Appendix F Code Compliance Statement

4.2.9 Local Framework — Area 9 Bundamba and Surrounds

4.2.9.1 Application

(1) This code applies to assessable development located within Local Framework — Area 9 Bundamba and surrounds, comprising the suburbs of Bundamba, Blackstone, Ebbw Vale and Dinmore.

(2) When using this code, reference should be made to Part 5.2 — Reading the Tables and Part 5.3 — Categories of Development and Assessment to determine the requirements for assessment of particular development.

(3) The geographic extent of the local framework is shown on the LAF Boundary map.

4.2.9.2 Local Framework Context

(1) Local Framework — Area 9 Bundamba and surrounds is comprised of a range of industrial areas, established residential areas, environmental management areas, and education facilities. The Area is well serviced by major transport connections, the Warrego Highway forming the northern boundary of the Area, and the Cunningham Highway, the southern boundary.

A variety of light industry, showroom and retail uses are provided along Brisbane Road which provides major arterial connection east west through the centre of the Area. The Ipswich Turf Club has been located along Brisbane Road in the south of Bundamba, adjacent to Bundamba Creek since 1888.

Coal mining was prevalent in the Area which is almost entirely affected by past underground mining to the south of Brisbane Road. Historical links to this past mining are particularly evident in Blackstone, where the Castle Hill Blackstone Reserve is now located in the south of the area, and relics of past mining, including the remains of 'Brynhyfryd' a once-grand mine owner's 'mansion' can be seen.

The Area contributes to the achievement of the *iFuture* community vision as detailed below.

(2) **Vibrant and Growing**

The residential areas within the Area are mainly comprised of post-war Established Suburban Neighbourhoods, with some Large Lot development in flood-constrained northwestern areas of the Area. There are pockets of pre-war character dwellings marking the original centres of each of the suburbs in the Area.

Citiswich Business Park, well connected to the Warrego Highway in the northeast of Bundamba, continues to grow and provide significant employment opportunities and a variety of services to the city. Other service and light industrial uses continue to develop along Brisbane Road. The area forms part of the South West Industrial Corridor Regional Economic Cluster (REC) as identified in the *ShapingSEQ*.

A Local Centre is proposed along Bognuda Street in Bundamba to service increasing populations resulting from residential intensification and the additional workforce associated with Citiswich Business Park. Residential densities are increased within the walk-up catchment of the Bundamba Railway Station and in the areas surrounding the Ipswich TAFE campus, to maximise the opportunities for intensification offered by existing public transport network.

Places of heritage or character significance in the Area are preserved and include:

a. the Ebbw Vale Triassic Fossil beds;
b. heritage associated with the coal mining industry and Queensland railways; and
c. the former site of 'Brynhyfryd' mansion on Castle Hill.

Brisbane Road provides the main arterial access for the Area, running east-west and connecting to the city to the west and Ipswich Motorway to the east. The Ipswich to Brisbane railway line with stations at Bundamba, Ebbw Vale and Dinmore provides major public transport connectivity. The Area is bounded to the north by the Warrego Highway, and to the south by the Cunningham Highway, with direct access to both roads. Other major arterial and sub-arterial roads include Blackstone Road, Thomas Street, Ashburn Road and River Road.

(3) **Safe, Inclusive and Creative**

Community facilities include a number of schools, the Bundamba Swim Centre and local community halls and churches.

Riverine flooding from the Bremer River is the dominant flood source north of Brisbane Road, where existing large lots are exposed to a time to inundation of less than 6 hours, and some periods of long durations of inundation. The Ipswich Turf Club, Bundamba State School and surrounds (along Bergin Hills Road) adjoin Bundamba Creek, also have a time to inundation of less than 6 hours and are within a Priority Evacuation Area.

(4) **Natural and Sustainable**

The Area includes significant natural areas of vegetation including the critically endangered Cooneana Olive adjacent to the Cunningham Highway at Ebbw Vale, and wildlife habitat, particularly in the Castle Hill Blackstone Reserve and along Bundamba Creek, which contains significant koala habitat.

The Bremer River and Bundamba Creek forms the western boundary of the Area. These waterways are surrounded by

environmental corridors, private property, bushland areas and public parks, reserves and recreation areas.

4.2.9.3 Purpose and Overall Outcomes

(1) The purpose of Local Framework — Area 9 is to:

a. facilitate industrial growth in the Area within the limits of the existing flood constraints, and capitalising on the availability of transport infrastructure;
b. maintain the density and form expectations for Established Suburban Neighbourhoods, protecting the established detached housing form, lot sizes and vegetated front and back yards while providing some opportunity for intensification in selected areas;
c. promote the growth of increased residential densities in areas surrounding the Bundamba College of TAFE, adjacent to the Bundamba Railway Station and around the Dinmore Railway Station;
d. identify the major features and constraints that have an impact on the pattern of development for the Area, minimising the impact of past mining and flooding; and
e. further the potential for ecological connectivity and recreational activity within Environmental Management areas, particularly along Bundamba Creek and in the Castle Hill Blackstone Reserve and also along the Bremer River.

(2) The purpose of this code will be achieved through the following overall outcomes, including overall outcomes for each type of place within the local framework area.

(3) **Bundamba Area Generally**

a. The Area is comprised of a range of industrial areas, established residential areas, environmental management areas, and education facilities. The Area is well serviced by major transport connections, major highways to both the north and south, and the Ipswich Railway Line running east-west with stations at Bundamba, Ebbw Vale and Dinmore.
b. Citiswich Business Park, well connected to the Warrego Highway in the northeast of Bundamba, continues to grow and provide significant employment opportunities and a variety of services to the city.
c. Residential intensification occurs in the walk-up catchment north of the Bundamba Railway Station, and surrounding the Dinmore Railway Station.
d. The following constraints are likely to have a significant impact on development:

i. Flooding, occurring in the area:
   A. surrounding the Bremer River and Bundamba Creek;
   B. surrounding Bundamba Creek further to the south, where flooding is predominantly creek flooding with short time to inundation and high velocities;
   C. of major conveyance, and areas that are required for flood storage, and so filling should be avoided;
   D. that are identified as Environmental Management, and heavily impacted by flooding (mainly in the north of the Area);
   E. where vulnerable uses are to be avoided, low intensity land uses are preferable and sensitive uses (including accommodation uses) should be avoided; and
   F. where the further intensification of low density residential development is avoided due to the presence of high to extreme flood risk.
ii. Mining constraints, including past surface and underground mining, in Dinmore and the majority of areas south of Brisbane Road.
iii. Bushfire and difficult topography hazards, concentrated in the south in association with the Castle Hill Blackstone Reserve.
iv. The Bundamba Wastewater Treatment Plant, in the northwest of the Area.

(4) **Enterprise and Industry Areas**

The Citiswich industrial area provides for a range of industrial, major fabrication, transport and logistics functions, transitioning from lower impact uses on the edge of the industrial area to medium impact activities towards the centre. Environmental Management areas to the north of industrial areas provide separation and buffering to the Bremer River and nearby sensitive land uses.

