeding 100m², two separate useable areas within the site;	Complies with AO30.1 The proposed development provides 1195m² of communal space across the communal recreation level and rooftop garden which is effectively double the prescribed 5% site area benchmark. The communal space includes: - an outdoor function area with tables and seating, a BBQ area and kitchen; - an off-leash dog area - two (2) bookable multi-purpose rooms; - an enclosed gym area and unenclosed yoga lawn;

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Performance Outcomes	Acceptable Outcomes	Commentary
	c. is a minimum 50% open to the sky; d. is a minimum of 25% landscaping; e. is a minimum of 25% shaded by trees within 5 years; f. is a maximum 25% as internal dedicated created space; g. is designed to provide a range of recreational facilities such as seating, barbeque, swimming pool and vegetable gardens; h. incorporates a flat paved or grassed area with a minimum dimension of 5m in any direction. Note—Deep planting areas can be located within communal open space. However, the minimum site percentage requirements for communal open space and deep planting must be calculated separately. Note—In regards to (b) above, one space may be provided on ground as a swimming pool and barbeque area with substantial landscaping, and another on the roof to take advantage of views. Note—Internal spaces may include a gymnasium, movie room or entertainment room. Note—Guidance about retention of existing trees is provided by the Vegetation planning scheme policy. AO30.2 Development ensures that communal outdoor space areas do not contain: a. vehicle driveways, manoeuvring or hardstand areas; or b. surface structures and infrastructure such as rainwater tanks, transformers and water boosters. Note—Bioretention areas can form part of communal open space provided it is designed as a component of the landscape area but not any area of deep planting. Lightweight shade structures such as pergolas are able to be located within communal open space.	- an outdoor recreation area including a seating area and a BBQ terrace; - a pool area with lap pool, in-pool sun lounges, a sunken dry lounge adjacent to the pool, plunge pool, spa and overlooking sun lounge seating area; and - bathroom facilities including 2x standard water closets, 1x PWD bathroom, 1x sauna and 2x changing rooms.
PO31 Development must provide attractive and functional private open space for residents that: a. is appropriately sized and located to enhance amenity and liveability for residents;	AO31.1 Development provides private open space which comprises: a. for ground storey dwellings, a minimum area of 35m² with a minimum dimension of 3m;	Complies with PO31 Whilst the majority of dwelling units are provided with private open space (in the form of balconies) that exceed an area of 12m², one type, Type 1A, features an outdoor area

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Performance Outcomes	Acceptable Outcomes	Commentary
b. is designed to be functional for the use of the possible number of residents in each dwelling; c. is designed to contribute to the form and detail of the building. Note—Private open space can be provided on ground, on balconies or in a structure over a platform, basement and on rooftops.	b. for dwellings above ground storey, a balcony with a minimum area of 12m² and a minimum dimension of 3m. Note—The measurement of minimum private open space requirements must be clear of utilities such as hot water systems, air-conditioning units, rainwater tanks, bicycle parking, fire hydrants or other utilities, as well as areas required for deep planting and communal open space. AO31.2 Development provides for private open space areas that are: a. for the primary area, directly accessible from the internal primary living areas of the dwelling; b. provided with a screened area of 2m² minimum dimension capable of screening air-conditioning plant, private clothes drying, etc.; c. provided with adjustable, moveable or operable privacy screening where appropriate. AO31.3 Development provides balconies that are located to the front or rear of a building except where adequate building separation and screen landscaping can be achieved to maintain privacy along side boundaries. AO31.4 Development ensures that private open space areas do not contain: • vehicle driveways, manoeuvring or hardstand areas; or • surface structures and infrastructure such as retaining walls, rainwater tanks, electricity transformers and fire hydrants and boosters. Note—Water conservation services or utilities or stormwater treatment measures, such as bioretention areas, can form part of private open space provided they are designed as a component of the landscape area but not any area of deep planting. Lightweight shade structures,	of 11m². However, it is considered that the provision of private open space satisfies PO31, as: • All dwellings are provided with sufficient private open space dimensions; • The relaxation for the Type 1A unit does not compromise the operability of the space (noting that it is directly incorporated with the living room and bedroom); and • The proposed provision of open space fits in with the overall form of the building.

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	such as pergolas, are able to be located within at-grade and in-structure private open space. AO31.5 Development provides a minimum of 75% of a dwelling's outdoor living area positioned to the north or north-east. This is balanced with street interface desired outcomes. Note—Side boundary facing north or north-east facing windows or balconies may be permitted where this will significantly improve passive solar design, provided privacy for occupants and adjacent dwellings is maintained.	
Refuse storage and collection		
PO32 Development provides refuse and recycling collection and storage facilities that: a. are located conveniently in an unobtrusive dedicated storage room or separate screened structure; b. are located and managed so that adverse impacts on building occupants, neighbouring properties and the public realm are minimised; c. provide for refuse and recycling including source separation; d. are of a design that allows low-frequency service collection; e. minimise ongoing building management cost for occupants. Note—Refer to the Refuse planning scheme policy for further guidance.	AO32 Development provides refuse and recycling collection and storage facilities, including source separation, in accordance with the Refuse planning scheme policy.	Complies with AO32 Refuse storage is provided at the ground floor accessible from Oxford Street, in accordance with the Refuse planning scheme policy.
Car parking, manoeuvring and hardstand areas		
PO33 Development provides car parking areas, vehicle site access, services and utilities that do not adversely	AO33.1 Development ensures that vehicle access comprises no more than 30% of the street frontage width at the	Complies with AO33.1 Vehicular access is provided from Oxford Street and Montague Road (via the cross-block linkage) and located away from the main pedestrian entries in both areas.

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Performance Outcomes	Acceptable Outcomes	Commentary
impact on a positive streetscape character and interface being established.	front boundary and is located away from the main pedestrian entry. Note—This excludes driveway splays to the kerb.	On Oxford Street, the vehicle entry makes up roughly 18% of the frontage.
	AO33.2 Development provides site access, combined with short-term parking, drop-off zones or porte-cocheres, that does not dominate the street frontage or comprise more than 40% of the street frontage width.	Complies with AO33.2 Vehicular access from Oxford Street makes up only 18% of the frontage.
	AO33.3 Development, where above-ground or partially above-ground car parking, is located so that: - the facade design and materials selection is extended to the car park entry and car park areas on all frontages and boundaries; - building services, pipes and ducts within the car park are not visible from the street and other public spaces or adjoining properties and are screened and landscaped. Refer to Figure v.	Complies with AO33.3 The façade design and materials sections are extended to the car park entry and car park areas. The car parking area is blended into the design of the building with services remaining screened from the street. Only one access way to the site for vehicles is proposed.
PO34 Development where not in a zone in the centre zones category or the Mixed use zone, provides car parking that is sited and of a bulk and form that: - does not dominate the street frontage of the development; - does not impact on the safety and efficiency of the road networks; - does not detract from the quality of adjoining streetscape or public spaces; - is safe and convenient for residents, visitors and service providers;	AO34.1 Development where not in a zone in the centre zones category or the Mixed use zone, provides car parking that is located: - below ground; or - at ground level or above ground level only if contained within the development footprint and located behind the main building line, except where for visitor parking; - set back from front, rear and side boundaries in accordance with a neighbourhood plan or if no neighbourhood plan applies or no requirements are specified in a neighbourhood plan, Table 9.3.14.3.E;	Not Applicable Development is in the Principal Centre zone within the centre zones category.

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Performance Outcomes	Acceptable Outcomes	Commentary
e. does not negatively impact on the amenity of adjoining residents by way of noise, odour or light having regard to: a. the proximity of dwelling houses or existing multiple dwellings on adjoining sites; b. the scale and detail of any parking structure walls when viewed from the street and adjoining properties; c. setback distances to mitigate impacts; d. the location of active frontages and public spaces. Note—Where in a zone in the centre zones category or the Mixed use zone, the car parking provisions of the Centre or mixed use code apply.	d. landscaped and screened from view of the street, other public areas and adjoining properties; e. not in conflict with required vehicle queuing distances. Note—Car parking within the building which extend 1m above ground level will be counted as a storey in the maximum height and will be subject to the relevant boundary setback requirements.	Not Applicable Development is in the Principal Centre zone within the centre zones category. Not Applicable Development is in the Principal Centre zone within the centre zones category. Not Applicable Development is in the Principal Centre zone within the centre zones category.
	AO34.2 Development, where not in a zone in the centre zones category or the Mixed use zone, of a basement car parking structure located between the street frontage and the main building line is no more than 1m above ground level at any point.	
	AO34.3 Development, where not in a zone in the centre zones category or the Mixed use zone, for a basement car parking structure that is 1m or less above ground and located on the side or rear boundary ensures that where retaining walls and fencing are proposed: a. the maximum combined height of basement structure, retaining walls and fencing is 2m; b. structures and fences are finished with low-maintenance and pre-finished materials. Note—Structures include car parking walls, retaining walls, fences, planters and roofing to terraces, balconies or patios that are part of or situated on a basement podium or car parking structure.	
	AO34.4 Development where not in a zone in the centre zones category or the Mixed use zone, ensures that the location of visitor parking is: a. clearly signposted; b. not located behind a security barrier; c. not located on both sides of the driveway; d. separated from the street frontage boundary by a 4m wide deep planting area.	

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Performance Outcomes	Acceptable Outcomes	Commentary
	AO34.5 Development, where not in a zone in the centre zones category or Mixed use zone, for a small-scale multiple dwelling, such as attached or townhouse dwellings, provides a tandem car parking space for those units which provide direct vehicle access from the street, that is designed in accordance with Figure q. Note—Direct vehicle access for individual units is subject to availability of on-street parking, street trees and general amenity impacts assessment and is generally not acceptable for development on major roads.	Not Applicable Development is in the Principal Centre zone within the centre zones category.
PO35 Development where not in a zone in the centre zones category or the Mixed use zone, ensures that car parking, hardstand or manoeuvring areas are: a. located to minimise noise and fumes disturbance on residents within and adjoining the site; b. acoustically and visually screened to: a. minimise the reflection of headlights into dwelling windows; b. attenuate noise impacts; c. landscaped to: a. soften the visual appearance of at grade hardstand areas; b. enhance pedestrian safety; c. improve visual amenity for the streetscape and urban area; d. provide shade for pedestrians and reduce the impact of glare and radiant heat from car parking areas. Note—where in a zone in the centre zones category or the Mixed use zone, the car parking provisions of the Centre or mixed use code apply.	AO35.1 Development where not in a zone in the centre zones category or the Mixed use zone, ensures that a hardstand or manoeuvring area situated at or above ground level is: a. located a minimum of 3 metres vertically and horizontally from any habitable window on site to minimise noise disturbance on residents; b. screened to prevent the reflection of car headlights onto dwelling windows adjoining or opposite the site. AO35.2 Development where not in a zone in the centre zones category or the Mixed use zone ensures any vehicle movement or vehicle parking areas along the side or rear boundary are: a. acoustically screened from adjoining dwellings to a minimum height of 1.8m; b. provided with a vegetated buffer next to any movement or parking areas: a. a minimum of 1m wide along the side boundary; b. a minimum of 2m wide along the rear boundary;	Not Applicable Development is in the Principal Centre zone within the centre zones category. Not Applicable Development is in the Principal Centre zone within the centre zones category.

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Performance Outcomes	Acceptable Outcomes	Commentary
	c. planted at a pot size and density sufficient to screen up to 1.5m above ground level at establishment.	Not Applicable Development is in the Principal Centre zone within the centre zones category. All car parking is at basement level or undercover at podium levels.
	AO35.3 Development, where not in a zone in the centre zones category or the Mixed use zone, and where car parking is above ground and uncovered, provides: a. a minimum of 1 shade tree for every 6 car spaces; b. trees which are planted to achieve a minimum 50% shade cover along internal pedestrian paths and driveways within 5 years of certification in accordance with the Landscape work code and the Planting species planning scheme policy.	
	AO35.4 Development where not in a zone in the centre zones category or the Mixed use zone, provides: a. landscaping that is used to delineate safe pedestrian movement through car parks; b. exterior vehicle movement areas that are broken up by alternative materials, patterns or threshold treatments.	
	AO35.5 Development of ground level or other above ground car parking, where not in a zone in the centre zones category or the Mixed use zone, provides densely planted setbacks. Note—Front boundary setbacks must be treated to address streetscape interface issues and be in accordance with the streetscape interface performance outcomes and acceptable outcomes.	
Transit oriented development		
PO36	AO36	Not Applicable

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Performance Outcomes	Acceptable Outcomes	Commentary
Development adjoining or in the immediate vicinity of a railway or busway station or in a location identified in a neighbourhood plan, supports a high level of personal and community safety, and promotes activity at the street front, in public spaces and at the interface with railway and busway stations through: a. building design that enables future adaptation to facilitate non-residential uses; b. provision or contribution towards safe, logical and direct pedestrian access to railway or busway station entry points; c. enabling casual surveillance of the street, public spaces and immediate station environment, entries and platform; d. creating vibrant and attractive street environments and active public spaces at the edge of the railway or busway station environment through pedestrian orientated building and landscape design.	Development within 200m walking distance of a dedicated public pedestrian access point of a railway or busway station or in a location identified in a neighbourhood plan, is designed to have an active frontage that: a. includes ground storey tenancies, with commercial ceiling heights, increased glazing to front facades, and individual pedestrian entries, that can be adapted for conversion to and between non-residential and residential uses; b. provides safe, logical and direct pedestrian access to and from the development to the street front or adjoining public areas; c. provides or maintains safe, logical and direct pedestrian access to the railway or busway station entry points in accordance with the Infrastructure design planning scheme policy; d. ensures that any screening and landscaping provided within the development creates vibrant and attractive street environments whilst not preventing casual surveillance of streets, public spaces and the immediate station environment, entries and platform.	The site is not within 200m walking distance of a dedicated public pedestrian access point of a railway or busway station.
Fencing and retaining walls		
PO37 Development provides fencing and retaining walls that must: a. facilitate casual surveillance of the street and public space; b. enable use of private open space; c. assist in highlighting entrances to the property; d. provide a positive interface to the streetscape;	AO37.1 Development ensures that, where fencing is provided: a. along any common boundary to a street or public space, it is a maximum of: a. 1.2m in height, where fence construction is solid or less than 50% transparent; b. 1.5m in height, where fence construction is at least 50% transparent;	Not Applicable Fencing is not provided along a common boundary to the street nor public space. Fencing is not provided along any side boundaries.

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Performance Outcomes	Acceptable Outcomes	Commentary
e. protect the privacy and amenity for residents and dwellings adjoining the site.	c. 1.8m in height and solid only where setback behind landscaping and the site is on an arterial road; b. along any side or rear boundary, it is a minimum of 1.8m in height, except where forward of the main building line; c. along any side boundary, where forward of the main building line to the front boundary, it is: a. a maximum of 1.2m in height, where fence construction is solid or less than 50% transparent; or b. a maximum of 1.5m in height, where fence construction is at least 50% transparent.	
	AO37.2 Development incorporating solid front fences or walls that front the street or other public spaces 1.2m or more high and longer than 10m, indentations, material variation and landscaping is provided to add visual interest and soften the visual impact.	Not Applicable Front fences or walls that front the street are not proposed.
	AO37.3 Development for a retaining wall is: a. stepped to minimise impact on the streetscape and pedestrian environment; b. a maximum of 0.6m in height if directly abutting the edge of the adjoining road reserve verge.	Complies with PO37 Retaining walls are fit for purpose and additional landscaping are provided to reduce visual impact.
Adaptable housing		
PO38 Development meets a diverse range of community needs by providing adaptable housing that is responsive to changing community life-cycle needs.	AO38 Where development provides housing, including associated outdoor living areas intended to be adaptable to different persons and households with differing mobility needs, the dwelling units and other	Complies with AO38 Mobility needs are accommodated on the site with a ramp along Montague Road designed to Australian Standards. The balance of the site will be accessible via a lift. Mobility needs are incorporated through dwelling units.