Opportunity exists for the further development of a mix of compatible business, service trades and low impact industry uses with attractive street facades around Mining Street, Bundamba and Jacob Street, Dinmore supporting the requirements of the Area and surrounding suburbs.

(5) **Established Suburban Neighbourhoods**

Established Suburban Neighbourhoods form the majority of the Area, and development in these areas continues the established suburban form of detached dwellings with larger back yards. Larger lots in the west are largely constrained by flooding and are unlikely to develop further.

Street trees contribute to the shade and character of suburban streets.

The established aesthetics and form of character residential areas and heritage housing is preserved.

Neighbourhood Centres support Established Suburban Neighbourhoods along Brisbane Road, Mary Street and Naomai Street, providing convenience retailing to their local catchments.

Recreation parks, sports grounds and Environmental Management areas provide opportunities for passive and active recreation, and provide pedestrian and cycle connectivity throughout the Area including Ebbw Vale Memorial Park, Bundamba Swim Centre, Bundamba Skate Bowl, Ipswich Knights Football Club, Ipswich Turf Club, Castle Hill Blackstone Reserve, environmental management areas adjacent to Bundamba Creek and the Bremer River, and a network of recreation parks servicing local catchments.

(6) **Urban Neighbourhoods**

Areas north of the Bundamba Railway Station surrounding the Ipswich TAFE campus and areas surrounding the Dinmore Railway Station provide opportunities for Medium Residential Urban Neighbourhood development, transitioning in height up to 5

storeys immediately adjacent to the railway station and campus.

(7) **Centres**

A new Local Centre is proposed along Bognuda Street in Bundamba to service increasing populations resulting from residential intensification and the additional workforce associated with Citiswich Business Park. Brisbane Road provides a strong active link to the Ipswich Principal Centre and a vibrant main street for the Area, and includes supplementary retail and commercial functions servicing both passing traffic and the surrounding neighbourhoods.

(8) **Natural Places**

The environmental corridors adjoining the Bremer River are preserved for environmental purposes, and for the management of natural hazards.

Natural areas surrounding Bundamba Creek, along with Castle Hill Blackstone Reserve and the other parks and reserves in the Area contribute to sustaining natural systems and providing a network of active and passive recreation opportunities.

4.2.9.4 Specific Benchmarks for Assessment

Table 4.2.9.4.1 — Benchmarks for Assessable Development

1 **Bundamba and Surrounds Area Generally**		**Comments**
PO1.1 Land at Queen Street, Dinmore includes an area	**AO1.1** No accepted outcome provided.	**Not applicable** The development is not located on land at Queen Street, Dinmore.

of major mining subsidence where houses were resumed and demolished. This area should not be reused for residential purposes, or any uses that require buildings works.		
PO1.2 Development in the vicinity of the Bundamba Sewerage Treatment Facility addresses the amenity impacts (particularly odour) associated with the waste water treatment facility.	**AO1.2** No accepted outcome provided.	**Not applicable** The development is not located in vicinity to the Bundamba Sewerage Treatment Facility.
2 **Enterprise and Industry Areas**		
If in the Low Impact Industry Zone or Medium Impact Industry Zone		
PO2.1 Development is designed and operated to protect the amenity of nearby residential areas and sensitive land uses from the potential impacts of environmental emissions.	**AO2.1.1** Industrial development is located entirely within a building designed to accommodate light industrial activity. **AO2.1.2** Industrial development of a site is to be located and designed to protect the amenity of residential areas and sensitive land uses.	**Not applicable** The development is not located within the Low Impact Industry Zone or Medium Impact Industry Zone.
PO2.2 Development presents a high standard of visual amenity with regard to both their built form and landscaped setting where readily viewed from the: a. Warrego Highway; and b. main approach routes along Brisbane Road.	**AO2.2** No accepted outcome provided.	**Not applicable** The development is not located within the Low Impact Industry Zone or Medium Impact Industry Zone.
Business Park Precinct		**Not applicable** The development is not located within the Low

		Impact Industry Zone or Medium Impact Industry Zone.
PO2.3 Development provides a range of non-industrial uses facilitated within the Business Park precinct that are of a highly detailed and articulated built form, and balances the amenity and reverse amenity issues with the anticipated surrounding industrial uses.	**AO2.3** No accepted outcome provided.	**Not applicable** The development is not located within the Low Impact Industry Zone or Medium Impact Industry Zone.
3 **Established Suburban Neighbourhoods**		
If in the Low Density Residential Zone or Character Residential Zone		
PO3.1 Large lot residential areas generally to the west of Andrew Street, Bundamba is impacted by flooding with further residential intensification of this area to be avoided.	**AO3.1** No accepted outcome provided.	**Not applicable** The development is not located within the Low Density Residential Zone or Character Residential Zone.
PO3.2 The established residential character is preserved.	**AO3.2** Development is in accordance with, and does not exceed, the height and density shown on the Building Height and Density Overlay.	**Not applicable** The development is not located within the Low Density Residential Zone or Character Residential Zone.
PO3.3 Where in the established residential areas, development is to be of an established suburban neighbourhood form with more intensive development that exceeds the dominant density and character of the area to be avoided, such as terraces, townhouses and concentrations of duplexes, and subdivision other than infill lots for dwelling houses, to ensure that the existing	**AO3.3** Development is in accordance with, and does not exceed, the height and density shown on the Building Height and Density Overlay.	**Not applicable** The development is not located within the Low Density Residential Zone or Character Residential Zone.

character and pattern of development is maintained, with the exception of infill development in the areas: a. west and south of the local centre on Bognuda Street; b. to the east of Bognuda Street; c. to the south of Barclay Street subject to the resolution of mining constraints and separation constraints to industrial uses to the east; d. between Mary Street and Charlotte Street, Blackstone subject to the resolution of mining and stormwater constraints; and e. between Mary Street and High Street, Blackstone subject to the resolution of mining constraints.		
If in the Local Centre Zone		
PO3.4 Development of the Local Centre on Bognuda Street is limited to the provision of local convenience uses that support immediately surrounding residents and workers.	**AO3.4** Development of the centre is consistent with the Ipswich Centres Hierarchy.	**Not applicable** The development is not located within the Local Centre Zone.
If in the Neighbourhood Centre Zone		
PO3.5 The further development of Neighbourhood Centres is limited to the provision of retail convenience that service the day-to-day needs of the local neighbourhood catchment and may be developed on land: a. generally between Brisbane Road, Lindsay Street, Lane Street and Braeside Road;	**AO3.5** Development of the centre is consistent with the Ipswich Centres Hierarchy.	**Not applicable** The development is not located within the Neighbourhood Centre Zone.