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Performance Outcomes	Acceptable Outcomes	Commentary
	site features are constructed in accordance with Table 9.3.14.3.D.	
Additional requirements for sites with an area of 7,000m² or greater, or for 20 or more dwellings if in the Emerging community zone		
PO39 Development contributes to contained, sustainable and functional communities and provides housing to suit residents through different life-cycle stages at a scale and density appropriate for the site's location and commensurate with ease of access to services, facilities and high quality public transport through: a. inclusion of dwelling types, tenures, mix and forms consistent with the outcomes of the zones, zone precincts, neighbourhood plans and overlays applicable to the site; b. retaining or respecting the character and environmental values of the site; c. reflecting local streetscape forms, features and character; d. contributing to the desired character and form of the locality; e. the establishment or extension of public streets and pathways; f. the provision of parks and other public spaces as appropriate to the scale of development; g. buildings that address existing streets; h. building height and setback transitions to an adjoining existing dwelling house and areas of lower density residential development. Note—A structure plan prepared in accordance with the Structure planning planning scheme policy can assist in demonstrating achievement of this performance outcome. A structure plan must be prepared where in the Emerging community zone.	AO39 Development is designed and sited in compliance with a structure plan prepared in accordance with the Structure planning planning scheme policy.	Not applicable The site is not located in the emerging community zone.
Additional criteria for development if identified in a neighbourhood plan		
PO40	AO40.1 Development:	Not applicable

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Performance Outcomes	Acceptable Outcomes	Commentary
Development on a landmark site identified in a neighbourhood plan provides a prominent visual reference and contribution to the city's public realm by: 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; e. providing a corner land dedication, if required, that: 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. Note—A neighbourhood plan may indicate whether or not a land dedication is required.	c. emphasises a landmark site identified in a neighbourhood plan and its setting; d. addresses all elevations, with front, side and rear facades all displaying a high level of modulation and articulation; e. both vertically and horizontally articulates building form and mass with proportions compatible with the height, scale and setting of the building; f. provides an interesting and varied skyline and silhouette; g. uses high-quality and durable materials and finishes; h. integrates landscaping, building entries and the public realm at the ground plane. 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. AO40.2 Development provides a corner land dedication adjacent to the existing verge area which: a. complies with any dimensions identified in a neighbourhood plan; b. accommodates a deep-planted feature tree in compliance with the Infrastructure design planning scheme policy; c. is embellished in compliance with the Infrastructure design planning scheme policy. Note—A neighbourhood plan may indicate if a corner land dedication is to be truncated or inverted. If the configuration is not specified, a truncated land dedication is to be provided where the building or podium is 2 or less storeys height. Where an inverted corner land dedication is provided, the building design accommodates the feature tree canopy at maturity.	The site is not included as a landmark site under the Kurilpa Sustainable Growth Precinct Plan. Notwithstanding, the proposed development is of a built form that is articulated, and incorporates variations in windows & balconies, unit types, façade treatments, materials to address each façade of the building. Not Applicable Development is not required to provide a corner land dedication.
PO41	AO41.1	Complies with AO41.1

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Performance Outcomes	Acceptable Outcomes	Commentary
Development minimises visual impacts on a view corridor of local significance and enhances opportunities for observation of key vistas and views from identified view points.	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.	The proposed development will not reduce view corridors to Mt Coot-tha and the D'Aguilar Ranges available to surrounding properties. Complies with AO41.2 The proposed development has been oriented to maximise views towards Mt Coot-tha and the D'Aguilar Ranges.
	AO41.2 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.	
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: b. accommodating high levels of pedestrian movement at the corner and enhancing the pedestrian experience; c. emphasising the corner setting through building form, expression, silhouette, scale, materials and landscaping; d. 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; e. respecting the prominence of any adjoining or nearby heritage places, traditional character buildings or local landmarks; f. if a corner land dedication is required: i. accommodating a deep-planted feature tree within the dedication area;	AO42.1 Development is designed to emphasise the corner setting of a significant corner site identified in a neighbourhood plan and provides: a. building entries on both street frontages; or b. a single main entry at the corner.	Not applicable The site is not identified as a corner site under the Kurilpa Sustainable Growth Precinct Plan. Not applicable The site is not identified as a corner site under the Kurilpa Sustainable Growth Precinct Plan.
	AO42.2 Development provides a significant corner land dedication of a significant corner site identified in a neighbourhood plan, adjacent to the existing verge of the building which: a. complies with any dimensions identified in the neighbourhood plan; b. accommodates a deep-planted feature tree in compliance with the road corridor design section of the Infrastructure design planning scheme policy; c. is embellished in compliance with the road corridor design section of the Infrastructure design planning scheme policy. 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	

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Performance Outcomes	Acceptable Outcomes	Commentary
ii. providing a building envelope that acknowledges and respects the presence of the feature tree canopy. Note—A neighbourhood plan will indicate whether or not a land dedication is required.	dedication is provided, the building design accommodates the feature tree canopy at maturity. AO42.3 Development ensures that any part of the building, including the basement but excluding awnings, is outside the corner land dedication area. Note—A neighbourhood plan may indicate if a building is able to volumetrically extend into the corner land dedication area.	Not applicable The site is not identified as a corner site under the Kurilpa Sustainable Growth Precinct Plan.
If in the Infill housing zone precinct of the Character residential zone		
PO43 Development in the Infill housing zone precinct of the Character residential zone respects the intensity and form of the neighbourhood and demonstrates an appropriate site density.	AO43 Development in the Infill housing zone precinct of the Character residential zone does not exceed 1 dwelling per 300m² of site area.	Not applicable The site is not included in the character residential zone.
PO44 Development provides a side boundary setback that reflects the character and form intent of the area, generally characterised by the separation of buildings.	AO44 Development in the Character residential zone: a. does not incorporate a built to boundary wall; or b. matching the extent of an existing built to boundary wall on the adjoining property; or c. incorporates a maximum of 1 built to the boundary wall on a side boundary where the owner of the adjoining premises does not object. Editor's note—Confirmation in writing in the form of a statutory declaration from the registered owner of the adjoining premises is required to be submitted to demonstrate compliance.	Not applicable The site is not included in the character residential zone.

Centre or mixed use code

Performance Outcomes	Acceptable Outcomes	Commentary
Section A—If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development		
PO1 Development: a. has hours of operation which are controlled so that the use does not detrimentally impact on the amenity of adjoining residents; b. does not result in noise emissions that exceed the noise (planning) criteria in Table 9.3.3.3.F, low frequency noise criteria in Table 9.3.3.3.G and night-time noise criteria in Table 9.3.3.3.H in a sensitive zone or a nearby sensitive use, except music noise where located in a Special entertainment precinct identified in a neighbourhood plan. 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.	AO1.1 Development: a. for accommodation activities, dwelling unit or emergency services has unlimited hours of operation; b. for a club, if licensed, bar, function facility, hotel or nightclub entertainment facility does not generate noise which is clearly audible and detectable, or impacts on the amenity of a resident, in a dwelling or other sensitive use; Note—Development for a club, if licensed, bar, function facility, hotel or nightclub entertainment facility is not expected to achieve this outcome. c. for any other use: i. where in the Principal centre zone or Major centre zone has unlimited hours of operation; ii. where in the District centre zone, Neighbourhood centre zone or Mixed use zone: A. has hours of operation, including for deliveries, which are limited to 6am to 10pm; or B. does not generate noise which is clearly audible and disturbing in a dwelling or other sensitive use; iii. where in any other zone: A. has hours of operation, including for deliveries, which are limited to 6am to 8pm; or B. does not generate noise which is clearly audible and	Complies with AO1.1 The proposed development includes residential accommodation facilities which will have unlimited hours of operation. Acoustic impact assessment has been provided with respect to hours of operation for non-residential uses.

Centre or mixed use code

Performance Outcomes	Acceptable Outcomes	Commentary
	disturbing in a dwelling or other sensitive use. AO1.2 Development ensures mechanical plant or equipment is acoustically screened from an adjoining sensitive use. Note—Mechanical plant includes generators, motors, compressors and pumps e.g. air-conditioning, refrigeration or cold room motors	Complies with AO1.2 The proposed development includes plant equipment within the podium and top levels of the building which will be effectively acoustically and visually screened from adjoining sensitive uses. Acoustic assessment reporting has been provided.
PO2 Development protects the visual amenity of the centre, public realm and any adjacent residential use.	AO2 Development including mechanical plant, refuse and recycling area, vent and exhaust is not visible from: a. a street or public space; b. an adjacent residential use. Note—Mechanical plant includes generators, motors, compressors and pumps e.g. air-conditioning, refrigeration and coldroom motors.	Complies with AO2 The proposed development provides mechanical plant areas, refuse and recycling areas and vent and exhaust fixtures that are all screened from view of the public realm and adjoining residential uses.
PO3 Development: a. avoids or minimises air emissions; b. complies with the air quality (planning) criteria in Table 9.3.3.3.I and odour criteria in Table 9.3.3.3.J in a sensitive zone or sensitive use. 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.	AO3.1 Development ensures that air pollutants, including odour, are not released external to the development except where complying with AO3.2 and AO3.3. AO3.2 Development ensures that if food and cooking odour is released, exhaust vent outlets are discharged vertically and directed away from any sensitive use with the following constraints: a. separated by a minimum of 6m from a sensitive use, including any outdoor air intake of a sensitive use; b. does not cause an odour or air emission which is detectable and disturbing at a sensitive use.	Complies with AO3.1 The proposed development complies with the separation distances and air emission standards set out under AO3.2 and AO3.3. Complies with AO3.2 The proposed development includes a kitchen associated with the food and drink tenancy on the plaza level which will incorporate the necessary ducting systems to manage cooking odour. Exhaust vents associated with the kitchen ducting system are located further than 6m from sensitive uses.
	AO3.3	

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	Development ensures that exhaust vents from any car park or bus station are separated from any sensitive use by a minimum of 15m.	Complies with AO3.3 Car park exhaust vents can be located to ensure all sensitive uses are in excess of 15m from car park exhaust vents.
PO4 Development for a sensitive use is located to achieve the air quality planning criteria in Table 9.3.3.3.I and odour criteria in Table 9.3.3.3.J. Note—An air quality impact report prepared in accordance with the Air quality planning scheme policy can assist in demonstrating achievement of this performance outcome.	AO4 Development for a sensitive use is located at least 150m from a spray painting workshop. Note—This distance is to be measured between the building containing the spray painting workshop and the property boundary of the sensitive use.	Complies with AO4 The site is not located within 150m of a spray paint workshop.
PO5 Development for outdoor lighting: a. does not have an adverse impact on any person, activity or fauna because of light emissions, either directly or by reflection; b. ensures that the external appearance of the premises is similar to adjoining non-residential premises with lighting that does not impact adversely on centre amenity and the public realm.	AO5.1 Development provides for outdoor lighting: a. with technical parameters, design, installation, operation and maintenance which comply with the requirements of AS 4282-1997 Control of the obtrusive effects of outdoor lighting; b. which maintains a minimum of 20lux at the footpath level where in a zone in the centre zones category or the Mixed use zone. Note—The effect of outdoor lighting is to be mitigated where a window of a habitable room of a nearby dwelling will be illuminated beyond maximum permissible values outlined in AS 4282-1997 Control of the obtrusive effects of outdoor lighting.	Complies with AO5.1 The proposed development will comply with relevant outdoor lighting requirements.
	AO5.2 Development ensures that floodlighting is restricted to types that do not produce an upward component of light where mounted horizontally such as a full cut off luminaire.	Not applicable The proposed development does not involve floodlighting.
	AO5.3 Development facade has no flashing lights.	Complies with AO5.3 The proposed development does not include flashing lights.
PO6	AO6	Complies with AO6

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Development for urban purposes is serviced adequately with: a. water supply which meets the stated standard of service for intended use and fire-fighting purposes; b. waste disposal.	Development provides for all lots to be provided with reticulated water supply and sewerage.	The proposed development provides reticulated water supply and sewerage to all tenancies and dwellings.
Additional criteria for development if for a food and drink outlet		
PO7 Development mitigates impacts on residential amenity in or adjoining the building through: a. providing an outdoor dining area that is appropriately located; b. ensuring external dining and entertainment areas are visually and acoustically screened from an adjoining dwelling.	AO7 Development provides for external dining or entertainment areas to be: a. located in or directly adjacent to the public realm; b. visually and acoustically screened from an adjoining dwelling.	Complies with AO7 The proposed development strategically locates food and drink tenancies along the ground planes of the Montague Road and Oxford Street frontages to encourage street activation. The Oxford Street tenancy has been designed to interface directly with the area of the site that will eventually be developed into a public plaza.
Additional criteria for development if for a garden centre or hardware and trade supplies		
PO8 Development contributes to the creation of a vibrant and attractive public realm and centre amenity.	AO8.1 Development provides for the gross floor area for any individual tenancy to be no greater than 1,500m ² if in the Centre frame zone precinct of the Mixed use zone or the Corridor zone precinct of the Mixed use zone. AO8.2 Development: a. is not located on land identified as active frontage — primary; or b. if located on land identified as active frontage — primary, is located behind a highly active non-residential use.	Not applicable The proposed development is not for a garden centre or hardware and trade supplies.
	AO8.3 Development if located on an active frontage — secondary: a. ensures that:	

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	i. separate tenancies do not amalgamate to create a frontage wider than 20m; ii. windows are not obscured with signage or fixtures; iii. the tenancy interior is able to be viewed from the street; or b. is located behind active non-residential uses.	
Additional criteria if for development if a shop or shop component of a shopping centre		
PO9 Development contributes to the creation of a vibrant and attractive public realm and centre amenity.	AO9 Development provides for a gross floor area of no greater than 1,500m ² for any individual tenancy in the Centre frame zone precinct of the Mixed use zone or Corridor zone precinct of the Mixed use zone.	Not applicable The site is not included in the Centre frame zone precinct of the Mixed use zone or Corridor zone precinct of the Mixed use zone. Notwithstanding the proposed development does not include any individual shop tenancies exceeding a GFA of 1500m ² .
Additional criteria for development if for a showroom		
PO10 Development contributes to the creation of a vibrant and attractive public realm and centre amenity.	AO10.1 Development provides a gross floor area of no greater than 1,500m ² for any individual tenancy if in the Centre frame zone precinct of the Mixed use zone or the Corridor zone precinct of the Mixed use zone. AO10.2 Development located on an active frontage — primary: a. ensures that: i. separate tenancies do not amalgamate to create frontages wider than 10m; ii. windows are not obscured with signage or fixtures; iii. the tenancy interior is able to be viewed from the street; or b. is located behind active non-residential uses. Note—Highly active non-residential uses are required on an active frontage — primary to create the greatest degree of pedestrian activity	Not applicable The proposed development is not for a showroom.

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	and interaction. These uses are mostly accommodated in small individual tenancies with narrow building frontages, such as shops, restaurants and cafes.	
Additional criteria for development if for an adult store		
PO11 Development for an adult store is located to avoid a conflict with an existing childcare centre, place of worship or educational establishment that caters for children of primary or secondary school age.	AO11 Development for an adult store is separated from an existing childcare centre, place of worship or educational establishment that caters for children of primary or secondary school age, by the greater of the following: a. 200 metres according to the shortest route a person may lawfully take, by vehicle or on foot; or b. 100 metres measured in a straight line.	Not applicable The proposed development is not for an adult store.
Section B—If for assessable development involving demolition		
PO12 Development provides that a vacant development site presents an attractive temporary parkland and does not impact adversely on the visual amenity of the centre or mixed use area or the public realm.	AO12 Development for the demolition of a building, where redevelopment is delayed for more than 3 months, ensures the site is: a. cleared of all rubble, debris and demolition materials; b. turfed so it can be mowed; c. landscaped with perimeter planting consisting of advanced specimens of fast-growing species in compliance with the Planting species planning scheme policy; d. provided with drainage to prevent ponding; e. maintained so that there is no sediment run-off onto adjacent premises, roads or footpaths; f. provided with public access where public safety can be maintained; g. provided with at least 50% transparent street-front fencing if fenced;	Not applicable It is not intended the site remain vacant for any significant period of time.

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	h. maintained to ensure no nuisance or amenity impacts to adjacent premises, residents, roads or footpaths.	
Section C—If for assessable development		
PO13 Development ensures that the site is of sufficient area and frontage width to: a. achieve convenient and safe vehicle, pedestrian and cyclist access; b. minimise traffic hazard and inconvenience; c. achieve sufficient car parking and manoeuvring on site for short-term and long-term use by customers, building occupants, residents, visitors and service providers; d. accommodate adequate services areas to minimise adverse impacts on neighbours; e. allow service providers convenient access to service areas; f. minimise the proportion of frontage dedicated to driveways; g. manage building bulk, scale and form; h. accommodate sufficient areas of deep planting and landscaping for amenity and recreation and to contribute to an attractive subtropical public realm; i. allow room for useable open space to promote casual surveillance and good public realm interface.	AO13 Development ensures that: a. the site area and frontage width is in compliance with the requirements identified in a neighbourhood plan; or b. if no neighbourhood plan applies, or the neighbourhood plan does not address the site area and frontage width, the site area is a minimum of 800m² and has a minimum frontage width of 20m. Note—The site frontage is measured at the boundary line on the primary road.	Complies with AO13 Neighbourhood plan does not address the site area and frontage width. Site area and frontage widths are compliant with the requirements identified in AO13.
PO14 Development does not isolate or negatively impact on the development potential or future amenity of an adjoining site.	AO14 Development ensures that: a. the site area and frontage width of an adjoining site within a zone in the centre zones category or the Mixed use zone:	Complies with AO14 The site is within the Principal Centre Zone. Adjoining sites have a site area more than 800m ² and frontage width greater than 20m.

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	i. complies with the minimum requirements set out in a neighbourhood plan; or ii. does not isolate lots less than 800m² in area or with a frontage width less than 20m or prohibit access to an existing access easement arrangement or laneway; or b. a concept plan for the development demonstrates that development can be physically achieved on an adjoining site at a later stage, commensurate with the intent of the zone and zone precinct or neighbourhood plan requirements.	
PO15 Development enhances the role and function of the centre or mixed use area as a place of economic and community activity considering its strategic location, form and character intent and the catchment which it services, through its overall structure and integration in its location with use and site planning including building, open space, landscape and parking which: a. retain or respect valued site features; b. reflect local valued streetscape forms, features and character; c. contribute to the desired character and form of the local area; d. align buildings and towers to the street pattern and respects the continuity of street facades; e. are transit supportive; f. connect with the neighbourhood or local structure; g. provide direct and convenient site access for pedestrians and cyclists to local transport	AO15 Development is designed and sited in compliance with: a. the structure outlined in a neighbourhood plan, an existing development approval or a preliminary approval that is relevant to the full nature and extent of the development; or b. a structure plan prepared in accordance with the Structure planning scheme policy where in the Emerging community zone.	Complies with AO15 The site is not subject to any relevant existing development approval or preliminary approval or structure plans. Notwithstanding, the proposed development has been designed in accordance with the provisions of the Kurilpa Sustainable Growth Precinct Plan.