b. at the intersection of Brisbane Road and Cairns Street; c. at the intersection of Brisbane Road, New Chum Street and River Road; d. on the north-eastern corner of Mary Street and River Road, adjacent to Bundamba TAFE campus; e. on the north-western corner of Naomai Street and Emma Street; f. on the southern side of the Mary Street and Jones Street intersection; and g. on the south-western corner of Mary Street and the Cunningham Highway.		
4 **Urban Neighbourhoods**		
If in the Low-Medium Density Zone or Medium Density Zone		
PO4.1 Residential intensification is provided through a range of multiple dwelling and accommodation forms that retains and conserves the streetscape character, is focused within the low-medium density and medium density residential precincts on land: a. surrounding the TAFE campus targeting students and workers in the immediate area; b. between Duce Street and Brisbane Road; c. to the east of the existing Neighbourhood Centre on Mary Street; d. at the eastern end of Mary Street, adjacent to the Cunningham Highway;	**AO4.1** Development is in accordance with, and does not exceed, the height and density shown on the Building Height and Density Overlay Map.	**Complies with AO4.1** The development proposes a maximum height of two storeys and a density of 41.6 dwellings/ha, which does not exceed the Building Height and Density Overlay Map.

e. west of the intersection of Naomai Street and Emma Street; f. along Gleeson Street, Claydon Street, River Road and Earl Street; g. between Queen Street and the Bundamba Railway Station; and h. surrounding the Neighbourhood Centre at the Brisbane Road, River Road and Aberdare Street intersection, particularly: i. between Dinmore Street and Brisbane Road; and ii. along New Chum Road, Noel Street, Taylor Street, Hubert Street and Bunkenham Street.		
5 **Natural Places**		
If in the Conservation Zone or Environmental Management Zone		
PO5.1 Development protects significant natural areas of vegetation including the critically endangered Cooneana Olive adjacent to the Cunningham Highway at Ebbw Vale, and wildlife habitat, particularly in the Castle Hill Blackstone Reserve and along Bundamba Creek which contains habitat of state significance including Koala habitat.	**AO5.1** No accepted outcome provided.	**Not applicable** The development is not located within the Conservation Zone or Environmental Management Zone.
PO5.2 Development protects and enhances the ecological function, environmental connectivity and scenic amenity values of Bundamba Creek.	**AO5.2.1** Development provides for the rehabilitation of the waterway to protect and enhance the scenic amenity, stream and habitat condition, biodiversity and ecological processes.	**Not applicable** The development is not located within the Conservation Zone or Environmental Management Zone.

	AO5.2.2 Development enhances connectivity between environmental areas and does not result in the fragmentation or severing of ecological linkages.	

You have reached the end of the page.

9.3.10 Multiple Dwelling and Accommodation Code

9.3.10.1 Application

(1) This code applies to accepted development subject to requirements and assessable development for which the Multiple Dwelling and Accommodation Code is identified in the Applicable Code (Assessment Benchmarks and Required Outcomes) column in Table 5.8.1 - Applicable Use Codes for Defined Use terms.

(2) When using this code, reference should be made to Part 5.2 Reading the Tables and Part 5.3 Categories of Development and Assessment to determine the requirements for assessment of particular development.

(3) This code provides a set of benchmarks detailing the preferred manner in which multiple dwelling or accommodation uses are designed and constructed to integrate with the general use and form requirements identified as the established form and character of a residential zone.

In some circumstances, the local framework may provide further location-specific requirements to assist with the integration of a new multiple dwelling or accommodation use.

The Active Frontages Overlay (OV4) will apply within some residential areas. Where a site is identified as having an active frontage, the Active Frontages Overlay Code provides additional requirements for built-form outcomes (street activation outcomes) that will improve the public realm within these areas.

Note: Part 1.4 — Hierarchy and Application of Assessment Benchmarks provides further information on the application and role of the various code types within the scheme.

(4) This code is structured to provide the requirements for a variety of multiple dwelling or accommodation uses identifying:

a. accepted forms of multiple dwelling and accommodation development for the range of zones and density precincts Table 9.3.10.3.10 ;
b. requirements applicable to all multiple dwelling and accommodation development in all forms Table 9.3.10.3.6, Table 9.3.10.3.7, Table 9.3.10.3.8 and Table 9.3.10.3.9;
c. specific form requirements depending on the building typology of multiple dwelling proposed; and
d. specific use requirements for particular residential uses or allied or co-located residential uses.

9.3.10.2 Purpose and Overall Outcomes

(1) The purpose of the Multiple Dwelling and Accommodation Code is to promote housing choice for people throughout all stages of life. The code facilitates a variety of multiple dwelling forms, retirement communities and residential care facilities that are appropriately located, designed and operated to respond to local character, environment and amenity considerations.

(2) The purpose of this code will be achieved through the following overall outcomes:

a. development is located, orientated and designed across the city to contribute to safe, attractive and walkable neighbourhoods;
b. development supports housing choice including higher density and compact housing forms proximate to existing and planned railway stations, and designed to facilitate high levels of activity and surveillance of the public realm;
c. development is compatible with and complementary to the character of the zone with regard to scale, bulk, height, design and streetscape pattern;
d. the design of development creates a high standard of amenity and privacy for residents and does not detrimentally impact on the amenity and privacy consistent with the expectations of the zone;
e. development balances private and communal open space with improvements to the public realm and contribution to place outcomes;
f. a range of residential and short term accommodation uses are supported through provision of a variety of built typologies ensuring development is suitable for the outcomes sought for the zone including;
    i. townhouses and a range of dwelling forms;
    ii. low and mid rise apartments; and
    iii. high rise apartments;
g. the flexible use of buildings is facilitated for short and long term residential development throughout the lifecycle of

buildings;

h. development makes a positive contribution to the amenity of the immediate streetscape and pedestrian environment with highly articulated building facades, varied roof form elements, high quality landscaping at the front of the site and direct pedestrian access from the development to the street;
i. development of adaptable housing meets the needs of the community now, and into the future;
j. development provides design elements that retain and support local character identity and strengthens site features, such as view corridors, character buildings, significant vegetation or significant corner sites, particularly where on an identified landmark site;
k. development is designed, orientated, located and constructed to incorporate built form principles that make a positive contribution to the built form that is sought for the zone and public realm, whilst facilitating and encouraging sustainable building design principles; and
l. development maximises the efficient use of infrastructure, including taking advantage of established infrastructure and services.

9.3.10.3 Specific Benchmarks for Assessment

Table 9.3.10.3.1 — Benchmarks for Accepted Development Subject to Requirements

Benchmarks for Accepted Development Subject to Requirements		Comments
1 Rooming Accommodation	**RO1.1** A maximum of 5 persons reside in a maximum of 5 bedrooms on premises used for Rooming accommodation at any one time. **RO1.2** Development consists of no more than 1 dwelling house on a lot.	**Not Applicable** A Rooming Accommodation use is not proposed.
	RO1.3 Development involving a Class 1a building or a building that would be so defined if not for the rooming accommodation use, provides no more than: a. 1 meter box; b. 1 letter box; and c. 3 bins.	

	RO1.4 Development provides car parking in accordance with the {Link, 18088,Transport and Parking Planning Scheme Policy.	
	RO1.5 Development provides storage for 3 bins: a. located a minimum of 6 metres from any street frontage; b. located under or behind a structure or a building; or c. if located forward of the building line, within a storage space with a minimum dimension of 1.8m width and 0.7m depth; and d. screened from view of adjacent streets or public spaces by a 1.5m high permanent screen.	
	RO1.6 Development occurs in an existing dwelling house, or is developed to meet the requirements for a dwelling house in a residential zone.	
	RO1.7 In a zone other than a residential zone, development is located within 800m of: a. a dedicated public pedestrian access point of an educational establishment where a higher education campus (e.g. university or technical institute); or b. an existing railway station.	

Table 9.3.10.3.2 — Benchmarks for All Assessable Development

1 **Built Form Typology**		**Comments**
PO1.1 Development provides a range of multiple dwelling and accommodation forms, compatible with the applicable zone outcomes to offer housing choice and affordable living options meeting the diverse needs of the community.	**AO1.1** Development is provided as a compatible building form in accordance with Table 9.3.10.3.10.	**Complies with AO1.1** The application proposes a Townhouse development, which is identified as a compatible building form within the Medium Density Residential Zone.

2 **Site Requirements**		
PO2.1 Development has a site area and frontage width that is sufficient to: a. accommodate the scale and form of buildings, considering site features including any character places and the slope of the land; b. provide useable shared and private open space areas for both passive and active recreation; c. achieve viable areas of densely planted landscaping including shade trees; d. achieve safe and convenient vehicle and pedestrian access to the site; e. accommodate on-site parking and vehicle maneuvering 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; and g. minimise the impact of new driveways on the streetscape.	**AO2.1.1** Development located in the Low density residential zone has a minimum site area of 2000m^2 and frontage width of 20m. **AO2.1.2** Development located in the Low-medium residential zone has a minimum site area of 800m^2 and frontage width of 20m. **AO2.1.3** Development located in the Medium density residential zone and High density residential zone has a minimum site area of 600m^2 and frontage width of 15m.	**AO2.1.1 Not Applicable** The site is not located in the Low density residential zone. **AO2.1.2 Not Applicable** The site is not located in the Low-medium density residential zone. **Complies with AO2.1.3** The proposed development site has an area greater than 600m^2 and a frontage greater than 15m.
3 **Built Form Requirements**		
PO3.1 Development height, bulk, scale, siting and layout ensures that:	**AO3.1** Development is designed and constructed to be contained within the building envelope for the site	**Complies with PO3.1** The proposed development complies with the maximum building height and building height transitions.

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 to transition to the character of adjoining residential areas; 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 for habitable rooms and 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; and f. adequate landscape buffering is achieved, including the retention and provision of large shade trees in deep planting areas.	created by applying: a. the maximum building height in the Building Height and Density Overlay Map; b. front, rear and side boundary setback requirements in Table 9.3.10.3.6; c. building separation requirements in Table 9.3.10.3.8; d. building height transitions specified in Table 9.3.10.3.9, where applicable; Note: This acceptable outcome can be demonstrated by the preparation of a building envelope plan, elevations and sections.	The proposed front setbacks comply with Table 9.3.10.3.6, a response to the rear and side setbacks are provided in section 5.4.6 of the Planning Assessment Report. The townhouses generally meet the separation requirements in Table 9.3.10.3.8 or have been designed to minimize overlooking and privacy concerns whilst maintaining residential amenity and ensuring that each dwelling has adequate access to natural light and breezes. Refer to **Appendix A**.
PO3.2 Development provides a front boundary setback that: a. defines the street edge; b. creates a clear threshold and transition	**AO3.2** No accepted outcome provided.	**Complies with PO3.2** The proposed development includes a front boundary setback to River Road that clearly defines the street edge, assisting in identifying the transition between public to private spaces.

from public to private space; c. assists in achieving visual privacy for ground-floor dwellings from the street; d. supports the location of balconies for casual surveillance of the street and modulation of the façade; e. allows for built form and façade articulation that contributes to the streetscape character and landscape; f. is consistent with the intended streetscape and setback pattern; and g. facilitates landscaping appropriate for softening and screening the built form of the development from the street.		Built form and façade variation has been provided throughout the development to reduce the bulk and scale of the townhouses to remain consistent with the intended streetscape and residential setback pattern. Landscaping has been provided to soften the built form of the townhouses and acts as a natural screening to River Road and internally within the development. Refer to **Appendix A** and **Appendix B**.
PO3.3 Development provides side and rear boundary setbacks that: a. consider future development on adjacent sites; b. minimise the impacts of development on the amenity and privacy of future and existing neighbourhood residents; c. support the separation of buildings to provide visual and acoustic privacy without reliance on screening, and ensure access to natural light, sunlight and breezes; d. contribute to the rhythm and pattern of the streetscape in keeping with the intended neighbourhood character; e. maximise the opportunity to establish large shade trees in deep-planting areas; and f. if provided, include built to boundary walls that are painted or constructed of	**AO3.3** 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 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 in accordance with the Building Height and Density Overlay; c. for non-habitable rooms or spaces only; d. not located within 1.5m of a window 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	**AO3.3 Not applicable** No built to boundary walls are proposed.

prefinished materials	lot, located towards the front of the development and separated; g. a maximum height of 3m; and h. low maintenance or constructed of prefinished materials.	
PO3.4 Development contributes to a cohesive streetscape and has a residential density that is compatible with: a. the intent of the zone; b. the Building Height and Density Overlay; c. the assumed infrastructure demand; and d. the built form character of the local area in which it is located.	**AO3.4** Development is consistent with: a. the site density specified within the Building Height and Density Overlay; and b. the height range specified within the Building Height and Density Overlay.	**Complies with AO3.4** The development proposes a maximum height of two storeys and a density of 41.6 dwellings/ha, which does not exceed the Building Height and Density Overlay Map.
PO3.5 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; b. facilitates modulation and articulation of the building form; c. supports residential amenity for occupants and adjoining properties; d. supports private outdoor living; e. provides for well-located and functional communal open space areas; and f. provides landscaped planting areas to retain significant vegetation and protect or establish large shade trees.	**AO3.5** Development has: a. a building footprint within the building envelope; and b. a maximum site cover of: i. 75% where located in the Low density residential or Low—medium density residential zone; and ii. 80% where located in the Medium density residential zone, or the High density residential zone.	**Complies with AO3.5** The development proposes a site cover of 39.43%.
PO3.6	**AO3.6.1**	**Complies with AO3.6.1** The development includes twelve (12) different