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networks, key destinations and public transport facilities; h. provides for safe vehicle access; i. provides opportunities for integrated access and parking with adjoining developments; j. locates uses to minimise impacts on adjoining residents; k. assists with mitigation of air and noise quality impacts on the health and amenity of building occupants and residents. Refer to Figure a. Note—A structure plan prepared in accordance with the Structure planning planning scheme policy can assist in demonstrating achievement of this performance outcome. A structure plan must be prepared where in the Emerging community zone.		
PO16 Development adjoining or in the vicinity of a railway or busway station is transit supportive to: a. facilitate safe, logical and direct pedestrian access to the railway and busway station entry points; b. activate public space and the edges of the railway or busway station environment; c. create vibrant and attractive street environments; d. enable casual surveillance of streets, public spaces and the immediate station environment entries and platform; e. provide a high level of personal and community safety, and physical and visual integration with the station. Refer to Figure b.	AO16 Development frontage is treated as an active frontage—primary where within 200m walking distance of a dedicated public pedestrian access point of a railway or busway station.	Not applicable The site is not located within 200m walking distance of a dedicated public pedestrian access point of a railway or busway station.
PO17	AO17.1 Development provides public spaces and links, including public roads and verges, parks or urban	Complies with AO17.1 The proposed development seeks to construct a cross-block linkage which is identified under the Kurilpa Sustainable Growth Precinct Plan as a 6m wide laneway that will ultimately connect Boundary Street with Montague

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Development protects, provides or supports as appropriate public spaces and structuring elements within the centre or mixed use area and site to: - provide pedestrian and cycle connections to key public transport facilities, community facilities or services and the surrounding neighbourhood; - create a permeable and interconnected activity centre or corridor; - provide sufficient open space for pedestrian activity and use by building occupants, residents, customers and visitors.	common and cross block links, in the locations identified in: - an overlay; or - a neighbourhood plan; or - an existing development approval; or - a preliminary approval; or - as otherwise identified as part of a structure planning process as part of development. Note— - Refer to the Streetscape hierarchy overlay and code for further information. - Refer to the Park planning and design code for the design of parks. - Refer to the Infrastructure design code for further guidance on the design of public infrastructure.	Road. The proposed development also seeks to regrade part of Oxford Street to integrate it with the wider development as a laneway, in accordance with the Kurilpa Sustainable Growth Precinct Plan. Complies with AO17.2 The proposed development represents an initial stage of development within the wider site which will deliver a centrally-located public plaza area and a substantial provision of activation in accordance with the site's arcade designation under the Kurilpa Sustainable Growth Precinct Plan. Not applicable The proposed development is not for a park, public open space or plaza.
	AO17.2 Development provides publicly accessible spaces and links (privately owned), including plazas, arcades, pedestrian pathways, shelters and queuing areas for public transport, in the locations identified in: - an overlay; or - a neighbourhood plan; or - an existing development approval; or - a preliminary approval; or - as otherwise identified as part of a structure planning process as part of development.	
	AO17.3 Development for a park, public open space or plaza, is co-located with community services and civic facilities.	
PO18 Development provides a land use mix which: - supports the intended function of the centre or mixed use area; - does not prevent commercial or employment growth; - includes:	AO18 Development provides a land use mix or maximum gross floor area or plot ratio for particular uses that: is in compliance with any limit set in a neighbourhood plan; or	Complies with AO18 The proposed development provides for a range of dwelling sizes and configurations as per the land use mix intentions of the TLPI for the Kurilpa Sustainable Growth Precinct plan and the South Brisbane Riverside Neighbourhood Plan. The proposed development also provides 1080m² of centre activities uses sleeved within the podium to provide an adequate level of activation.

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i. complementary uses such as retail, employment, residential and community facilities; ii. uses that provide for the everyday needs of the local community; iii. a fine grain of uses particularly on active frontages and adjoining public footpaths and spaces; iv. residential uses in centres including live—work configurations.	b. if no neighbourhood plan applies, or no requirements are specified in a neighbourhood plan: i. is no more than 50% residential in a Principal centre zone or Major centre zone; ii. or otherwise no acceptable outcome is prescribed.	
PO19 Development for a residential use does not compromise the economic function or activity of a centre and street level activation.	AO19 Development for a residential use is not located on the ground floor where in a zone in the centre zones category or the Mixed use zone, except if: a. located behind an active frontage with a non-residential use; or b. located in the Frame zone precinct of a zone in the centre zones category or Corridor zone precinct of a zone in the centre zones category and providing a transition to adjoining lower intensity or residential neighbourhoods; or c. in a Mixed use zone the ground floor of which includes adaptable building design; or d. short-term accommodation that has a foyer or a non-residential use providing a minimum of 50% active frontage to the street or public space.	Complies with AO19 The proposed development does not include any residential uses along the lower levels of the building. All residential uses are contained in the tower levels of the building.
PO20 Development minimises the adverse impact of a use on building occupants and residents in or adjoining the site through appropriate land use mix. Note—Low impact commercial activities are shops, banks, offices and similar.	AO20 Development provides: a. co-location of low impact commercial activities where air or noise impacts are not detectable and disturbing in a dwelling or other sensitive use;	Complies with AO20 The proposed development locates retail/commercial uses within the podium and residential uses within the tower levels. This arrangement achieves sufficient separation between conflicting uses.

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	b. co-location of uses with potential air or noise impacts away from sensitive uses; c. mitigation of impacts resulting from co-location of food and drink outlet uses such as a restaurant with residential uses in the same building; d. that nightclub entertainment facilities are not co-located with residential or other sensitive development within the same building; e. that the location of exhaust or ventilation outlets from food outlets, drycleaners, salons, car parks and bus stations as far from a sensitive use as practicable; f. adequate separation distances between service stations and any sensitive use; g. dwelling balconies and windows do not overlook ventilation stacks and bulk waste bin storage areas.	The proposed development locates waste facilities and exhaust fixtures away from public view and view of residential uses.
PO21 Development ensures that the building bulk and scale is consistent with the intended form and character of the centre, mixed use or local area considering: a. existing buildings to be retained; b. existing significant vegetation; c. significant infrastructure constraints; d. adjoining existing and proposed building height; e. adjoining existing and proposed building setbacks and separation of buildings necessary to ensure impacts on amenity and privacy are minimised; f. building height transitions where required.	AO21 Development is contained within the building envelope for the site by applying: a. the maximum building height; b. building height transition requirements, where required; c. front, rear and side setback requirements; d. building separation requirements; e. car parking setback requirements; f. active frontage requirements for stand-alone shopping centres or shops or for development in traditional strip centres or corridors. Refer to Figure c and Figure d examples. Note—The building envelope must include all requirements from any applicable overlay codes or a neighbourhood plan. Note—This can be demonstrated by a building envelope plan, elevations and sections.	Complies with PO21 The proposed development largely complies with the relevant building envelope parameters prescribed under the Kurilpa Sustainable Growth Precinct Plan code, except for some minor setback relaxations sought for the western side boundary. Refer to the above response to the Kurilpa Sustainable Growth Precinct Plan code and the Town Planning Report for more information.

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PO22 Development ensures that the building height is consistent with the centre or mixed use area intent and local and street context considering: a. the size of the lot; b. the scale of development reinforcing the preferred city-wide form; c. proximity to high-frequency public transport services; d. the height of existing adjoining buildings and proposed heights; e. street conditions such as street width; f. the topography of an area and site slope; g. view points and corridors; h. solar access to key public spaces.	AO22 Development ensures that the maximum building height is in compliance with: a. a neighbourhood plan; or b. if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements in Table 9.3.3.3.B. Note—The building height is determined by the number of storeys rather than metres except where varied by a neighbourhood plan. Some neighbourhood plans may also specify a maximum height of buildings in metres. Note—Roofs are excluded from the calculation of maximum height of buildings to encourage interesting subtropical roof forms able to respond to solar orientation and site context.	Complies with AO22 The development complies with the maximum permissible building height (for a building that is not a higher-density residential building) set out under the Kurilpa Sustainable Growth Precinct Plan code of 30 storeys. (The proposal is 30 storeys in height. The upper most communal open space level is consistent with the City Plan definition of a Rooftop garden, and does not constitute a storey.)
PO23 Development where identified in a neighbourhood plan as a building height transitions, or where sharing a common boundary with, or located fronting a minor road that is opposite, premises in the Low—medium density residential zone, Low density residential zone or Character residential zone provides buildings that are reduced in bulk and form to provide a transitional built form of a compatible scale which protects the amenity of lower density residential areas bordering centre or mixed use areas by: a. stepping down in height and scale; b. minimising impacts including those from overlooking and visual dominance; c. maintaining adequate levels of natural ventilation and light penetration to a habitable room, balcony and private open space.	AO23.1 Development where identified in a neighbourhood plan as a building height transitions or where sharing a common boundary with premises in the Low—medium density residential zone, Low density residential zone or Character residential zone provides a building height transition which complies with: a. a neighbourhood plan; or; b. if no neighbourhood plan applies, or no requirements are specified in the neighbourhood plan, the following: i. the building height within 10m of the common boundary is no more than 1 storey greater than the maximum acceptable outcome for building height on the adjoining site; ii. the building height within 20m of the common boundary is no more than 2 storeys greater than the maximum acceptable outcome for building height on the adjoining site;	Not applicable The site does not share a common boundary with premises in the Low—medium density residential zone, Low density residential zone or Character residential zone.

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	iii. all structures, except adjoining boundary fences, are set back a minimum of 4m from the common boundary; iv. an acoustic and visual screen fence of 2m height is provided on the common boundary. AO23.2 Development where located fronting a minor road that is opposite premises in the Low—medium density residential zone, Low density residential zone or Character residential zone provides a building height transition which complies with: a. a neighbourhood plan; or b. if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the following: i. the building height within 10m of the front boundary is no more than 2 storeys greater than the maximum acceptable outcome for building height on a site located on the opposite side of the minor road; ii. all structures, except boundary fences, are set back a minimum of 4m from the front boundary; iii. buildings are provided with modulation and articulation with variations in the wall and roof plane every 10m. Note—Minor road is defined in the Transport, access, parking and servicing planning scheme policy. Where mixed residential and non-residential development, site access may be provided from a minor road for the residential component of the development.	Not applicable The site is not located fronting a minor road that is opposite premises in the Low—medium density residential zone, Low density residential zone or Character residential zone.

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PO24 Development ensures that the front boundary setbacks: a. positively define the street edge; b. relate to the existing streetscape and setback pattern and reinforce the preferred character and form intent; c. provide for connections between footpaths, public spaces and private entries where level differences are proposed; d. provide for the queuing of patrons at entertainment venues; e. consider waiting areas at bus stops, taxi ranks and display windows; f. where a residential use and outside the core of a centre, takes on a more residential interface with the street; g. where facing lower intensity development or a residential neighbourhood provide for an appropriate interface and transition; h. provide for deep-planting areas and landscaping where a built to the front boundary edge is not required.	AO24 Development ensures that the front boundary setback for non-residential and residential development in a zone in the centre zones category or the Mixed use zone are in compliance with: a. a neighbourhood plan; or b. if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements in Table 9.3.3.3.C.	Complies with AO24 The proposed development provides a 3.1m frontage setback to Montague Road in accordance with the minimum 3m frontage setback required under the Kurilpa Sustainable Growth Precinct Plan code. No setback is provided to the Oxford Street frontage in accordance with the 0m setback identified under the Kurilpa Sustainable Growth Precinct Plan code.
PO25 Development ensures that the rear boundary and secondary street setbacks: a. provide for deep-planting areas; b. support building separation to provide visual and acoustic privacy without screening where residential uses are adjoining or proposed; c. maximise the opportunity to retain and protect existing mature vegetation; d. enable a suitable frontage treatment to be presented where there is a transition to a residential neighbourhood.	AO25 Development ensures that the rear and secondary street boundary setbacks for non-residential and residential development in a centre or mixed use or for a centre activity or mix of uses are in compliance with: a. a neighbourhood plan; or b. if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements in Table 9.3.3.3.C.	Complies with AO25 The proposed development has secondary frontage to Oxford Street, which is prescribed a minimum 0m setback under the Kurilpa Sustainable Growth Precinct Plan code. The proposed development includes a 0m setback to Oxford Street. The site, being situated between two road frontages, is not considered to have a rear boundary.

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PO26 Development ensures that the side boundary setbacks: a. minimise the impact of development on the amenity and privacy of adjoining existing residents; b. contribute to the rhythm and pattern of the streetscape in keeping with the intended neighbourhood character; c. provide for breezes and sunlight where a residential use is included on upper levels above podium levels; d. consider future development.	AO26 Development ensures that side boundary setbacks for non-residential and residential development in a centre or mixed use or for a centre activity or mix of uses are in accordance with: a. a neighbourhood plan; or b. if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements in Table 9.3.3.3.C.	Complies with PO26 The proposed development provides a compliant 5.5m western side setback for most of the building, except for building components near the Oxford Street laneway which have a 3.4m setback. The sought relaxation seeks to achieve a more dominant building massing along the laneway which will achieve a more engaging laneway design without compromising the amenity of proposed residential dwelling units or adjoining residential uses. Refer to the Town Planning Report for more information.
PO27 Development ensures that the separation of buildings within a site and to an adjoining existing or future building which includes a residential dwelling: a. is consistent with the form and character intent for the local area; b. is located to provide residential amenity including access to natural light, sunlight and breeze; c. provides a degree of visual privacy via site planning and design without a reliance on fixed screening; d. reasonably addresses and considers the amenity of adjoining residents and future development potential.	AO27.1 Development ensures that the building separation within a site and to adjoining buildings is in compliance with Table 9.3.3.3.E. Note—This is demonstrated by a site context plan that includes adjoining and adjacent buildings and strategies to address separation issues. AO27.2 Development ensures that the building separation to an adjoining residential building: a. complies with Table 9.3.3.3.E; or b. positions the primary balcony or private open space to street or rear; c. offsets balconies or habitable rooms so they are positioned outside the cone of vision of existing or approved habitable rooms or outdoor spaces; or d. uses moveable or adjustable screening to regulate privacy between lots or dwellings which do not exceed balcony screening acceptable outcomes. Note—Separation distances are intended to protect amenity and provide for private open spaces on upper levels that do not require full screening for privacy.	Complies with PO27 The proposed development includes a minimum building separation distance of 9.88m to the adjoining residential tower to the west, which falls short of the permissible 24m distance contemplated under AO27.1. Despite this the proposed separation distance is considered to be compliant with PO27, as: • The area with the minimum 9.88m setback is located near the frontage to Oxford Street, where the building's bulk is intentionally increased to contribute to the built form of the laneway. The majority of the development is separated at a minimum of 11m from the adjoining tower; • the provided building separation distance allows sufficient space for light penetration and air circulation between both buildings; and • The proposed development will not unduly overshadow the adjoining tower and privacy concerns are considered to be minimal.

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	Note—Considered site planning and design and strategies such as offsetting balconies, the location of private space, selective screening and other design elements can reduce the boundary separation requirements.	
PO28 Development is of an intensity that supports both the strategic and local role and function of the centre or mixed use area and the development of a vibrant public realm considering the capacity of infrastructure.	AO28 Development has a gross floor area or plot ratio which: - complies with a neighbourhood plan; or - if no neighbourhood plan applies or a neighbourhood plan does not specify a gross floor area or plot ratio, is provided for in a building contained within the building envelope that does not exceed the maximum building footprint for the site.	Complies with AO28 The proposed development is for a mixed use building with 299 residential dwelling units of varying sizes and 1080m ² of centre activities, which is commensurate with the dwelling mix and mixed-use development intents of the Kurilpa Sustainable Growth Precinct Plan.
PO29 Development has a building footprint or site cover which: - is of an appropriate form and intensity for the activity centre or mixed use location; - balances built form with open space, parking and landscaping at ground level; - limits areas of external surface car parking; - provides for landscaping and deep planting areas.	AO29 Development provides a maximum building footprint or site cover which: - complies with the requirements in a neighbourhood plan; - if no neighbourhood plan applies or no requirements are specified in a neighbourhood plan, the maximum building footprint or site cover is 90%. Note—The building footprint or site cover includes at-grade car parking areas that are covered with shelter. Enclosed car parking areas are included if they protrude more than 1m above ground level.	Complies with AO29 The proposed development includes a site cover of 3550m ² , equating to 39.2% of the site area, which is substantially below the prescribed 80% benchmark under the Kurilpa Sustainable Growth Precinct Plan code.
PO30 Development ensures that the podium building forms: - positively contribute to centre or mixed use character; - are consistent with the local or street form and character intent; - are proportional to the total height; - do not negatively impact on the streetscape; - do not negatively impact on the amenity of adjoining residents or building occupants;	AO30.1 Development with podium design including setback: - complies with the requirements in a neighbourhood plan; - if no neighbourhood plan applies, or if no requirements are specified in the neighbourhood plan: - is set back in accordance with Table 9.3.3.3.C and Table 9.3.3.3.D if parking is included in a podium;	Complies with AO30.1 The proposed development includes a podium design which complies with the minimum 3m frontage setback to Montague Road and minimum 0m setbacks on the Oxford Street frontage and side boundaries which are set out under the Kurilpa Sustainable Growth Precinct Plan code.