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 appearance 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 for occupants, and occupants and users of adjoining properties, including access to natural light and breezes; d. provides opportunities for active frontages to streets (both primary and secondary frontages); e. incorporates changes in material, finish or texture at regular intervals; f. provides expressive shadow casting elements; and g. provides opportunities for usable and functional open space.	In the Medium density residential zone or the High density residential zone, buildings incorporate articulation with no unbroken elevation greater than 15m vertically and horizontally. **AO3.6.2** 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; 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; and e. plantings, particularly on podiums, terraces and low level roof decks. **AO3.6.3** The minimum distance between separate buildings on a site is 6m.	townhouse designs, and does not propose any unbroken elevation greater than 15m vertically or horizontally. **Complies with AO3.6.2** The development proposes twelve (12) townhouse designs and typologies to promote variation and articulation within the development, including within treatment and patterning of windows, building form, materials, colours, textures, and roof recessions and projections to ensure strong visual interest and variety is provided. Additionally, balconies are included on the second storey for all dwellings, with the exception of the H1 and H2 typologies located adjoining the north access off River Road. are provided, and all townhouses are provided with substantial and useable private open space including a covered patio area. Refer to **Appendix A**. **Complies with PO3.6** The townhouses maintain a human scale and is broadly consistent with the character of the surrounding area. The development has been designed to support residential amenity and provide variation in the built form to reduce bulk and scale. Refer to **Appendix A**.

	AO3.6.4 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; and d. recesses in built form to allow natural light to access habitable rooms within the building.	**Complies with AO3.6.4** The development proposes 2 storey townhouses that provide balconies orientated to the street, obvious pedestrian entries, finer horizontal and vertical architectural elements, and variation in recessed elements to support residential amenity. Refer to **Appendix A**.
4 **Building Design**		
PO4.1 Buildings 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; and e. the treatment of retaining walls or basement car parking edges.	**AO4.1.1** The front elevation of a building is parallel or nearly parallel to the street frontage. **AO4.1.2** Unless required to in order 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. **AO4.1.3** Balconies and windows from primary living areas face and overlook the street or a public space.	**Complies with AO4.1.1** The townhouses are designed parallel to the street frontage or internal private road. **Complies with AO4.1.2** The proposed development complies with the front setbacks identified in Table 9.3.10.3.6. **Complies with AO3.6.2** The development proposes a range of townhouse typologies to promote variation and articulation within the development. Primary living areas and balconies are orientated to overlook the street or internal private road. Refer to **Appendix A**.
PO4.2 Buildings have an entrance that defines the	**AO4.2.1** Development of a small-scale multiple dwelling of	**AO4.2.1 Not applicable** More than 5 dwellings are proposed.

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; and f. individual entrances to ground storey dwellings that provide for a varied streetscape.	5 or fewer dwellings in attached form ensures access to the front door of each dwelling is at the ground storey and clearly identifiable and visible from the primary street frontage or internal driveway.	
	AO4.2.2 A multiple dwelling of 6 or more dwellings, provides at least one prominent pedestrian entry that connects a foyer or building entry directly with the primary street frontage, is separated from the vehicle entry and includes: a. entry and waiting space off the footpath; b. shade and shelter from the elements; c. outdoor lighting including lighting of public spaces in accordance with the *AS/NZS 1158*; and d. mailboxes.	**Complies with AO4.2.2** Pedestrian access is proposed from the southern most access along River Road and is clearly delineated as separate along the private access road. Mailboxes are provided along this access and landscaping treatment has been proposed to provide shade.
	AO4.2.3 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. outdoor lighting is provided in accordance with *AS/NZS 1158*; and d. street numbering is provided to support visitor and emergency access.	**Complies with AO4.2.3** The proposed development includes direct entry from River Road and the future Bird Street cul-de-sac to adjacent dwellings.
PO4.3	**AO4.3.1**	**Complies with AO4.3.1**

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; and d. ensure adverse amenity impacts to the streetscape and habitable spaces are ameliorated.	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 on-site and not towards the street frontage; and c. are located, screened or landscaped so as not to be visually obtrusive.	A padmount transformer is proposed at the northern most access along River Road which is not visually intrusive along the street frontage.
	AO4.3.2 Development provides a mail box for each dwelling, which: a. is located adjacent to the street frontage alignment; b. is adjacent to the main pedestrian access to the site; and c. includes one lockable mail box per dwelling, plus one additional mail box for use by the body corporate, management entity or equivalent.	**Complies with AO4.3.2** A mailbox is provided for each townhouses and are located along the private access road along the southern boundary of the site.
PO4.4 Mechanical plant (including air-conditioning plant, heat pumps and swimming pool pumps) ensures is located, designed, screened and attenuated to minimise adverse impacts on amenity adjoining properties.	**AO4.4** Mechanical plant is visually and acoustically screened from nearby sensitive land uses.	**Complies with AO4.4** Mechanical plant can be conditioned to be screened if required.
PO4.5 Development creates a safe environment by	**AO4.5** Development is sited and designed to:	**Complies with AO4.5** The proposed development is designed to

incorporating the key elements of crime prevention through environmental design in its layout, building or structure design and landscaping.	a. facilitate casual surveillance opportunities including good sightlines to publicly accessible areas such as car parks, pathways, public toilets and communal areas; b. define different uses and the boundary between public and private areas through design and restricting access from non-residential uses to private residential uses; c. promoting safety and minimise opportunities for graffiti and vandalism through exterior building design and orientation of buildings and the use of active frontages; d. ensure publicly accessible areas such as car parks, pathways, public toilets, and communal areas are well lit and include way-finding cues; and e. minimise predictable routes and entrapment locations near public spaces such as car parks, public toilets, ATMs, communal areas.	address crime prevention to create a safe environment within the new community. The townhouses are designed to address the existing street frontage to River Road and future cul-de-sac to Bird Street, as well as internally within the site to ensure casual surveillance. Landscaping and treatment are used throughout the development to delineate between private and public spaces. Communal areas will be well lit and designed to promote safety and accessibility.
PO4.6 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 climatically responsive; c. reduce the appearance of excessive bulk; and d. provide opportunities for passive	**AO4.6.1** 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. **AO4.6.2** A secondary balcony on a side elevation is fully screened where it adjoins utilities or services.	**Complies with AO4.6.1** Proposed balconies utilise lightweight and solid materials in combination. **AO4.6.2 Not Applicable** Side balconies are not proposed.