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f. are set back considering the height, length, degree of enclosure and treatment of walls.	ii. is not built to the boundary on a boundary where a building height transition is required; iii. provides a continuous frontage built to the alignment where continuity with adjoining buildings is important; iv. is of a height that matches to the existing streetscape and to neighbouring buildings; v. does not exceed 3 storeys, if no podium or parapet line is established in the immediate streetscape. AO30.2 Development ensures that podium walls: a. are built to the side or rear boundary of an allotment; b. are blank; c. have no windows or openings.	Complies with AO30.2 The proposed development includes a blank built-to-boundary wall along the western side boundary which will abut the existing podium at 15-19 Brereton Street and the proposed podium at 142 Montague Road. The other three (3) sides of the podium (interfacing with Montague Road, the proposed Little Manning Street Laneway and Oxford Street Laneway) include a high level of architectural detailing and windows and openings for street activation and passive surveillance.
PO31 Development ensures that built to boundary walls do not negatively impact on the amenity of adjoining residents or building occupants.	AO31 Development ensures that its built to boundary walls are: a. not located on a boundary adjoining land located within the Low density residential zone or Character residential zone; b. not located on a boundary where a building height transition is required; c. not located in front or rear setbacks; d. constructed with pre-finished and low-maintenance materials.	Complies with AO31 The proposed development provides a built-to-boundary wall on the western side boundary which is clear of frontage setbacks and adjoins land in the Principle Centre zone. The proposed built-to-boundary wall will be constructed of low-maintenance materials.
PO32	AO32	Complies with PO32

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Performance Outcomes	Acceptable Outcomes	Commentary
Development for a building in a centre or mixed use area provides for adaptable use over time, in particular on the ground storey and lower levels with: a. a mix of adaptable floor plates at ground storey and podium levels; b. higher floor-to-ceiling heights, capable of accommodating commercial, retail or other non-residential uses at different stages of the building's life cycle.	Development includes a minimum floor-to-ceiling height of 4.2m on the ground storey if: a. identified as an active frontage in a neighbourhood plan; or b. in the Principal centre zone, Major centre zone, District centre zone or Mixed use zone; or c. within 200m walking distance of a dedicated public pedestrian access point of a railway or bus station.	The proposed development includes floor-to-ceiling heights of 3m on both the Montague Road and Oxford Street ground levels. In this instance, this arrangement is deemed as acceptable, given: • The proposed 3m floor-to-ceiling height is suitable for the ground floor food and drink tenancies and is not considered to impact on the potential of both frontages to provide a high level of activation; • The proposed 3m floor-to-ceiling height does not compromise the potential adaptability of the centre activities tenancy on the plaza level; and • Both levels are predominantly used for parking.
PO33 Development ensures that building bulk and scale: a. is consistent with the form and character intent for the local area and street; b. is reduced by design elements to provide: i. visual interest and contribution to the character of the centre or mixed use area; ii. reflection of valued local form elements such as podium or parapet heights in traditional strip shopping centres; iii. adequate amenity for building occupants and residents in terms of access to natural light and ventilation; iv. a comfortable and attractive pedestrian environment; v. a building base which exhibits a human-scale and fine-grain building rhythm; vi. variations in horizontal and vertical profile.	AO33.1 Development ensures that the length of a uniform treatment of an elevation above ground level without variation, substantial articulation or openings is no more than 30m. Note—Substantial articulation is a full break of 6m or a change in building line of 2m plus or minus for a length not less than 5m. AO33.2 Development reduces building bulk by a combination of: a. balconies orientated towards the street; b. variation in materials, colours, or textures including between levels; c. recessions and projections in the roof and wall plane; d. variations in the building form. AO33.3 Development maximises recessed forms and openings around the building perimeter to allow external space to merge with the interior of the building, except where they would compromise safety and security. AO33.4	Complies with AO33.1 The proposed development includes a tower form which features a high level of articulation, provided through building breaks, recesses for balconies, window openings and differing materiality across different building sections. It is thus considered that the proposed development achieves substantial articulation. Complies with AO33.2 The proposed development achieves reductions in building bulk by: • Orienting balconies towards the Montague Road frontage, as well as incorporating balconies on all other frontages; • Providing substantial building permeability in the form of two (2) breezeways on each level, which align on the side elevations of the building to make the building appear as three (3) distinct sections; • Differing building materiality for the different building sections created along the side elevations: – The northern section is a light grey colour with glass balustrades only; – The middle section is orange and includes a mix of solid and glass balustrades;

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	Development of the lower 3 storeys of the building includes: - awnings and sun-protection devices; - operable elements within the facade; - elements of a finer scale than the main structural framing; - display windows, showcases or public art where identified as an active frontage. Refer to Figure j.	- The southern section is light grey (matching the northern section) and includes a mix of solid and glass balustrades; and - The building break sections are a darker grey and will be embellished with planters featuring hanging vegetation species. - Providing an engaging roof form, mainly integrated with the middle section of the building, with a high level of landscaping; and - Providing a podium structure with a high level of architectural detail, including a perforated steel framed feature awning on the Montague Road frontage, covered walkways and maximising opportunities for passive surveillance through glazing.
PO34 Development of buildings is finished with high-quality materials, selected for their durability and the contribution they make to the character of the centre or mixed use area.	AO34.1 Development: - respects and reflects the architectural theme in the area; - respects the traditional frontages, facades, architectural qualities and traditional materials of buildings within the area; - does not necessarily imitate historical architectural styles. Refer to Figure j. AO34.2 Development provides materials and finishes which are all easily maintained and do not readily stain, discolour or deteriorate.	Complies with AO34.1 The proposed development is for a 30-storey mixed-use building which is commensurate with the prevailing architectural theme of the Kurilpa peninsula. Refer to the Architectural Design Report at Appendix B. Complies with AO34.2 The proposed development is clad with materials and finishes which are all easily maintained and do not readily stain, discolour or deteriorate. Refer to the Architectural Design Report at Appendix B.
PO35 Development for a building exhibits subtropical design elements to support a building's occupant, resident and user comfort and outdoor activities and living.	AO35.1 Development includes ventilation in and around a building through strong sectional and facade articulation, breezeways, open courtyards and landscaped areas. AO35.2	Complies with AO35.1 The proposed development provides a substantial amount of landscaping integrated with the built form of the building, notably on the ground floor frontage to Montague Road, within the podium and atop the podium and on the communal recreation level and rooftop garden. The proposed development also provides two (2) breezeways

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	Development includes weather protection and sun shading to: - all pedestrian entries; - shopfronts; - publicly accessible pedestrian connections; - external doors and windows to habitable rooms; - outdoor spaces intended for cafe or restaurant use.	on each level of the tower, which feature planters on both sides of the building for hanging vegetation species. Complies with AO35.2 The proposed development includes weather protection and sun shading to all pedestrian entries, shopfronts, pedestrian connections, external doors and windows to habitable rooms and outdoor spaces associated with the ground level food and drink tenancies.
	AO35.3 Development: - incorporates deep recesses, eaves and sun-shading devices on the north-facing building facades; - is shaded and incorporates elements such as adjustable screens, awnings or pergolas, innovative landscaping including green walls and green roofs, or planting on the west-facing building facades.	Complies with AO35.3 The proposed development utilises balconies and associated building extrusions to provide adequate shading on the north-facing frontage of the building.
PO36 Development for rooftops and building caps: - is interesting, subtropical and contextually and climatically appropriate in form; - is responsive to orientation and solar access; - is attractive and not marred by a cluttered display of plant and equipment; - may incorporate a rooftop garden where integrated as part of the overall building design and enhancing the presentation and visual amenity of the rooftop and skyline when viewed from external public vantage points. Note—The building height is determined by the number of storeys and excludes roofs, except where varied by a neighbourhood plan, to encourage interesting, subtropical and contextually appropriate roof forms.	AO36.1 Development provides rooftops and building caps which: - contribute to the architectural distinction of the building and roofs; - include combinations and variations of forms created through pitches, gables, skillions or other features. AO36.2 Development for rooftops and building caps are designed to: - incorporate and screen service structures, lift motor rooms, mechanical plant and equipment as architectural features; - enable the future inclusion of service structures, lift motor rooms and mechanical	Complies with AO36.1 The proposed development provides a highly integrated communal space level and rooftop garden which create a visually engaging building cap. The cap is designed to maximise opportunities for vegetation and will contribute to the architectural character of the area. Complies with AO36.2 The majority of rooftop building services have been consolidated into the communal recreation level and are shielded from view by the building's architectural components. The building services are effectively screened

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Note—External public vantage points means from at least two mostly unobstructed views of the development from a public area.	plant and equipment, such as satellite dishes and telecommunications facilities, in an unobtrusive manner.	from communal uses on both the communal recreation level and the rooftop garden. Complies with AO36.3 The areas of the communal recreation level and the rooftop garden which are intended for communal recreation uses are all visually and acoustically screened from plant and equipment. Complies with AO36.4 The proposed development includes a rooftop garden which has been designed to integrate with the building's architectural character whilst also providing a generous provision of landscaping and planting of shade trees. The rooftop garden will exhibit a high level of architectural detail, contributing to creating an interesting skyline when viewed from external public vantage points.
	AO36.3 Development where rooftops are used for open space, ensures plant and equipment is visually and acoustically screened from the communal open space.	
	AO36.4 Development for a rooftop garden: a. incorporates a combination of built form and soft landscape elements integrated with the overall building design; b. enhances the presentation and visual amenity of the rooftop and skyline when viewed from external public vantage points. Note—External public vantage points means from at least two mostly unobstructed views of the development from a public area.	
PO37 Development provides shelter for pedestrian movement: a. on a street frontage; b. through a site with a cross block link; c. to key building entrances or publicly accessible parts of the site.	AO37.1 Development for a pedestrian shelter is provided by an awning which: a. is consistent with the character of the centre; b. abuts footpaths; c. is provided and maintained by the building owner on their premises; d. protects the normal flow of pedestrians; e. is continuous across the frontage of a site; f. aligns to provide continuity with shelter on an adjoining premises; g. is a minimum of 3.2m and is generally not more than 4.2m above pavement height; h. extends from the face of the building or the premises line;	Not applicable The proposed development does not provide awnings for pedestrian shelter. Notwithstanding the building does provide an internal public walkway which is integrated with the building and will facilitate safe and efficient cross-block movement for pedestrians.

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Performance Outcomes	Acceptable Outcomes	Commentary
	i. does not extend past a vertical plane 1.5m inside the kerb line to enable street trees to be planted and grow; j. has a 0.5m clearance to any tree trunk and main branches; k. aligns with existing awnings if the verge has been widened; l. is cantilevered from the main building with any posts within the verge being non load bearing; m. uses materials that provide appropriate shade. Refer to Figure k. AO37.2 Development for an awning over a footpath is lit with a lighting system which: a. is in compliance with AS/NZS 1158.3.1:2005 Lighting for roads and public spaces, Category P3 and AS 4282-1997 Control of the obtrusive effects of outdoor lighting b. provides a minimum of 20lux at ground level.	Not applicable The proposed development does not include a footpath awning.
PO38 Development provides site entrances which: a. define the threshold between public and private space; b. provide safe, secure and convenient access to the site for building occupants and visitors; c. provide a sufficiently scaled and sheltered entry and meeting space; d. provide clear building signage and numbering for emergency access; e. provide lighting; f. provide conveniently located mailboxes.	AO38.1 Development entrances are clearly visible from the street, and are not obscured by fencing, walls, advertising or dense landscaping. AO38.2 Development provides for: a. a clear path of travel from the public footpath to building entry; b. activity generators adjacent to the entrance; c. seating or other facilities such as short-term bicycle parking near the entry. AO38.3 Development provides:	Complies with AO38.1 The proposed development provides a clearly visible entrance on the Montague Road frontage, consisting of a staircase and feature perforated steel frame structure. The entrances on Oxford Street are also clearly legible and visible. Complies with AO38.2 The proposed development provides clearly legible, accessible entrances on both street frontages, which are both adjoined by food and drink tenancies with outdoor seating. Bicycle parking is provided via Little Manning Street Lane and will be clearly signposted.

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Performance Outcomes	Acceptable Outcomes	Commentary
	a. signage and cues to distinguish between public areas, publicly accessible private areas and private areas; b. street numbers and building names which are clearly identifiable from the street for pedestrians and emergency access. Note—Cues to differentiate territory may include fences, vegetation, lighting, footpath detailing and changes in level.	Complies with AO38.3 The proposed development will provide clear distinction between public and private areas through clear and visible signage. The street number will be visible on the Montague Road frontage.
PO39 Development of buildings defines the street edge and reinforces the desired character of the centre or corridor through: a. orientation to the street; b. minimal front boundary setback; c. providing overlooking and casual surveillance from upper level balconies and windows; d. clearly defined building entrances; e. high-quality finishes at the ground storey pedestrian level.	AO39.1 Development provides a front building elevation that is parallel or nearly parallel to the street frontage.	Complies with AO39.1 The proposed development includes a frontage that runs parallel to Montague Road.
	AO39.2 Development is orientated to overlook streets and other public spaces with windows and balconies located on upper levels, designed to provide casual surveillance opportunities. Refer to Figure j.	Complies with AO39.2 The proposed development provides a podium sleeved with centre activities uses on the Montague Road and Oxford Street frontages which will facilitate a high level of passive surveillance to the adjoining streetscapes and proposed Little Manning Street laneway. On the tower levels, balconies have been placed on both street frontages to ensure further passive surveillance. In addition, the southeastern corner of the building, which will overlook the central plaza to be delivered in later stages of development, also includes balconies.
	AO39.3 Development for a building which is not located on the front boundary, ensures the setback: a. is open and accessible for pedestrians along its entire length and width; b. is clear of columns and other obstructions; c. has a pavement matching the gradient of the adjoining pavement and connecting pedestrian areas on neighbouring sites; d. connects without any lip or step to adjoining pavements or abutting pedestrian areas on neighbouring sites. Refer to Figure k.	Complies with AO39.3 The proposed development provides a 3.1m setback to the Montague Road frontage boundary which is open and accessible for pedestrians along its entire length and width. The setback includes landscaping and deep planting and a seating area associated with the food and drink tenancy and will be graded consistent with the footpath.
	AO39.4 Development for steps, escalators, ramps or lifts is set back 1.2m from the main building line to maximise	Complies with AO39.4 Whilst the proposed development locates the stairs just behind the main building line, it is considered that this is

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	pedestrian flow and safety and allow for adequate waiting space.	acceptable, as the stairs are situated next to a large open building entrance and will not impact on pedestrian flow. The lift is setback substantially further than the stairs and is considered to be in an appropriate position for DDA compliant access.
PO40 Development for a building 8 storeys and over ensures that the design mitigates the impacts of ground level wind acceleration on pedestrians and building occupants, considering the site context and neighbouring structures.	AO40 Development provides wind mitigation for a building which is 8 storeys to 15 storeys that: a. is in accordance with a neighbourhood plan; or b. if a neighbourhood plan does not specify any criteria, uses at least 2 of the following strategies: i. building orientation, plan shape, massing and facade articulation to avoid tall and wide facades that face prevailing winds; ii. a podium and tower building form with a tower set back at least 10m from all streets above the podium level to deflect wind downdrafts from penetrating to street level (but a podium is not suitable for communal or private open space); iii. canopies and awnings to protect pedestrians; iv. trellis structures and a dense network of trees at ground or podium level. Note—This is demonstrated by submission of a wind impacts report from a suitably qualified professional.	Complies with PO40 The proposed development has been designed as three distinct building components to meet the desired façade articulation outcomes but also ensure that wind effects are managed appropriately. As such the design includes two outdoor passageways on each level of the tower which will ensure effective and appropriate cross-ventilation.
PO41 Development provides car parking which: a. minimises the impact on the quality of adjoining streetscapes or public spaces or the	AO41.1 Development provides car parking which is: a. not visible from the street, other public spaces or adjoining properties; or	Complies with AO41.1 The proposed development includes car parking within the podium, which is screened from view of adjoining development and the public realm.