surveillance of the street or public spaces.		
PO4.7 Direct overlooking between buildings is minimised through appropriate building layout, location and the design of windows and balconies or screening devices.	**AO4.7.1** Where the windows or glass doors of habitable rooms directly oppose windows of habitable rooms in existing residential buildings within 2m at ground storey level or within 9m above ground storey levels, or development overlooks private open space or a sensitive land use, the development: a. ensures that windows of habitable rooms are offset from the habitable room window or private open space of the existing dwelling to limit direct outlook; or b. provides sill heights a minimum of 1.5m above floor level; or c. provides fixed obscure glazing in any part of the window between floor level and 1.5m above floor level; or d. provides fixed external screens; or e. for a ground storey level, provides screening or fencing to a minimum of 1.8m above the ground storey floor level.	**Complies with PO4.7** Necessary screening can be conditioned as appropriate.
	AO4.7.2 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 within 15m of the proposed structure, this view is screened from floor level to a height of above 1.5m above floor level.	
	AO4.7.3 Screening devices are permanently fixed made of durable material. At minimum, such screens are to	

	be solid translucent screens, perforated or slatted panels or fixed louvres that have a maximum of 25% openings, with a maximum opening dimension of 50mm, or a combination thereof.	
5 **Communal and Private Open Space**		
PO5.1 Development provides accessible and functional communal open space that is designed to provide: a. residents with passive and active recreation opportunities; b. a pleasant outlook for residents and maximise opportunities for shared views or access to viewing points; and c. opportunity for a range of uses and flexible use.	**AO5.1.1** Development consisting of 10 or more dwellings provides communal open space, that is clearly in addition to and clearly distinguished from deep planting areas and private open space, and: a. is a minimum of 5% or 40m^2 of the site area, whichever is greater; b. is one consolidated usable space, or where exceeding 100m^2, two separate usable areas within the site; c. is a minimum 50% open to the sky; d. is a minimum of 25% landscaping; e. is a minimum of 25% shaded by trees within 5 years; f. is a maximum 25% as internal dedicated created space; g. is designed to provide a range of recreational facilities such as seating, barbeque, swimming pool and vegetable gardens; and h. incorporates a flat paved or grassed area with a minimum dimension of 5m in any direction.	**Complies with AO5.1.1** The development proposes an area of communal open space 2,569m^2 in size (5% of the site area). It is provided as a consolidated area, centrally located within the development. This allows for the greatest accessibility for the residents and maximises the site layout to ensure sufficient passive and active recreation opportunities. It provides for a combination of active and passive spaces including covered seating areas, barbeques, a swimming pool and a large grassed area. Refer to **Appendix A** and **Appendix B**.
	AO5.1.2 Development ensures that communal outdoor	**Complies with AO5.1.2** The communal outdoor space area does not

	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.	contain driveways or manoeuvring areas or surface infrastructure structures.
PO5.2 Development must provide attractive and functional private open space to each dwelling that: a. is an appropriate size, shape and dimension and located to enhance amenity and liveability for residents; b. received adequate sunlight; c. is designed to be functional for the use of the possible number of residents in each dwelling; and d. is designed to contribute to the form and detail of the building.	**AO5.2.1** Development provides private open space which comprises: a. for ground storey dwellings, a minimum area of 35m^2 with a minimum dimension of 3m in each direction; and b. for dwellings above ground storey, a balcony with a minimum area of 12m^2 and a minimum dimension of 3m.	**Complies with AO5.2.1** The proposed development provides private open space with an average per dwelling of 51.09m^2 with sufficient dimensions.
	AO5.2.2 Private open space areas are: a. directly accessible from the internal primary living areas of the dwelling; b. provided with a screened area of 2m^2 minimum dimension capable of screening air-conditioning plant, private clothes drying and the like if they are provided in the private open space area; and c. provided with privacy screening that is adjustable, moveable or operable.	**Complies with AO5.2.2** The proposed development provides private open space that is directly accessible from the internal living areas of the townhouses and provides sufficient screening areas to maintain privacy.
	AO5.2.3 Balconies for private open space are located to the front or rear of a building, except where adequate building separation and screen landscaping can be achieved to maintain privacy for balconies	**Complies with AO5.2.2** The townhouses provide balconies that are predominantly located to the front of the building, and ground level patio and backyard areas at

	provided along side boundaries.	the rear.
	AO5.2.4 Private open space areas do not contain: a. vehicle driveways, manoeuvring or hardstand areas; or b. surface structures and infrastructure such as retaining walls, rainwater tanks, electricity transformers and fire hydrants and boosters.	**Complies with AO5.2.4** The proposed development provides private open space that does not contain vehicle or maneuvering hardstand areas or infrastructure / services.
	AO5.2.5 A minimum of 75% of a dwelling's outdoor living area is positioned to the north or north-east. This is balanced with street interface desired outcomes.	**Complies with AO5.2.5** The proposed development is primarily orientated north-south on the site and provides outdoor living areas that are positioned appropriately.
6 **Design and Landscaping**		
PO6.1 Development responds to climate 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 climate; and d. mitigates the impact of the urban heat island effect.	**AO6.1** 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; and c. extensively shaded west-facing building facades using building and landscape elements such as adjustable screens, awnings or pergolas, green walls and planting.	**Complies AO6.1** All external doors are provided with weather protection, and sufficient sub shading is provided to windows and habitable rooms. The various townhouse designs include recesses, and minimization of west-facing windows.

PO6.2 Significant vegetation and large shade trees are retained, or where retention is not possible, compensatory planting is established to balance the bulk, scale and form of the building and to provide a landscape setting including natural shade to mitigate heat island effects.	**AO6.2.1** The location of new buildings, car parking, driveways, crossovers, retaining walls, filling and excavation, utilities or services will not adversely impact the long-term viability of significant vegetation. **AO6.2.2** 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. **AO6.2.3** Development provides tree species that provide shade cover, with a capacity for a minimum of 50% shade cover to a site's open space within 10 years**.** **AO6.2.4** Existing mature shade trees are retained and incorporated into landscape design wherever practicable.	**Complies with PO6.2** The existing vegetation on the site has been approved by SARA and Council to be cleared (Approval reference: 8605/2025/CA). A Landscape Concept Plan has been prepared and is attached in **Appendix B**. Landscaping has been incorporated through the development including large shade trees to balance ethe bulk, scale and form of the townhouses to mitigate heat island effects.
PO6.3 Development provides landscaping that must: a. provide shade to pedestrian pathways; b. maintained sightlines and support personal safety by allowing for the overlooking of the street and public spaces from the site and balconies; c. present an integrated landscape, neighbourhood and streetscape character; d. contribute positively to amenity and the climate of the site, streetscape and public	**AO6.3.1** Development includes landscape areas: a. to protect existing significant vegetation, including large shade trees; b. to provide an opportunity for the co-location of deep soil plants and large shade trees within the street or on adjoining premises; and c. within the front or rear set back to soften the built form for the street and adjoining premises.	**Complies with AO6.3.1** The proposed development incorporates landscaping throughout to soften the built form of the townhouses from the street and adjoining residences. Refer to **Appendix B**. **Complies with AO6.3.1**