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amenity of adjoining residents in terms of location, bulk, form and amenity impacts including noise, light or odours; b. takes account of the following: i. the location of active frontages and public spaces; ii. setback distances to mitigate impacts; iii. the proximity of dwelling houses or existing multiple dwellings on adjoining sites; iv. the scale and detail of any parking structure walls when viewed from the street and adjoining properties; v. the visual impact of open car parking and vehicle movement areas on the street and adjoining properties; vi. convenient, safe and legible vehicle access and car parking for users.	b. located below ground or behind dwellings or active uses for the full street frontage; c. set back from front, rear and side boundaries in compliance with a neighbourhood plan or if no neighbourhood plan applies or no requirements are specified in a neighbourhood plan, the requirements in Table 9.3.3.3.D. Note—Car parking which extends 1m above ground level will be counted in the maximum height and will be subject to the relevant boundary setback requirements. AO41.2 Development does not provide a basement parking structure which: a. extends above ground level forward of the main building line; b. impacts on connections between the public footpath or space and the development.	Complies with AO41.2 The proposed development provides two (2) semi-basement podium parking levels which fit within the building line and do not impact on connections between the public footpath or space and the development. Complies with AO41.3 The proposed development provides above-ground parking in the podium which is fully integrated with the building design and is sleeved with centre activities uses to achieve active frontages, especially on the primary frontage to Montague Road. Complies with AO41.4 The proposed development includes a podium for carparking that includes centre activities uses sleeving the Montague Road frontage. The podium has been designed
	AO41.3 Development only provides car parking located above ground if: a. it is fully integrated within the building design and is sleeved by development to required active frontages; or b. it offers short-term car parking for customer, visitors or service providers, that is a portion of the total required car parking, and does not impact on active frontage requirements; or c. it is located to the side or rear of the site away from the primary street or active frontage. Refer to Figure e.	
	AO41.4 Development for a multistorey or podium car park: a. is not located on the street frontage and is behind smaller uses to create an active	

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	frontage and avoid long blank walls particularly adjacent to a primary entrance from a key pedestrian connection; or b. includes building facade details that extend to disguise the car parking floors; or c. is screened to become a visually interesting structure. Refer to Figure f.	with an engaging façade which maximises glazing where possible but also serves to disguise the car parking.
	AO41.5 Development ensures that visitor or customer car parking is: a. clearly signposted; b. lit at night; c. not located behind a security barrier. Note—The detailed design is in accordance with the Transport, access, parking and servicing code and planning scheme policy.	Complies with AO41.5 It is intended that visitor and customer car parking will be clearly signposted, lit at night and not located behind security barriers.
PO42 Development for a publicly accessible plaza, arcade and pathway provided as part of development is easily accessed, attractive and supports personal safety. Refer to Figure i.	AO42.1 Development provides for pedestrian and cyclist movement adjoining and through a site at street level or at-grade. Note—Grade-separated pedestrian movement systems, such as an overhead bridge or underpass, are avoided because they are less attractive and safe for users. AO42.2 Development for a plaza, arcade, pathway and other external area in the site which is intended for public access at night complies with: a. AS/NZS 1158.3.1:2005 Lighting for roads and public spaces Category P3; b. AS 4282-1997 Control of the obtrusive effects of outdoor lighting.	Complies with AO42.1 The proposed development seeks to facilitate highly activated street frontages along Montague Road and Oxford Street. In addition, the proposed development also includes a cross-block linkage which will form the northern portion of Little Manning Street Lane and a separate pedestrian walkway on the plaza level, which can be accessed via the stairs or lift from the Montague Road frontage. Complies with AO42.2 It is intended that all external lighting will comply with the relevant Australian Standards.
PO43 Development for a plaza: a. promotes pedestrian and cyclist movement; b. links with transport interchanges;	AO43.1 Development for a plaza identified in a neighbourhood plan, approved centre concept plan, structure plan or where proposed as a part of development:	Not applicable The proposed development is for the initial stage of development within the wider site only. It is intended that a

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c. provides opportunities for the flexible use of the space by the community; d. provides an edge which contributes to the plaza's character and activation.	a. is provided in the location identified; b. is of a regular shape and has a minimum frontage to a road of 10m; c. has a minimum size of 400m²; d. is integrated with surrounding development; e. has a minimum dimension of 20m; f. is located at the level of the ground storey of adjoining buildings; g. is suitable for pedestrian and cyclist access; h. includes a minimum of 50% hard-paved area; i. includes a minimum of 20% deep- planting area to accommodate subtropical shade trees; j. is a minimum 75% open to the sky.	central plaza will be delivered in later stages of development.
	AO43.2 Development ensures that a minimum of 50% of the adjacent building frontages to a plaza contain active frontages and building entries.	
	AO43.3 Development does not provide for a vehicle entry, driveway, car parking, bin storage or servicing in a plaza.	
	AO43.4 Development does not provide for a mechanical ventilation outlet or vent on a frontage adjoining a plaza.	
	AO43.5 Development for a plaza: a. is publicly accessible during the hours of operation of the use; b. provides equitable access to and movement in the plaza in accordance with AS 1428.1-2009 Design for access and mobility;	

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	c. has a dominant ground level that is less than 1m above or below the dominant adjacent street level; d. is designed such that the majority of the plaza space, that is an area which is more than 50%, is visible from the dominant adjacent public street.	
PO44 Development for an arcade: a. provides public access and connection to facilitate direct, convenient, comfortable and safe access with centre or mixed use areas or developments to key destinations; b. has a strong street presence and clear entry; c. has an active frontage and use; d. has high-quality finishes and materials; e. addresses public safety. Note—An arcade is a publicly accessible privately owned connection.	AO44 Development for an arcade identified in a neighbourhood plan, approved centre concept plan, structure plan or where proposed as a part of development: a. provides pedestrian access during hours of operation of the use; b. integrates with adjoining buildings; c. links established pedestrian networks, parking and public transport facilities; d. has a minimum corridor width of 6m, including a minimum unobstructed pavement width of 3m; e. has an active use edge; f. is finished with high-quality materials considering public safety; g. is provided at-grade with an adjoining public area and connects safely without any lip or step; h. incorporates crime prevention through environmental design principles to maximise safety; i. has signage at each end identifying the connection provided; j. is straight and allows for visual connection to the other end. Note—Crime prevention principles can be found in the Crime prevention through environmental design planning scheme policy. Note—Development for cross block links is addressed in the Streetscape hierarchy overlay code.	Complies with AO44 The site is identified as an arcade under the Kurilpa Sustainable Growth Precinct Plan. Whilst the proposed development considers an initial stage of development within the wider site only and is contained to one (1) building, the proposed development delivers publicly-accessible pedestrian facilities which integrate with the building and have a minimum width of 6m. In particular, the development will construct a cross-block linkage which will form the northern portion of Little Manning Lane, and regrade Oxford Street to integrate with the new laneway. The development provides a high level of activation through centre activities uses in the podium, which will also provide passive surveillance to the public realm through glazing. The tower levels of the development locate balconies and windows to also overlook the public realm for passive surveillance.

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PO45 Development provides and maintains a continuous, accessible, attractive, direct, convenient and legible connection and pathway for pedestrians and cyclists.	AO45 Development for a pedestrian connection within the site which is publicly accessible (privately owned): - is clearly delineated and separated from parking bays; - provides direct convenient connection to entries; - is suitable for all users; - is properly illuminated at all times; - is covered or shaded where open; - is finished in different materials or colour to parking bays; - has a width which complies with a neighbourhood plan, approved centre concept plan or structure plan or is otherwise a minimum of 3m wide; - includes a separate bikeway if appropriate; - is designed in compliance with the Infrastructure design planning scheme policy.	Complies with AO45 The proposed development provides a cross-block linkage identified under the Kurilpa Sustainable Growth Precinct Plan which will from the northern portion of Little Manning Street Lane. The proposed laneway is clearly delineated through materiality and colour and comprises a 6.5m wide shared area.
PO46 Development for public toilets is located sensitively so that: - the use is supported; - public surveillance is provided; - the development is not visually intrusive.	AO46 Development for a publicly accessible toilet: - is located near spaces or pathways with high pedestrian activity and use; - has amenity that is visible from the spaces or pathways with high pedestrian activity and use; - is not visually intrusive; - is accessed via a direct legible pathway that is consistently lit in compliance with AS/NZS 1158.3.1:2005 Lighting for roads and public spaces Category P3; - has high mounted vandal-resistant luminaires for external lighting, and lighting in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting, Table	Complies with AO46 The proposed development provides a publicly accessible toilet adjacent to the residential lobby of the building on the plaza level, which is easily accessible via the public walkway. It is intended that the pathway will be lit to Australian Standards and the toilet will be clearly signposted.

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	2.1, Illuminance in the vertical plane, Curfewed hours.	
PO47 Development for pedestrian access and movement is defined and controlled to ensure privacy and security.	AO47 Development for mixed use restricts access from the street or publicly accessible areas of the site to private residential dwellings or communal open space.	Complies with AO47 The proposed development is for a tower-in-podium design which restricts residential uses to the tower levels and centre activities uses to the podium.
PO48 Development supports pedestrian movement and pedestrian access which is barrier free to a building entry and a publicly accessible space.	AO48.1 Development for fencing is not located between the front boundary and main building line. Note—If residential development is located on the ground storey and includes fencing, it is provided in accordance with the Multiple dwelling code. AO48.2 Development for fencing on common side or rear boundaries to a public space is a maximum of: a. 1.2m, where fence construction is solid or less than 50% transparent; b. 1.5m, where fence construction is at least 50% transparent.	Not applicable The proposed development does not include any fencing. Not applicable The proposed development does not include any fencing. Not applicable The proposed development does not include any external retaining structures.
PO49 Development for an ATM or vending machine is located to avoid obstructing the footway with loitering queues, through their siting away from drinking fountains, seating or public telephones.	AO49 Development for an ATM or vending machine: a. is set back a minimum of 1.5m from street furniture, street trees and garden beds; b. includes a visually permeable barrier located in the development site to prevent queues forming across a footpath or pedestrian way.	Not Applicable Development does not provide ATM or vending machine.
PO50	AO50.1	Not applicable

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Development for a stand-alone shopping centre or a shop positively contributes to a neighbourhood structure with built form and active frontage to the street providing direct connection for pedestrians into the centre or shop without the need to navigate any surrounding car parking.	Development involving a new premises or an extension of a stand-alone shopping centre or shop: a. is in compliance with a neighbourhood plan; or b. if no neighbourhood plan applies, or a neighbourhood plan does not specify, provides an active frontage — primary for a minimum of 1 street frontage. Refer to Figure g.	Development is not for a standalone shopping centre.
	AO50.2 Development for a stand-alone shopping centre or shop with more than 1 street frontage ensures that: a. a primary frontage is treated as active frontage — primary; b. the extent of active frontage treatment on the other frontages is a minimum of 25%.	Not applicable Development is not for a standalone shopping centre.
	AO50.3 Development for a stand-alone shopping centre or shop located on an arterial road, provides for: a. a minimum of 25% active frontage connection to this street front; b. a strong internal pedestrian oriented 'street' with an active frontage.	Not applicable Development is not for a standalone shopping centre.
PO51 Development within an existing traditional strip centre or corridor: a. contributes to the existing character and structure; b. provides a continuous pedestrian environment at street level.	AO51 Development within an existing traditional strip centre or corridor provides a streetscape which: a. is in compliance with a neighbourhood plan; or b. if no neighbourhood plan applies or a neighbourhood plan does not specify requirements for a streetscape, ensures that the development: i. has a minimum of 1 active frontage — primary;	Not Applicable Development is not within a traditional strip centre.

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Performance Outcomes	Acceptable Outcomes	Commentary
	ii. is set back in keeping with existing adjoining uses; iii. locates large-format retail or employment uses at ground floor behind smaller uses and tenancies to the street; iv. is consistent in height with existing development; v. maintains a consistent street edge with parapet height and awnings at the base of the building with upper levels set back from the front alignment. Refer to Figure h.	
PO52 Development contributes to the role of the street or public space as the focus for vibrant commercial activity and community life and provides active frontages through: a. intensive activation of the ground storey with highly active non-residential uses which encourage the greatest degree of pedestrian activity and interaction; b. strong physical and visual integration between the ground storey and the adjoining verge or public space to seamlessly integrate indoor and outdoor spaces; c. building design which provides a visually interesting, interactive and continuous built form and rhythm to the street; d. richly detailed, human-scaled and fine-grained building frontages; e. a safe, enjoyable and continuous pedestrian environment without obstruction or interruption from vehicular crossovers and manoeuvring;	AO52.1 Development which requires an active frontage — primary, identified in a neighbourhood plan, approved centre concept plan, structure plan, or as a part of the development provides: a. a continuous built form to the street at the nominated setback; b. a ground storey fully occupied by highly active non-residential uses; c. a 1st and 2nd storey featuring windows or balconies promoting interaction with and surveillance of the street; d. awnings for the full building frontage; e. lighting of publicly accessible areas including the underside of awnings; f. at least 1 pedestrian entry and exit for every 10m of building frontage; g. a minimum of 50% transparent external wall materials up to a height of 2.5m above pavement level; h. a minimum ground-storey height of 4.2m. Note—Non-residential uses must be continuous along the active frontage — primary.	Complies with PO52 The proposed development provides active frontage tenancies sleeving the podium levels of the building including ground floor food and drink tenancies along the Montague Road frontage and the Oxford Street frontage. The centre activities uses within the podium have a high amount of glazing to provide opportunities for passive surveillance of the street frontages and laneway. The building includes clearly defined entries on the ground levels and is highly facilitatory for pedestrian movement.

Centre or mixed use code

Performance Outcomes	Acceptable Outcomes	Commentary
f. a subtropical urban design and built form which encourages outdoor lifestyles and engagement with the public realm. Note—Highly active non-residential uses create the greatest degree of pedestrian activity and interaction and are mostly accommodated in small individual tenancies with narrow building frontages, such as shops, restaurants and cafes.	Note—If a neighbourhood plan identifies an active frontage, but not whether it is primary or secondary, active frontage — primary criteria apply. AO52.2 Development which requires an active frontage — secondary, identified in a neighbourhood plan, approved centre concept plan, structure plan, or as part of the development provides: - a continuous built form to the street at the nominated setback; - a ground storey substantially occupied by active non-residential uses; - a 1st and 2nd storey featuring windows and balconies promoting interaction with and surveillance of the street; - provides at least 1 pedestrian entry/exit for every 20m of building frontage; - a minimum 30% transparent external wall materials up to a height of 2.5m above pavement level; - a minimum ground-storey height of 4.2m. Note—Non-residential uses need not be continuous along an active frontage — secondary but should be located to activate critical locations such as intersections and pedestrian entries to buildings. Note—If a neighbourhood plan identifies an active frontage, but not whether it is primary or secondary, active frontage — primary criteria apply.	
PO53 Development of vehicle access and parking does not impact on an active frontage in a centres and mixed use area.	AO53.1 Development which requires an active frontage — primary, identified in a neighbourhood plan, approved centre concept plan, structure plan, or as part of the development, ensures that vehicle and service access is: - not located on this active frontage — primary; - from a secondary frontage or from an adjoining premises if a shared driveway and access arrangement is established.	Complies with AO53.1 The proposed development provides vehicle access from Oxford Street and the Little Manning Street Laneway, avoiding direct access from Montague Road.

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Performance Outcomes	Acceptable Outcomes	Commentary
	AO53.2 Development which requires an active frontage — primary or active frontage — secondary identified in a neighbourhood plan, approved centre concept plan, structure plan or as part of the development, ensures that parking is not located adjacent to the frontage or is not visible from the street.	
PO54 Development provides building entries that support active frontage outcomes.	AO54 Development of foyer space on an active frontage: - occupies a minimal proportion and subordinate part of the building frontage; - is publicly accessible during normal business hours and visible from adjoining verges or public space; - contains activities and spaces such as reception desks, seating areas, cafes, shopfront galleries and display spaces that attract people.	Complies with AO54 The proposed development includes a small covered foyer area located on the Montague Road frontage which adjoins a coffee nook and provides clear and legible stair and elevator access to the rest of the building.
PO55 Development provides landscaping on site to: - contribute positively to the subtropical character, amenity and microclimate of the site and the centre or mixed use area; - support the retention of existing significant vegetation and large subtropical shade trees; - support the establishment of subtropical streets and planting; - contribute to site amenity for building occupants, users, residents and adjoining residents; - balance the bulk and scale of the building and minimise impact to adjoining residents, uses and streetscape; - reduce the area of impervious surfaces and support stormwater quality;	AO55 Development provides landscaping that: - integrates with site layout and building design at ground, podium, balcony and rooftop levels; - is sited to retain and protect existing significant vegetation; - buffers adjoining residential uses or areas, with advanced trees and a minimum of 2 tiers to achieve screening and visual softening; - supports building height transitions, where required; - is accessible for watering and maintenance; - screens or buffers driveways, service and loading areas, plant rooms or other utilities; - allows for the overlooking of the street and pedestrian entry areas from the building;	Complies with AO55 The proposed development provides landscaping across all levels of the building which is highly integrated with the built form. Refer to the Landscape Concept Design at Appendix E .

Centre or mixed use code

Performance Outcomes	Acceptable Outcomes	Commentary
g. reduce glare and manage heat; h. contribute to the mitigation of noise, air and visual impacts of major transport infrastructure; i. contribute to a safe and useable pedestrian environment.	h. emphasises clear pedestrian entry points. Note—No overall percentage of open space and landscaping is prescribed for non-residential development. Note—This is demonstrated in a landscape concept plan. Note—Landscape design incorporates planting in accordance with the Planting species planning scheme policy. Note—The location, design and provision of communal and private open space for residential uses must be in compliance with the Multiple dwelling code.	
PO56 Development incorporates deep planting which: a. supports the retention and protection of existing significant vegetation and large subtropical shade trees; b. provides for the establishment of vegetation to contribute to the landscape character of the centre or mixed use area; c. is grouped with deep-planting areas on adjacent sites to maximise contiguous areas of deep planting; d. is open to the sky with access to light and rainfall and into the natural ground with no underground development; e. is planted with large subtropical tree species that at maturity are complementary in scale and height to the building form; f. is capable and supported to grow and at maturity provide effective shade or screening to buildings, outdoor spaces or adjoining uses; g. balances hard-stand areas and provides shade and informal recreation spaces that are directly accessible from residences, building tenancies or the street frontage.	AO56.1 Development locates deep-planting areas: a. to retain and protect existing significant vegetation and large subtropical shade trees; b. to buffer adjacent residential areas; c. to support building height transitions, where required; d. to provide an entry statement; e. to shade publicly accessible areas, private outdoor and communal open space. AO56.2 Development: a. provides for a minimum 10% of the site area for deep planting; b. ensures that each deep-planting area has a minimum area of 25m² and a minimum dimension of 4m in any direction. AO56.3 Development provides deep-planting areas that are: a. exclusively for landscaping; b. not containing vehicle manoeuvring areas, pedestrian paths, surface structures or infrastructure, sub-surface structures or infrastructure; c. able to accommodate trees planted in natural ground with no development underneath; d. 100% open to the sky;	Complies with AO56.1 The proposed development provides several dedications for deep planting, including a small dedication within the front setback to Montague Road, containerised deep planting on the southeastern corner of the podium and several containerised areas on the communal open space level and podium. Complies with PO56 Though the proposed development provides several deep planting areas, the cumulative area of deep planting falls short of being representative of 10% site area. Though the development does provide an area of deep planting meeting the min 4m x 4m dimensions, namely atop the podium. It is noted however that the site represents the initial stage within a wider development scheme which will ultimately develop a public plaza in the middle of the site. As such deep planting commitments associated with the proposed development should be considered in line with the ultimate development scenario. Complies with AO56.3 The proposed development provides deep planting areas which are 100% open to sky, are exclusively for landscaping and are able to be accessed for maintenance purposes.

Centre or mixed use code

Performance Outcomes	Acceptable Outcomes	Commentary
	e. able to be accessed for maintenance purposes. AO56.4 Development provides trees in deep-planting areas which: a. are capable of growing to a minimum canopy diameter of 5m and/or 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. Note—Tree height and canopy spread will be dependent on species. AO56.5 Development provides a minimum of 25% of all trees as advanced stock.	Complies with AO56.4 The proposed development provides several deep planting areas that are capable of growing trees to a minimum canopy diameter of 5m and a minimum height of 5m within 5 years of planting. It is intended that nominated tree species will be consistent with the Planting species planning scheme policy. Complies with AO56.5 The proposed development will provide a minimum of 25% of all trees as advanced stock.
PO57 Development for an open air car park is landscaped to: a. contribute positively to the landscape character of the centre or mixed use area; b. reinforce and support pedestrian movement; c. provide a comfortable environment for pedestrians; d. reduce glare and heat; e. reduce impervious areas; f. establish shade cover within a period of 5 years.	AO57.1 Development for an open air car park at or above ground level provides that setbacks are densely planted with a minimum of 1.5m wide landscaping. Note—Front setback is to be treated to address streetscape interface issues and requirements. AO57.2 Development for a ground level open-air car park is designed with trees planted: a. in a minimum 5.2m x 2.4m landscaped area between every 6 car parking spaces with a permeable surface treatment either side of the landscape area; or b. at 6m intervals in a minimum 2.5m-wide landscaped bed, swale or other water sensitive urban design device adjacent to parallel car parking spaces;	Not applicable The proposed development does not involve an open-air carpark. Not applicable The proposed development does not involve an open-air carpark.

Centre or mixed use code

Performance Outcomes	Acceptable Outcomes	Commentary
	c. at a minimum rate of 1 shade tree for every 6 car parking spaces. AO57.3 Development ensures that trees planted in an open air car park area achieve a minimum 50% shade cover along internal pedestrian paths within 5 years of certification. Note—Further requirements are contained in the Landscape works code and the Planting species planning scheme policy. AO57.4 Development uses landscaping to delineate safe pedestrian movement through open-air car parks.	Not applicable The proposed development does not involve an open-air carpark. Not applicable The proposed development does not involve an open-air carpark.
PO58 Development which is not located on an active frontage provides landscaping on the street frontage to: a. contribute to the centre or mixed use area or development's landscape character and the development of Brisbane's subtropical streetscapes and public spaces; b. provide shade and pedestrian comfort and visual amenity; c. contribute to the subtropical character of the streetscape and public realm; d. not impede the establishment of active frontages where required; e. maintain views from the street to the building and frontage and consider personal safety.	AO58 Development setback from the road, where not including an active frontage treatment or the part of the frontage not treated as an active frontage, is provided with: a. a minimum of 2m wide landscaping with advanced trees and low-level planting along the full street or public space frontage or balance part, excluding any driveway crossover and pedestrian access; or b. a minimum of 3m wide landscaping with advanced trees and low-level planting, to establish a positive landscaped street edge where a service station or outdoor sales use. Note—It is envisaged that landscaping will be primarily located on frontages to arterial roads that are not suitable for active frontages.	Complies with AO58 The proposed development provides a landscaped strip with advanced trees within the frontage setback to Montague Road where not encumbered by the active frontage components of the building.
PO59 Development for a building must not incorporate any type of glass or other surface likely to reflect specular rays that could create undue nuisance, discomfort or hazard to the surrounding locality.	AO59 Development ensures that any reflective glass material has: a. a level of light reflectivity not greater than 20%;	Complies with AO59 The proposed development will comply.

Centre or mixed use code

Performance Outcomes	Acceptable Outcomes	Commentary
	b. a level of heat transmission not less than 20%.	
PO60 Development minimises direct overlooking between buildings and to adjoining residential uses not located within the centre or mixed use area through site planning, building design, screening and landscaping.	AO60 No acceptable outcome is prescribed. Note—Screening and fencing for a residential use is designed in accordance with the Multiple dwelling code.	Complies with PO60 The proposed development has been designed to orient primary living spaces to street frontages where possible. The surrounding development is also located in the principle centre zone and is anticipated to support the level of density that the development achieves.
PO61 Development for residential uses in a zone in the centre zones category or the Mixed use zone maximises privacy and amenity for residents, taking into consideration the mix of uses within the area. Note—Residential development in a zone in the centre zones category or the Mixed use zone is not afforded the same level of visual privacy or amenity as within a residential area.	AO61 No acceptable outcome is prescribed. Note—Screening and fencing for a residential use is designed in accordance with the Multiple dwelling code.	Complies with PO61 The building is predominantly residential. The centre uses tenancies are all located on the podium levels of the building and will not impact on the amenity of the residential dwelling units.
PO62 Development of garages, driveways and parking structures minimise impacts on the amenity of neighbouring dwellings.	AO62.1 Development for a car park: a. provides a 2m-high acoustic fence and a landscaped area 1.5m wide where located adjacent to a neighbouring dwelling; b. is acoustically screened where the car park is used at night and where located adjacent to a neighbouring dwelling. AO62.2 Development for a driveway or vehicle movement area is screened by a 2m-high acoustic fence along the side or rear boundary if located adjacent to a residential dwelling.	Not applicable All parking will be within the podium. No external parking or parking structures are proposed. Not applicable The site does not adjoin a residential dwelling.
PO63 Development provides refuse and recycling collection and storage facilities that:	AO63.1 Development is designed and constructed to ensure refuse and recycling collection and storage facilities comply with the Refuse planning scheme policy. AO63.2	Complies with AO63.1 Development provides bin storage in an enclosed space in adjoining the Oxford Street vehicle access point which will comply with the requirements of the Refuse planning scheme policy.

Centre or mixed use code

Performance Outcomes	Acceptable Outcomes	Commentary
a. are located conveniently in an unobtrusive dedicated storage room or separate screened structure; b. are located and managed so that adverse impacts on building occupants, neighbouring properties and the public realm are minimised; c. provide for refuse and recycling including source separation; d. are of a design which allows low-frequency service collection; e. minimise ongoing building management cost for occupants.	Development is designed and constructed to ensure refuse and recycling collection and storage facilities do not have any odour, noise or visual impacts which are detectable and disturbing at the site or adjoining sites. Note—Refer to the Refuse planning scheme policy for further guidance.	Complies with AO63.2 Development provides bin storage in an enclosed space in adjoining the Oxford Street vehicle access point which will comply with the requirements of the Refuse planning scheme policy.
PO64 Development creates a safe environment by incorporating the key elements of crime prevention through environmental design that are tailored to the land use and specific vulnerable elements and settings.	AO64 Development incorporates the key elements of crime prevention through environmental design in its layout, building or structure design and landscaping by: a. facilitating casual surveillance opportunities and including good sightlines to publicly accessible areas such as car parks, pathways, public toilets and communal areas; b. defining different uses and ownerships through design and restricting access from non-residential uses into private residential dwellings; c. promoting safety and minimising opportunities for graffiti and vandalism through exterior building design and orientation of buildings and use of active frontages; d. ensuring publicly accessible areas such as car parks, pathways, public toilets, communal areas are well lit; e. including way-finding cues; f. minimising predictable routes and entrapment locations near public spaces such as car parks, public toilets, ATMs, communal areas.	Complies with AO64 Development provides balconies and windows along all street frontages for casual surveillance opportunities.

Centre or mixed use code

Performance Outcomes	Acceptable Outcomes	Commentary
	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.	
PO65 Development minimises the potential for graffiti and vandalism through appropriate design and landscaping which controls access, reduces canvas and allows for easy maintenance selection.	AO65 Development design and landscaping incorporates graffiti and vandalism prevention techniques which: - deny access to potential canvas using access control techniques; - reduce potential canvases using canvas-reduction techniques; - ensure graffiti can be readily and quickly removed through easy maintenance selection techniques. Note—For guidance on graffiti and vandalism prevention techniques refer to the Graffiti prevention planning scheme policy.	Complies with AO65 Development will comply.
PO66 Development does not adversely impact the structural integrity or ongoing operation and maintenance of sub-surface transport infrastructure which is an existing or endorsed proposed tunnel.	AO66 Development demonstrates that it will not result in any impact on existing or planned sub-surface transport infrastructure through the submission of an engineering and geological report and certification or consent provided by the relevant infrastructure owner.	Not applicable
If identified in a neighbourhood plan		
PO67 Development minimises visual impacts to view corridors of local significance and enhances opportunities for observation of key vistas and views from identified view points.	AO67.1 Development ensures building placement and design does not impact on a view corridor identified in a neighbourhood plan. Note—A neighbourhood plan may identify view corridors and may or may not identify any specific view points from which they are observed.	Not Applicable Development is not located on a site impacting a view corridor.
	AO67.2 Development creates opportunities for views and vistas from a view point identified in a neighbourhood plan. Note—A neighbourhood plan may identify view points and may or may not identify any specific view corridor that they observe.	Not Applicable Development is not located on a site impacting a view corridor.

Centre or mixed use code

Performance Outcomes	Acceptable Outcomes	Commentary
PO68 Development on a significant corner site provides a prominent visual reference and contribution to the neighbourhood's public realm by: a. accommodating high levels of pedestrian movement at the corner and enhancing the pedestrian experience; b. emphasising the corner setting through building form, expression, silhouette, scale, materials and landscaping; c. reinforcing a sense of arrival to the neighbourhood plan area, precinct or sub-precinct through marking a node, an intersection or connection point in the neighbourhood; d. respecting the prominence of any adjoining or nearby heritage places, traditional character buildings or local landmarks; e. if a corner land dedication is required: i. accommodating a deep-planted feature tree within the dedication area; ii. providing a building envelope which acknowledges and respects the presence of the large feature tree canopy. Note—A neighbourhood plan will indicate whether or not a land dedication is required.	AO68.1 Development is designed to emphasise the corner setting of a significant corner site identified in a neighbourhood plan and provides: a. building entries on both street frontages; b. a single main entry at the corner. AO68.2 Development provides a corner land dedication on a significant corner site identified in a neighbourhood plan, adjacent to the existing verge area which: a. complies with any dimensions identified in the neighbourhood plan; b. accommodates a deep-planted large feature tree in compliance with the road corridor design section of the Infrastructure design planning scheme policy; c. is embellished in compliance with the road corridor design section of the Infrastructure design planning scheme policy. Note—A neighbourhood plan may indicate if a corner land dedication is to be truncated or inverted. If the configuration is not specified, a truncated land dedication is to be provided where the building or podium is 2 storeys or fewer. Where an inverted corner land dedication is provided, the building design accommodates the feature tree canopy at maturity. AO67.3 Development ensures that any part of the building including the basement but excluding awnings is outside the corner land dedication area. Note—A neighbourhood plan may indicate if a building is able to volumetrically extend into the corner land dedication area.	Not Applicable Development is not located on a significant corner site. Not Applicable Development is not located on a significant corner site. Not Applicable Development is not located on a significant corner site.
PO69	AO69.1 Development:	Not Applicable Development is not located on a landmark site.

Centre or mixed use code

Performance Outcomes	Acceptable Outcomes	Commentary
Development on a landmark site provides a prominent visual reference and contribution to the city's public realm by: 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; e. if a corner land dedication is required: i. accommodating a deep-planted large feature tree within the dedication area; ii. providing a building envelope that acknowledges and respects the presence of the large feature tree canopy; iii. accommodating high levels of pedestrian movement and enhancing the pedestrian experience. Note—A neighbourhood plan may indicate whether or not a land dedication is required.	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. 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. AO69.2 Development provides a corner land dedication adjacent to the existing verge area which: a. complies with any dimensions identified in a neighbourhood plan; b. accommodates a deep-planted feature tree in compliance with the Infrastructure design planning scheme policy; c. is embellished in compliance with the Infrastructure design planning scheme policy. Note—A neighbourhood plan may indicate if a corner land dedication is to be truncated or inverted. If the configuration is not specified, a truncated land dedication is to be provided where the building or podium is 2 storeys or fewer. Where an inverted corner land dedication is provided, the building design accommodates the feature tree canopy at maturity.	Not Applicable Development does not need to provide corner land dedication.
PO70 Development of a landscape buffer is provided in particular locations to facilitate:	AO70	Not applicable Building envelope is built to boundary.

Centre or mixed use code

Performance Outcomes	Acceptable Outcomes	Commentary
a. visual privacy to and between sites; b. visual amenity; c. shading and occupant amenity; d. local habitat.	Development provides a landscape buffer along the boundaries of the site identified in a neighbourhood plan, which consists of: a. 3 tiers of planting; b. a combination of rounded canopy and columnar trees; c. a maximum spacing of 1 tree for every 6m; d. trees capable of growing to a minimum height of 8m; e. shrubs and ground covers. Note—A neighbourhood plan will indicate the boundaries where the landscape buffer is to be provided and the dimensions of the area.	

Performance Outcomes	Acceptable Outcomes	Commentary
P01 Development provides outdoor lighting that does not have an adverse impact on any person, activity or fauna because of light emissions, either directly or by reflection.	AO1.1 Development ensures that technical parameters, design, installation, operation and maintenance of outdoor lighting: a. comply with the requirements of AS 4282-1997 Control of the obtrusive effects of outdoor lighting; b. maintain a minimum of 20lux at the footpath level where in a zone in the centre zones category or the Mixed use zone. Note—The effects of outdoor lighting should be mitigated where a window of a habitable room of a nearby dwelling will be illuminated beyond maximum permissible values outlined in AS 4282-1997 Control of the obtrusive effects of outdoor lighting.	Complies Any outdoor lighting installed as part of the proposal will comply with AS 4282-1997 Control of the obtrusive effects of outdoor lighting. This requirement can be conditioned as part of the approval.

Performance Outcomes	Acceptable Outcomes	Commentary
Section A—If in the OLS sub-categories, the PANS OPS sub-categories or the height restriction zone sub-categories		
General		
PO1 Development does not create or potentially create a permanent or temporary obstruction or hazard to operational airspace of Brisbane, Archerfield or Amberley airports.	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.	Complies with AO1 The proposed development is within the OLS and PANS subcategories. It does not intrude into an airport's OLS, or PANS-OPS or create an obstacle to aircraft operating from the mentioned airport.
PO2 Development ensures that emissions do not significantly affect air turbulence, visibility or aircraft engine operation within the operational airspace of Brisbane, Archerfield or Amberley airports. 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.	AO2 Development does not emit into the OLS or height restriction zone: 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.	Complies with AO2 The proposed development does not emit any mentioned particles into the OLS or height restriction zone.
Additional performance outcomes and acceptable outcomes if involving air service		
PO3 Development does not create a hazard to aviation operations conducted to or from the Brisbane or Archerfield airports.	AO3 Development will not create a hazard to airport operations in accordance with the written confirmation of the Civil Aviation Safety Authority.	Not Applicable Development does not involve air service.
Section B—If in the Bird and bat strike zone sub-categories		
PO4 Development does not attract birds and bats into operational airspace in significant numbers likely to cause a safety hazard to airport operations.	AO4.1 Development within the Bird and bat strike zone sub-categories area ensures that waste is covered and collected so that it is inaccessible to birds and bats.	Complies with AO4.1 The proposed development ensures that waste is covered and collected at ground level along Oxford Street so that it is inaccessible to birds and bats.