spaces; e. reduce the appearance of building bulk and soften built form, driveways and hardstand areas from the street and adjoining properties; f. contribute to privacy between residences; and g. provide natural shade to mitigate heat island impacts.	**AO6.3.2** Development provides landscaped areas that are: a. a minimum of 10% of the site area; b. a minimum unobstructed dimension of 2m in any direction; c. able to accommodate trees planted in natural ground; d. 100% open to the sky; and e. can be accessed for maintenance purposes.	The proposed design includes 27.7% of the site as soft- and landscaped areas. The proposed development incorporates landscaped areas that are an appropriate size and dimension, can accommodate planting and open to sky, and access for maintenance purposes. Refer to **Appendix B**.
	AO6.3.3 Landscaping and planting areas are exclusively for landscaping and do not contain: a. vehicle driveways, manoeuvering or hardstand areas and pedestrian paths; b. surface structures and infrastructure such as water conservation services, refuse storage areas, fire hydrants or boosters, electrical transformers or other utilities; or c. sub-surface structures or infrastructure such as piping, bioretention pits and basement car parking structures.	**Complies with AO6.3.3** The proposed landscaping and planting areas that do not contain hardstand areas or infrastructure / services. Refer to **Appendix B**.
7 **Refuse Storage and Collection**		
PO7.1 Development provides refuse and recycling	**AO7.1** a. Residential development is to utilise	**Complies with AO7.1** The development proposes for the townhouses

collection and storage facilities that: a. are located conveniently in an unobtrusive dedicated storage room or separate screened structure; b. are not located along the primary street frontage; c. are located and managed so that adverse impacts on building occupants, neighbouring properties and the public realm are minimised; d. provide for refuse and recycling including at-source separation; e. are of a design that allows low-frequency service collection; and f. minimise ongoing building management cost for occupants. Editor's Note: The Waste and Resource Recovery Service Guideline - Multiple Dwellings, Mixed-use and Commercial Developments, provides guidance on the preferred approach to meet Council's operational, safety and environmental requirements for waste servicing.	kerbside collection where the locations for both the bin storage area and kerbside collection point can be accommodated based on the number of bins required to be serviced; b. On-site collection of bulk bins is provided for: i. development consisting of 10 or more dwellings; or ii. where the kerbside collection cannot appropriately or adequately be provided. c. refuse and recycling collection for a mixed-use development ensures residential and commercial bins are stored separately with separate access to each; d. all entry and exit points are of a width and design that allows for sufficient ingress and egress for the refuse collection vehicle including a 6.5m crossover; e. access for a refuse collection vehicle to the collection point is maintained at all times; and f. the required vertical and horizontal clearances are provided for the service to operate safely and efficiently including access and manoeuvring of waste and service vehicles and storage areas for waste bins.	to be serviced by kerbside collection. The internal road allows for access from vehicles up to the size of a Waste Collection Vehicle. Refer to **Appendix C**.
8 **Carparking, Access and Manoeuvring**		
PO8.1	**AO8.1.1**	**Complies with PO8.1** The development provides for three entrances

Development provides car parking areas, vehicle site access, services and utilities that do not adversely impact on a positive streetscape character and interface being established.	Development ensures that vehicle access comprises no more than 30% of the street frontage width at the front boundary and is located away from the main pedestrian entry. **AO8.1.2** Development, where above-ground or partially above-ground car parking, is located so that: a. the facade design and materials selection is extended to the car park entry and car park areas on all frontages and boundaries; and b. building services, pipes and ducts within the car park are not visible from the street and other public spaces or adjoining properties and are screened and landscaped. Note: Any basements which extends 1m above ground level is counted as a storey in the maximum height and is subject to the applicable building requirements, including setbacks.	into the townhouse development: off the Bird Street cul-de-sac directly to adjoining proposed townhouses; key accesses off River Road (north and south) with both providing separated pedestrian; and directly into townhouses fronting River Road. Car parking areas and services/utilities are minimised within areas visible from the streetscape to maintain a positive streetscape character. **Complies with AO8.12** At-grade car parking only is proposed, and no building services will be visible from street frontages. The at-grade car parking areas include material section supporting the proposed adjacent private roads.
PO8.2 Where not in a Centre zone, 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: i. minimise the reflection of headlights into dwelling windows;	**AO8.2.1** Where not in a Centre zone, development ensures that a hardstand or manoeuvring area situated at or above ground level is: a. located a minimum of 3m vertically and horizontally from any habitable window on site to minimise noise disturbance on residents; and b. screened to prevent the reflection of car	**Complies with PO8.2** The development proposes car paring, hardstand and maneuvering areas to reduce impacts to the townhouses and existing dwellings. Planting and screening is proposed throughout to soften the visual appearance of the hardstand areas and clearly delineate pedestrian pathways for safety and shade.

ii. attenuate noise impacts; c. landscaped to: i. soften the visual appearance of at grade hardstand areas; ii. enhance pedestrian safety; iii. improve visual amenity for the streetscape and urban area; and iv. provide shade for pedestrians and reduce the impact of glare and radiant heat from car parking areas.	headlights onto dwelling windows adjoining or opposite the site. **AO8.2.2** Where not in a Centre zone, any vehicle movement or vehicle parking areas along the side or rear boundary are: a. acoustically screened from adjoining uses to a minimum height of 1.8m; and b. provided with a vegetated buffer next to any movement or parking areas: i. a minimum of 1m wide along the side boundary; ii. a minimum of 2m wide along the rear boundary; and iii. planted at a pot size and density sufficient to screen up to 1.5m above ground level at establishment.	
9 **Fencing and Retaining Walls**		
PO9.1 Development provides fencing and retaining walls that: 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; and e. protect the privacy and amenity for residents and dwellings adjoining the site.	**AO9.1.1** Development ensures that, where fencing is provided: a. along any common boundary to a street or public space, it is a maximum of: i. 1.2m in height, where fence construction is solid or less than 50% transparent; ii. 1.5m in height, where fence construction is at least 50% transparent; iii. 1.8m in height and solid only where	**Complies with PO9.1** The development proposes fencing and retaining walls throughout, refer to **Appendix A** and **Appendix D.** Proposed fencing and retaining walls have been designed to maintain privacy and amenity within the development and to adjoining existing residences.

	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: i. a maximum of 1.2m in height, where fence construction is solid or less than 50% transparent; or ii. a maximum of 1.5m in height, where fence construction is at least 50% transparent.	
	AO9.1.2 Development incorporating solid front fences or walls that front the street or other public spaces 1.2m or more in height and longer than 10m, provide indentations, material variation and landscaping to add visual interest and soften the visual impact.	
	AO9.1.3 Development for a retaining wall is: a. stepped to minimise impact on the streetscape and pedestrian environment; and b. a maximum of 0.6m in height if directly abutting the edge of the adjoining road reserve verge.	