Performance Outcomes	Acceptable Outcomes	Commentary
	AO4.2 Development involving landscaping or drainage works, including artificial water bodies located within the distance from airport 0-3km sub-category, are designed and installed to minimise the potential to attract birds and bats.	Not Applicable The proposed development is located within the distance from airport 8-13km subcategory of the BBS zone.
Section C—If in the Public safety area sub-categories		
PO5 Development does not expose or increase the risk to public safety.	AO5.1 Development does not increase the number of people living, working or congregating in the Public safety area sub-categories.	Not Applicable The proposed development is not within the Public safety area sub-category.
	AO5.2 Development does not materially increase the storage and handling of dangerous goods or combustible liquids within the Public safety area sub-categories.	Not Applicable The proposed development is not within the Public safety area sub-category.
Section D—If in the Light intensity sub-categories		
PO6 Development ensures that buildings and structures do not adversely impact airport operations or interfere with pilot vision.	AO6.1 Development ensures that outdoor lighting: 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. 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.	Not Applicable The proposed development is not within the Light intensity sub-categories.
	AO6.2	Not Applicable

8.2.2 Airport environs overlay code

Performance Outcomes	Acceptable Outcomes	Commentary
	Development in the Within 6km-Max intensity of light sources 3 degrees above horizon sub-category does not involve: a. coloured flashing or sodium lighting; or b. glare or upward shining lights; or c. flare plumes.	The proposed development is not within the Light intensity sub-categories.
Section E—If in the Aviation facilities sub-categories		
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.	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: a. transmits an electromagnetic field that will interfere with the functioning of the aviation facility; or b. contains a reflective surface that will interfere with the functioning of the aviation facility. 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.	Not Applicable The proposed development is not within the Aviation facilities sub-categories.
Section F—If in the Australian Noise Exposure Forecast (ANEF) contour sub-categories		
PO8 Development adequately attenuates for aircraft noise in buildings to protect the health and wellbeing of occupants by complying with the internal noise criteria in Table 8.2.2.3.B. Note—A noise impact assessment report prepared in accordance with the Noise impact assessment planning scheme policy can assist in demonstrating achievement of this performance outcome.	AO8.1 Development for a caretaker's accommodation, childcare centre, community care centre, community residence, dual occupancy, dwelling house, dwelling unit, educational establishment, health care service, hospital, multiple dwelling, relocatable home park, residential care facility, retirement facility or rooming accommodation located in the ANEF 20-25 sub-category:	Not Applicable The proposed development is not within the Australian Noise Exposure Forecast contour sub-categories.

Performance Outcomes	Acceptable Outcomes	Commentary
	a. provides external windows and doors which are acoustically rated to a minimum of Rw 30; b. ensures that the roof, ceiling and insulation combination is acoustically rated to a minimum of Rw 45; c. ensures that external walls are acoustically rated to a minimum of Rw 50.	
	AO8.2 Development for a resort complex, rural workers' accommodation, short-term accommodation or tourist park located in the ANEF 25-30 sub-category: a. provides external windows and doors which are acoustically rated to a minimum of Rw 30; b. ensures that the roof, ceiling and insulation combination is acoustically rated to a minimum of Rw 45; c. ensures that external walls are acoustically rated to a minimum of Rw 50.	Not Applicable The proposed development is not within the Australian Noise Exposure Forecast contour sub-categories.
	AO8.3 Development for an office is not located in the ANEF 25-30 sub-category, ANEF 30-35 sub-category, ANEF 35-40 sub-category, or ANEF 40-45 sub-category.	Not Applicable The proposed development is not within the Australian Noise Exposure Forecast contour sub-categories.
	AO8.4 No acceptable outcome is prescribed where development for a community use, detention facility, funeral parlour, place of worship, theatre or veterinary service.	Not Applicable The proposed development is not within the Australian Noise Exposure Forecast contour sub-categories.
	AO8.5	Not Applicable

8.2.2

Airport environs overlay code

Performance Outcomes	Acceptable Outcomes	Commentary
	Development for a use not identified in AO8.1, AO8.2, AO8.3 or AO8.4 is not located in the ANEF 40-45 sub-category.	The proposed development is not within the Australian Noise Exposure Forecast contour sub-categories.
PO9 Development for a sensitive use is appropriately located to prevent inappropriate exposure to very high levels of aircraft noise.	AO9.1 Development for a caretaker's accommodation, childcare centre, community care centre, community residence, dual occupancy, dwelling house, dwelling unit, educational establishment, health care service, hospital, multiple dwelling, relocatable home park, residential care facility, retirement facility or rooming accommodation is not located within the ANEF 25-30 sub-category, ANEF 30-35 sub-category, ANEF 35-40 sub-category, or ANEF 40-45 sub-category.	Not Applicable The proposed development is not within the Australian Noise Exposure Forecast contour sub-categories.
	AO9.2 Development for a resort complex, rural workers' accommodation, short-term accommodation or tourist park is not located within the ANEF 30-35 sub-category, ANEF 35-40 sub-category, or ANEF 40-45 sub-category.	Not Applicable The proposed development is not within the Australian Noise Exposure Forecast contour sub-categories.

Performance Outcomes	Acceptable Outcomes	Commentary
General		
PO1 Development contributes to the safe and efficient provision and operation of the bicycle network.	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).	Complies with AO1 Montague Road and Vulture Street are both identified as secondary cycle routes under the Bicycle network overlay map. The on-road bicycle lanes along both routes remains as per existing conditions. The development does not alter the road reserve.
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: - the long term infrastructure for the bicycle network in the Long term infrastructure plans; - the existing and planned infrastructure for the bicycle network in the Local government infrastructure plan; - the provision of long term, existing and planned infrastructure for the bicycle network which: - is required to service the development or existing and future urban development in the planning scheme area; or - is in the interests of rational development or the efficient and orderly planning of the general area in which the site is situated.	AO2 Development protects a cycle route or Riverwalk for the bicycle network shown on the Bicycle network overlay map in compliance with the following: - for long term infrastructure for the bicycle network in the Long term infrastructure plans; - the existing and planned infrastructure for the bicycle network in the Local government infrastructure plan; - the standards for the bicycle network in the Infrastructure design planning scheme policy.	Complies with AO2 The proposed development provides a road layout in accordance with the Bicycle Network classification and design standard identified on the Bicycle Network Overlay map.

8.2.3

Bicycle network overlay code

Performance Outcomes	Acceptable Outcomes	Commentary
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.		
PO3 Development provides for the payment of extra trunk infrastructure costs for the following: - for development completely or partly outside the priority infrastructure area in the Local government infrastructure plan; - for development completely inside the priority infrastructure area in the Local government infrastructure plan involving: - trunk infrastructure that is to be provided earlier than planned in the Local government infrastructure plan; - long term infrastructure for the bicycle network which is made necessary by development that is not assumed future urban development; - other infrastructure for the bicycle network associated with development that is not assumed future urban development which is made necessary by the development. 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. Editor's note—See section 130 Imposing Development conditions (Conditions for extra trunk infrastructure costs) of the Planning Act 2016.	AO3 No acceptable outcome is prescribed.	Not Applicable The site is located within the priority infrastructure area. No LGIP transport infrastructure is identified on or near the site.
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		

8.2.3

Bicycle network overlay code

Performance Outcomes	Acceptable Outcomes	Commentary
PO4 Development contributes to the creation of publicly accessible riverfront by providing a shared, continuous riverside pathway.	AO4 Development fronting the river provides a publicly accessible riverfront pathway via a linear land dedication of 10m width as measured from the riverfront ambulatory boundary.	Not Applicable The site is not adjacent to or traversed by the Riverwalk.
PO5 Development provides a high-quality, vibrant and safe riverside path with a strong pedestrian and cyclist amenity focus.	AO5.1 Development designs and constructs Riverwalk for the full river frontage of its site, including tree planting, furniture, lighting, balustrading and pavement treatments in compliance with the off-road pathways and public riverside facilities standards in the Infrastructure design planning scheme policy.	Not Applicable The site is not adjacent to or traversed by the Riverwalk.
	AO5.2 Development ensures that new Riverwalk sections are designed and constructed to connect to existing adjoining sections of the Riverwalk.	Not Applicable The site is not adjacent to or traversed by the Riverwalk.
	AO5.3 Development provides connections between the Riverwalk and adjoining riverfront premises, street networks, pathways, public infrastructure and other destinations in compliance with the public riverside facilities standards in the Infrastructure design planning scheme policy.	Not Applicable The site is not adjacent to or traversed by the Riverwalk.
PO6 Development ensures that Riverwalk contributes to the sense of place and cultural significance of the river with inclusion of public art to highlight: a. activity nodes; b. entrances and gateways; c. landmarks and features of interest; d. visual connectors to the river.	AO6 Development includes public art along the Riverwalk where specified in a neighbourhood plan, in compliance with the public art standards in the Infrastructure design planning scheme policy.	Not Applicable The site is not adjacent to or traversed by the Riverwalk.
PO7	AO7.1	Not Applicable

Performance Outcomes	Acceptable Outcomes	Commentary
Development protects existing native riparian vegetation and enhances the Brisbane River's landscape values.	Development retains and enhances existing riparian vegetation through the design and construction of Riverwalk.	The site is not adjacent to or traversed by the Riverwalk.
	AO7.2 Riverwalk and adjoining development is planted with large subtropical riparian tree species that are complementary in scale and height to the adjacent built form. Note—For suitable plant species, refer to the Planting species planning scheme policy.	Not Applicable The site is not adjacent to or traversed by the Riverwalk.
PO8 Development adjoining Riverwalk: a. contributes to the creation of a vibrant and active waterfront; b. provides direct access to Riverwalk; c. allows for visual interaction and surveillance of the public domain.	AO8.1 Development adjoining land in the Riverwalk — Typology 1 sub-category incorporates active frontages at the ground storey for a minimum of 90% of the riverside frontage.	Not Applicable The site is not adjacent to or traversed by the Riverwalk.
	AO8.2 Development adjoining land in the Riverwalk — Typology 2 sub-category orientates living areas, balconies and private open space at the ground storey to the Riverwalk frontage for passive surveillance.	Not Applicable The site is not adjacent to or traversed by the Riverwalk.
PO9 Development ensures that the interface between the Riverwalk and the Brisbane River: a. supports a safe and publicly accessible waterfront; b. enhances the views of the river, both near and far.	AO9.1 Development ensures that the design and construction of any structure over water is in compliance with the standards in the Infrastructure design planning scheme policy.	Not Applicable The site is not adjacent to or traversed by the Riverwalk.
	AO9.2 Development ensures that any revetment wall: a. minimises impact on the riparian edge; b. is constructed in compliance with the standards in Infrastructure design planning scheme policy	Not Applicable The site is not adjacent to or traversed by the Riverwalk.

8.2.8.A Community purposes network overlay code

Performance Outcomes	Acceptable Outcomes	Commentary
If on a site in the Existing trunk park sub-category, Existing non-trunk park sub category, LGIP planned park acquisition specific location sub-category, LGIP planned park upgrade specific location sub-category, LGIP planned park embellishment specific location sub-category, LGIP planned corridor park specific location sub-category, Long term park specific location sub-category or Long term corridor park specific location sub-category		
PO1 Development which is assumed future urban development provides the existing and planned infrastructure for the parks network in the Local government infrastructure plan on the site: a. to serve the recreational needs of Brisbane's residents, workers and visitors on a local, district and metropolitan scale; b. to maximise recreational, visual, cultural and biodiversity values; c. of a sufficient size, suitable topography and regular shape for the intended use and anticipated intensity and level of use; d. to meet the requirements of intended users; e. to provide, in appropriate locations, that provide for a diversity of recreational opportunities and avoid duplicating facilities in nearby parks.	AO1 Development which is assumed future urban development provides land and embellishments for existing and planned infrastructure for the parks network in the Local government infrastructure plan on the site in compliance with the standards for the parks network in the Park planning and design code and the Infrastructure design planning scheme policy.	Not Applicable The proposed development is not within any Community purposes overlay code sub-categories.
PO2 Development provides for the payment of additional trunk infrastructure costs for the following: 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: i. trunk infrastructure to be provided earlier than planned in the Local government infrastructure plan;	AO2 No acceptable outcome is prescribed.	Not Applicable The proposed development is not within any Community purposes overlay code sub-categories.

8.2.8.A Community purposes network overlay code

Performance Outcomes	Acceptable Outcomes	Commentary
ii. long term infrastructure for the parks network which is made necessary by development that is not assumed future urban development; iii. other infrastructure for the parks network associated with development that is not assumed future urban development which is made necessary by the development. Editor's note—The payment of additional trunk infrastructure costs under the Act 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. Editor's note—See section 130 Imposing Development conditions (Conditions for extra trunk infrastructure costs) of the Planning Act 2016.		
P03 Development protects a park shown on the Community purposes network overlay map to ensure the following are not compromised: a. the long term infrastructure for the parks network in the Long term infrastructure plans and an applicable neighbourhood plan; b. the existing and planned infrastructure for the parks network in the Local government infrastructure plan; i. the provision of long term, existing and planned infrastructure for the parks network which: ii. is required to service the development or existing and future urban development in the planning scheme area; or iii. is in the interests of rational development or the efficient and	AO3 Development protects a park shown on the Community purposes network overlay map in compliance with the following: a. for long term infrastructure for the parks network, the Long term infrastructure plans; b. for existing and planned infrastructure for the parks network, the Local government infrastructure plan; c. the standards for the parks network in the Park planning and design code and the Infrastructure design planning scheme policy.	Not Applicable The proposed development is not within any Community purposes overlay code sub-categories.

8.2.8.A Community purposes network overlay code

Performance Outcomes	Acceptable Outcomes	Commentary
orderly planning of the general area in which the site is situated. 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.		
If on a site in the Existing community facilities and land for community facilities sub-category, LGIP planned land for community facilities specific location sub-category or Long term land for community facilities specific location sub-category		
PO4 Development which is assumed future urban development provides the existing and planned infrastructure for the land for community facilities network in the Local government infrastructure plan on the site: a. to serve the physical, social and cultural needs of Brisbane's residents, workers and visitors on a local, district and metropolitan scale; b. to maximise recreational, social and cultural values; c. of a sufficient size, suitable topography and regular shape for the intended use and anticipated intensity and level of use; d. to meet the requirements of the intended users; e. to provide, in appropriate locations, for a diversity of community service, cultural and leisure opportunities, that are integrated or co-located with complementary uses and avoid duplicating facilities on nearby land in the community facilities network.	AO4 Development which is assumed future urban development provides land for existing and planned infrastructure for the land for community facilities network in the Local government infrastructure plan on the site in compliance with the standards for the land for the community facilities network in the Community facilities code and the Infrastructure design planning scheme policy.	Not Applicable The proposed development is not within any Community purposes overlay code sub-categories.
PO5 Development provides for the payment of additional trunk infrastructure costs for the following:	AO5 No acceptable outcome is prescribed.	Not Applicable The proposed development is not within any Community purposes overlay code sub-categories.

8.2.8.A Community purposes network overlay code

Performance Outcomes	Acceptable Outcomes	Commentary
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: i. trunk infrastructure that is to be provided earlier than planned in the Local government infrastructure plan; ii. long term infrastructure for the land for community facilities network which is made necessary by development that is not assumed future urban development; iii. other infrastructure for the land for community facilities network associated with development that is not assumed future urban development which is made necessary by the development. Editor's note—The payment of additional trunk infrastructure costs under the Act 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. Editor's note—See section 130 Imposing Development conditions (Conditions for extra trunk infrastructure costs) of the Planning Act 2016.		
PO6 Development protects land for community facilities shown on the Community purposes network overlay map to ensure the following are not compromised: a. the long term infrastructure for the land for community facilities network in the Long term infrastructure plans and an applicable neighbourhood plan;	AO6 Development protects land for community facilities network shown on the Community purposes network overlay map in compliance with the following: a. for long term infrastructure for the land for community facilities network, the Long term infrastructure plans;	Not Applicable The proposed development is not within any Community purposes overlay code sub-categories.

8.2.8.A Community purposes network overlay code

Performance Outcomes	Acceptable Outcomes	Commentary
b. the existing and planned infrastructure for the land for community facilities network in the Local government infrastructure plan; c. the provision of long term, existing and planned infrastructure for the land for community facilities network which: i. is required to service the development or existing and future urban development in the planning scheme areas; 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. 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.	b. for existing and planned infrastructure for the land for community facilities network, the Local government infrastructure plan; c. the standards for the land for community facilities network in the Community facilities code and the Infrastructure design planning scheme policy.	

Performance Outcomes	Acceptable Outcomes	Commentary
Access to air service, detention facilities, emergency services, hospital, port service or residential care facility		
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.	AO1 Development for air service, detention facilities, emergency services, hospital, port service or residential care facilities: - has direct vehicular access to a critical route or an interim critical route; or - 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 - includes upgrades to infrastructure to enable access to a critical route or an interim critical route during a natural disaster event; or - where the development cannot access a critical route or an interim critical route during a natural disaster event, the development: - demonstrates that it services a local/district catchment and can continue to service and access that catchment during a natural disaster event; - includes a business continuity plan for the operation of the use or throughout the natural disaster event.	Not Applicable The development is not for air services, detention facilities, emergency services, hospital, port services or residential care facilities.
Access to telecommunications facility, major electricity infrastructure, substation, renewable energy facility, transport depot or utility installation		
PO2 Development ensures that a telecommunications facility, major electricity infrastructure, substation, renewable energy facility, transport depot or utility	AO2 Development for a telecommunications facility, major electricity infrastructure, substation,	Not Applicable The development is not for a telecommunications facility, major electricity infrastructure, substation, renewable energy facility, transport depot or utility installation.

Performance Outcomes	Acceptable Outcomes	Commentary
installation which support a disaster response activity retains necessary access during a natural disaster event to ensure its continued operation.	renewable energy facility, transport depot or utility installation: - has direct vehicular access to a critical route or an interim critical route; or - has a hazard-free route to a critical route or an interim critical route during a natural disaster event; or - includes upgrades to infrastructure to enable access to a critical route or an interim critical route during a natural disaster event; or - has been designed to operate in all flood events without human intervention.	
Access by emergency services to medium impact industry, high impact industry or special industry		
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.	AO3 Development for medium impact industry, high impact industry or special industry: - has direct vehicular access a critical route or an interim critical route; or - has a hazard-free route to a critical route or an interim critical route during a natural disaster event; or - includes upgrades to infrastructure to enable access to a critical route or an interim critical route during a natural disaster event.	Not Applicable The development is not for medium impact industry, high impact industry or special industry.

Industrial amenity overlay code

Performance Outcomes	Acceptable Outcomes	Commentary
Section A—If in the Industrial amenity investigation area sub-category		
PO1 Development of sensitive uses outside of sensitive zones is prevented from encroaching upon land in the Industry zones category.	AO1 Development for a sensitive use is located no closer than: a. 250m to an Industry zone, General industry B zone precinct boundary; b. 500m to an Industry zone, General industry C zone precinct boundary; c. 1500m to a Special industry zone boundary.	Complies with AO1 The proposed development is not located in close proximity to any industrial zoned land.
PO2 Development is located, designed and constructed to achieve the air quality (planning) criteria in Table 8.2.13.3.B, odour criteria in Table 8.2.13.3.C and health risk criteria in Table 8.2.13.3.D. 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.	AO2 Development for a sensitive use is located no closer than the distance stated in Table 8.2.13.3.G.	Complies with PO2 The proposal is the initial stage of development of the newly declared Provisional Priority Development Area, which will ultimately see all nearby industrial activities cease to make way for residential, commercial, retail, entertainment and related uses. Realisation of the PPDA vision will ensure the proposed development is not within any of the ranges specified under Table 8.2.13.3.G.
PO3 Development is located, designed and constructed to achieve the noise (planning) criteria in Table 8.2.13.3.E to protect the development from adverse noise impacts. 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.	AO3 Development for a sensitive use is located no closer than: a. 150m to a medium impact industry A or sewage treatment plant; b. 250m to a medium impact industry B, waste transfer station or landfill; c. 500m to a high impact industry or special industry.	Complies with PO3 The proposal is the initial stage of development of the newly declared Provisional Priority Development Area, which will ultimately see all nearby industrial activities cease to make way for residential, commercial, retail, entertainment and related uses. Realisation of the PPDA vision will ensure the proposed development is not within any of the ranges specified under Table 8.2.13.3.G.
Section B—If in the Industrial hazard investigation area sub-category		
PO4 Development is located, designed and constructed to achieve the hazard and risk criteria in Table 8.2.13.3.F to protect the development from:	AO4 No acceptable outcome is prescribed.	Not applicable The site is not located in the Industrial hazard investigation area sub-category.

Industrial amenity overlay code



Performance Outcomes	Acceptable Outcomes	Commentary
a. technological hazards (fire, explosion and toxic release); b. major hazard facilities; c. facilities storing 10% or more than the major hazard facilities quantity threshold. Editor's note—Applicants should contact Council for advice.		

8.2.15 Potential and actual sulfate soils overlay code

Performance Outcomes	Acceptable Outcomes	Commentary
PO1 Development protects the environmental values and ecological health of receiving waters and does not subject assets to accelerated corrosion.	AO1 Development ensures that: - no potential or actual acid sulfate soils are disturbed; or Note—This can be demonstrated through the submission of an acid sulfate soil investigation report with reference to the Potential and actual acid sulfate soils planning scheme policy. - the disturbance impacts in an area that hosts potential acid sulfate soils are appropriately managed, if less than 500m³ of soil is disturbed and the watertable is not affected; or Note—This can be demonstrated through the submission of an acid sulfate soil investigation report and a preliminary acid sulfate soil management plan, with reference to the Potential and actual acid sulfate soils planning scheme policy. - impacts are appropriately managed if 500m³ or more of soil is disturbed or the watertable in an area that hosts potential or actual acid sulfate soils is affected. Note—This can be demonstrated through the submission of an acid sulfate soil investigation report and a full acid sulfate soil management plan, with reference to the Potential and actual acid sulfate soils planning scheme policy using levels of testing commensurate with the level of risk. If the investigation demonstrates that an acid sulfate soil management plan is not required, only an investigation report is required.	Complies If necessary, an acid sulfate soils management plan will be created and implemented during detailed design and prior to undertaking excavation activities. If necessary, we request that Council require this as a condition of approval. Refer to the Civil Engineering Report that accompanies this development application.

Performance Outcomes	Acceptable Outcomes	Commentary
Section A—If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development for a material change of use		
PO1 Development ensures that: a. vehicle access is provided to each premises, which has no significant impact on the safety, efficiency, function, convenience of use or capacity of: i. the road hierarchy shown on the Road hierarchy overlay map; ii. public transport operations; iii. pedestrian and cyclist movement; b. the safety and efficiency of primary freight routes are protected and enhanced, supporting major industry areas; c. site access driveways in the road area accommodate all turns only when such arrangements are safe and can be demonstrated to not inhibit transport system operation.	AO1.1 Development ensures that an access driveway is provided from: a. a minor road; b. a district road or suburban road if the development has high traffic-generating potential.	Complies with AO1.1 The proposed development includes two vehicle access points, namely a flood-free access point along the proposed cross-block linkage and rear access to Oxford Street. It is intended that 60% of the development's traffic will be facilitated via Oxford Street, which is the lowest order street that the site fronts to, being a minor road. As the development is not considered to have high traffic generating potential, this is seen as an acceptable arrangement. The proposed development also includes access from Montague Road via the cross-block linkage. It is noted that this will be the only access to Montague Road across the wider site. It is considered that this access comprises a sufficient queuing space so to mitigate traffic effects on Montague Road.
	AO1.2 Development ensures that an access driveway is not provided to or from a primary freight route identified on the Road hierarchy overlay map.	Complies with AO1.2 Development is not provided to or from a primary freight route identified on the Road hierarchy overlay map.
	AO1.3 Development ensures that a use other than a use with high traffic-generating potential gains all vehicular access, other than for service vehicles, via the lowest order road in the road hierarchy to which the site has frontage.	Complies with AO1.3 The proposed development provides vehicle access via the proposed cross-block linkage and Oxford Street.
	AO1.4 Development ensures that a turn to and from a major road is restricted to a left turn only.	Complies with PO1 The proposed development includes secondary access to Montague Road via the cross-block linkage. It is noted that this will be the only access to Montague Road. The cross-block linkage will allow left and right turns without compromising safety or efficiency of the operation of the Montague Road corridor.

8.2.18 Road hierarchy overlay code

Performance Outcomes	Acceptable Outcomes	Commentary
	AO1.5 Development ensures that vehicle access is provided to an abutting site that only has frontage to an arterial road, to facilitate access to the abutting site via an alternative street.	Not applicable Development adjoining the site is not limited to an arterial road frontage.
Section B—If for assessable development for a material change of use		
PO2 Development does not compromise the safety, efficiency and function of the road hierarchy and addresses all the impacts to the road network.	AO2.1 Development ensures that the traffic generated by the development is consistent with the road hierarchy classification, function and expected traffic flows for the area.	Complies with AO2.1 Refer to Traffic Report enclosed at Appendix D.
	AO2.2 Development mitigates an impact on the road hierarchy if the development: a. is for a major development; or b. involves an access driveway to a major road; or c. involves an access driveway within 100m of a signalised intersection. Note—This can be demonstrated in a transport impact assessment report prepared and certified by a Registered Professional Engineer Queensland in accordance with the Transport, access, parking and servicing planning scheme policy.	Complies with AO2.2 The proposed development does not compromise the safety, efficiency and function of the road hierarchy and addresses all the impacts to the road network. Refer to the Traffic Report enclosed at in Appendix D .
Section C—If for assessable development for a material change of use or reconfiguring of a lot		
PO3 Development makes provision for the extension, expansion and widening of the existing and future road network where required.	AO3 No acceptable outcome is prescribed.	Not Applicable Development is not required to provide for extension, expansion or widening of the existing and future road network.
PO3A Development provides for the payment of extra trunk infrastructure costs for the following:	AO3A No acceptable outcome is prescribed.	Not Applicable

8.2.18 Road hierarchy overlay code

Performance Outcomes	Acceptable Outcomes	Commentary
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: i. trunk infrastructure that is to be provided earlier than planned in the Local government infrastructure plan; ii. long term infrastructure for the road network which is made necessary by development that is not assumed future urban development; iii. other infrastructure for the road network associated with development that is not assumed future urban development which is made necessary by the development. 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. Editor's note—See section 130 Imposing Development conditions (Conditions for extra trunk infrastructure costs) of the <i>Planning Act 2016</i>.		Development is located in the wholly within Priority Infrastructure Area. Additional unplanned trunk infrastructure costs are not triggered by the proposed development.
If on a site in or adjacent to the District road sub-category which has a width less than 20 metres, or to the Suburban road sub-category or to the Arterial road sub-category		
PO4 Development protects a corridor for the road network shown on the Road hierarchy overlay map to ensure the following are not compromised: a. the long term infrastructure for the road network in the Long term infrastructure plans; b. the existing and planned infrastructure for the road network in the Local government infrastructure plan;	AO4 Development protects a corridor for the road network shown on the Road hierarchy overlay map in compliance with the following: a. for the long term infrastructure for the road network, the Long term infrastructure plans; b. for existing and planned infrastructure for the road network, the Local government infrastructure plan;	Not Applicable The site is adjacent to a District road with width more than 20m.

8.2.18 Road hierarchy overlay code

Performance Outcomes	Acceptable Outcomes	Commentary
c. the provision of long term, existing and planned infrastructure for the road network which: 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. 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.	c. the standards for the road network in the Infrastructure design planning scheme policy.	
Section D—If reconfiguring a lot or involving an extension or change to the road hierarchy		
PO5 Development ensures that a new road connection provides: a. safe, efficient and convenient connectivity of the new road to the major road network; b. a minimum number of intersections to the major road network.	AO5 Development provides access to the road network in a manner that preserves the function of the road hierarchy and addresses all impacts to the road network.	Not Applicable Development is not for a change to the road hierarchy or a reconfiguring a lot.
PO6 Development ensures that an extension of or change to the road network: a. provides internal connectivity and connects to the external road network; b. provides pedestrian connectivity to facilitate ease of access by the shortest reasonable route to neighbourhood facilities, parks, schools, shops, bus routes, transport facilities or open space systems;	AO6.1 Development ensures that a new or upgraded road is designed and constructed in accordance with its road hierarchy classification as shown on the Road hierarchy overlay and the standards in the Infrastructure design planning scheme policy.	Not Applicable Development is not for a change to the road hierarchy or a reconfiguring a lot.
	AO6.2 Development preserves the function of the road hierarchy and addresses all impacts on the road network. Note—This can be demonstrated in a transport impact assessment report prepared and certified by a Registered Professional	Not Applicable Development is not for a change to the road hierarchy or a reconfiguring a lot.

8.2.18 Road hierarchy overlay code

Performance Outcomes	Acceptable Outcomes	Commentary
c. provides cycle connectivity to facilitate ease of access by the shortest reasonable distance to the next higher order cycle route; d. includes the provision of bus routes that provide ease of access to bus customers; e. minimises vehicle volumes and speed in residential streets while providing connectivity to major roads in a reasonable travel time; f. provides a street layout that minimises travel time and traffic volumes on minor roads; g. provides high permeability for pedestrian and cycle networks; h. provides safe accessibility to lots by having more than one street providing access to the area; i. preserves the function of the road hierarchy and addresses all impacts to the road network.	Engineer Queensland in accordance with the Transport, access, parking and servicing planning scheme policy and the Infrastructure design planning scheme policy (Traffic impact assessment and definitions section).	
PO7 Development ensures that premises and vehicle access are located and controlled so as to have no significant impact on the safety, efficiency, function, convenience of use or capacity of the major road network and preserves the function of the road hierarchy.	AO7 Development ensures that residential lots are laid out to ensure a future use does not directly ingress from or egress to a major road.	Not Applicable Development is not for a change to the road hierarchy or a reconfiguring a lot.
AO8 Development ensures that an intersection is designed to the standard of the highest order road at the point of intersection in accordance with the road design standard in the Infrastructure design planning scheme policy.	AO8 Development ensures that an intersection is designed to the standard of the highest order road at the point of intersection in accordance with the road design standard in the Infrastructure design planning scheme policy.	Not Applicable Development is not for a change to the road hierarchy or a reconfiguring a lot.

8.2.20 Streetscape hierarchy overlay code

Performance Outcomes	Acceptable Outcomes	Commentary
Section A—If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development		
PO1 Development must improve pedestrian movement and amenity by providing for verges to a width that is appropriate to accommodate large subtropical street tree planting and high levels of pedestrian movement.	AO1 Development ensures that a verge is provided via a linear land dedication to create a minimum verge width as specified in Table 8.2.20.3.B and the streetscape locality advice and road corridor design standards in the Infrastructure design planning scheme policy.	Complies with PO1 The site has frontage to Montague Road and Oxford Street, which are identified under the streetscape hierarchy overlay code as a centre street major and laneway respectively. Whilst not providing a dedication, the proposed development includes a 3m setback along the ground plane of Montague Road which will be embellished with a high level of landscaping and deep planting as well as a small flood-resistant café tenancy, which are to be integrated with the existing public realm to achieve a spacious area for pedestrian movement. On the Oxford street frontage, the proposed development provides another food and drink tenancy for activation. The building design along the Oxford Street frontage will contribute to creating a highly engaging, vibrant laneway setting.
	AO2.1 Development ensures that existing street trees are retained and protected.	Complies with PO2 Whilst the proposed development removes a street tree along the Montague Road frontage, it is intended that this street tree will ultimately be replaced by three new street trees to be planted within the front setback. The development also necessitates the removal of street trees on Oxford Street in order to deliver the regraded laneway. It is noted that the future stages of development will deliver a central plaza integrated with the cross-block link and Oxford Street laneway, which will include a high provision of new planting.
	AO2.2 Development ensures that street tree planting, street furniture, paving, lighting and verge and kerb treatment are designed and constructed in compliance with the specifications of the streetscape locality advice and road corridor design standards in the Infrastructure design planning scheme policy.	Complies with AO2.2 It is intended that all street tree planting, street furniture, paving, lighting and verge and kerb treatments will be delivered in accordance with the infrastructure design planning scheme policy.

8.2.20 Streetscape hierarchy overlay code

Performance Outcomes	Acceptable Outcomes	Commentary
Section B—If for assessable development		
PO3 Development ensures that the design of a corner land dedication identified on the Streetscape hierarchy overlay map: a. facilitates a high level of pedestrian movement and activity; b. enforces the sense of arrival to individual precincts and major connections; c. provides a landmark definition through its materials and landscaping including deep-planting feature trees, seating and public art that integrates with the public realm.	AO3.1 Development ensures that a corner land dedication is provided: a. where identified in the Streetscape hierarchy overlay map; b. in compliance with a neighbourhood plan and the road corridor design and streetscape locality advice standards in the Infrastructure design planning scheme policy.	Not Applicable A corner land dedication is not required in this instance.
	AO3.2 Development ensures that landscaping including a large feature tree and seating is provided in a corner land dedication area in compliance with the specifications and standards in the road corridor design and streetscape locality advice standards in the Infrastructure design planning scheme policy.	Not Applicable A corner land dedication is not required in this instance.
	AO3.3 Development ensures that public art is provided in a corner land dedication area where identified in a neighbourhood plan and in compliance with the specifications and standards in the streetscape locality advice and public art standards in the Infrastructure design planning scheme policy.	Not Applicable A corner land dedication is not required in this instance.
If in or on a site adjoining the Wildlife movement solution sub-category		
PO4 Development incorporates effective wildlife movement infrastructure that enables safe wildlife movement across and past transport infrastructure.	AO4 Development ensures that infrastructure solutions are: a. provided at the locations identified on the Streetscape hierarchy overlay map; b. designed to:	Not Applicable The subject site is not located within the Wildlife movement solution sub-category.

8.2.20 **Streetscape hierarchy overlay code**

Performance Outcomes	Acceptable Outcomes	Commentary
	i. account for daily and seasonal movement needs of native wildlife, such as foraging, breeding, predator and natural disaster avoidance; ii. achieve physical separation of native wildlife and the road; iii. adopt designs and treatments known to be used by native species, including significant fauna species listed in the Biodiversity area overlay code. Note—Refer to the Infrastructure design planning scheme policy for further guidance of the design of wildlife movement solutions.	

Performance Outcomes	Acceptable Outcomes	Commentary
P01 Development provides outdoor lighting that does not have an adverse impact on any person, activity or fauna because of light emissions, either directly or by reflection.	AO1.1 Development ensures that technical parameters, design, installation, operation and maintenance of outdoor lighting: a. comply with the requirements of AS 4282-1997 Control of the obtrusive effects of outdoor lighting; b. maintain a minimum of 20lux at the footpath level where in a zone in the centre zones category or the Mixed use zone. Note—The effects of outdoor lighting should be mitigated where a window of a habitable room of a nearby dwelling will be illuminated beyond maximum permissible values outlined in AS 4282-1997 Control of the obtrusive effects of outdoor lighting.	Complies Any outdoor lighting installed as part of the proposal will comply with AS 4282-1997 Control of the obtrusive effects of outdoor lighting. This requirement can be conditioned as part of the approval.