Table 9.3.10.3.2 (B) — Additional Assessment Benchmarks for Assessable Development comprising Low Rise and Mid Rise Apartments

10 **Building Design**		**Comments**
PO10.1 Development supports a high level of personal and community safety, and promotes activity at the street front, in public spaces and at the interface between the private and public realm through: a. where located in a centres zone, building design that enables future adaptation to facilitate non-residential uses; b. provision of or a contribution towards safe, logical and direct pedestrian access to transport hubs such as railway stations or busway stops; c. enabling casual surveillance of building entries, the street and public spaces; and d. generally creating vibrant and attractive street environments and active public spaces at the edge of streets and public spaces through pedestrian orientated building and landscape design.	**AO10.1** Development: a. provides safe, logical and direct pedestrian access to and from the development to the street front and adjoining public areas; b. maintains and consolidates safe, logical and direct pedestrian routes; and c. provides screening and landscaping to create vibrant and attractive street environments whilst not preventing casual surveillance of streets and public spaces.	**PO10.1 Not applicable** The proposed development does not include the construction of any Low Rise and Mid Rise Apartments.
11 **Site Amalgamation**		
PO11.1 Where the site for the proposed development comprises more than one lot, all lots are amalgamated by survey into one parcel prior to the submission of an application for the approval of building works.	**AO11.1** No accepted outcome provided.	**PO11.1 Not applicable** The proposed development does not include the construction of any Low Rise and Mid Rise Apartments.

Table 9.3.10.3.3 (C) — Additional Benchmarks for Assessable Development comprising High Rise Apartments

12 **Building Design**		**Comments**
PO12.1 Development for a high rise apartment ensures that the design mitigates the impacts of ground-level wind acceleration to ensure safe and amenable environment for pedestrians and building occupants.	**AO12.1** Development for a high rise apartment provides wind mitigation that uses at least 2 of the following strategies: a. building orientation, shape, massing and facade articulation to avoid tall and wide facades that face prevailing winds; b. a podium and tower building form with a tower set back at least 10m from all street frontages 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; and d. trellis structures and a dense network of trees on-site at ground or podium level.	**PO12.1 Not applicable** The proposed development does not include the construction of a High Rise Apartment.
PO12.2 Development in a centres zone must: a. be located, designed and constructed to protect bedrooms and other habitable rooms from exposure to noise arising from non-residential activities outside the building; and b. be designed and constructed to achieve a minimum reduction in sound pressure level between the exterior of the building and the	**AO12.2** Development in a zone in the centre zones category has a minimum acoustic performance of: a. Rw 35 for glazing (windows and doors) where total area of glazing is greater than 1.8m^2; b. Rw 32 for glazing (windows and doors) where total area of glazing is less than or equal to 1.8m^2.	**PO12.2 Not applicable** The proposed development does not include the construction of a High Rise Apartment.

bedrooms or indoor primary living areas of 30dBA.		

Table 9.3.10.3.4 (D) — Additional Benchmarks for Assessable Development Comprising Short-term Accommodation

13 **Location and Siting Requirements**		**Comments**
PO13.1 Development is located on a site with high accessibility to: a. a Principal, Major or District centre; b. high-frequency public transport, with services every 30 minutes or less; c. long-distance transport routes; and d. social, cultural, tourist and leisure facilities and shopping facilities.	**AO13.1** Development is on a site located in one of the following: a. Principal centre zone; or b. Major centre zone; or c. District centre zone; or d. High density residential zone; or e. development is located within 400m of an existing public transport node.	**PO13.1 Not applicable** The proposed development does not include any Short-term Accommodation uses.
PO13.2 Development has a scale and density that is compatible with the applicable zone outcomes and the preferred character of the place.	**AO13.2** Development ensures the minimum lot size is consistent with: a. applicable local area framework; or b. the zone, where no requirements are specified in the applicable local framework; or c. 2000m^2 if for a Motel; and d. 800m^2 for all other short-term accommodation.	**PO13.2 Not applicable** The proposed development does not include any Short-term Accommodation uses.

Table 9.3.10.3.5 (E) — Additional Benchmarks for Assessable Development Comprising Retirement and Residential Care Facilities

14	**Comments**

Servicing, Manoeuvring and Operational Requirements		
PO14.1 Development ensures that the hours of operation for delivery vehicles and servicing are; a. controlled so that the Retirement facility, Residential care facility or care co-located use does not impact on the amenity of: b. a residence within the building where the use is located; c. nearby sensitive land uses.	**AO14.1.1** Development for a Residential care facility or Retirement facility has unlimited hours of operation, excluding deliveries. **AO14.1.2** Hours of operation for delivery vehicles associated with the Residential care facility, Retirement facility or care co-located use, and the hours of operation of a care co-located use are: a. unlimited in the Principal centre zone or Major centre zone; b. limited to 6am to 10pm in the District centre zone or Neighbourhood centre zone; and c. limited to 7am to 6pm Monday to Saturday, excluding public holidays, in any other zone.	**PO14.1 Not Applicable** The proposed development does not include any Residential care facility and Retirement facility uses.
PO14.2 Development has a site area and frontage width that is sufficient to: a. accommodate the scale and form of the buildings and transitioning of height; b. deliver useable communal open space areas and private open spaces; c. create suitable separation between buildings on site and at adjoining sites to accommodate landscaping buffering; d. achieve viable areas of deep planting and landscaping to retain significant vegetation and protect and establish large shade trees;	**AO14.2** Development: a. in the Low density residential zone: i. has a minimum site area of 3000m^2 and 40m frontage width; or ii. is on the site of an existing residential care facility or retirement facility; or b. is extending the site of an existing residential care facility or retirement facility; or c. in any other zone has a minimum site area of 800m^2 and 20m frontage width.	**PO14.2 Not Applicable** The proposed development does not include any Residential care facility and Retirement facility uses.

e. achieve safe and convenient vehicle access to the site; f. accommodate on site parking and vehicle maneuvering for residents, visitors and service providers; g. accommodate the location and size requirements of service authorities and site services, including electricity transformers and fire hydrant and boosters assemblies, to minimise adverse visual and amenity impacts on neighbours and the streetscape; and h. minimise the impact of new driveways on the streetscape.		
PO14.3 Development ensures dwellings are easily accessible and site layout enables clear and easy navigation by residents and provides pedestrian movement areas within the site with comfortable vantage points to rest, socialise and observe surrounding activities.	**AO14.3.1** Development for a Retirement facility provides a continuous accessible path of travel from an adjoining public road or internal road, to: a. each dwelling, where the whole site has a gradient of less than 1:10; or b. the percentage of dwellings that equals the proportion of the site that has a gradient of less than 1:10, or 50% of dwellings, whichever is the greater. **AO14.3.2** Development provides entries into dwellings from external paths with no more than a 10mm change in level. **AO14.3.3** Development provides entries into dwellings from external paths with no more than a 10mm change in level.	**PO14.3 Not Applicable** The proposed development does not include any Residential care facility and Retirement facility uses.

15 **Allied and Co-located Uses**		
PO15.1 Co-located care uses are integrated with a Residential care facility and Retirement facility and are: a. easily accessible by residents within the facility; b. sited to provide visitors and the general community direct and easy access from public spaces and/or the street; c. sited to not compromise the privacy or safety of residents in their residence or communal recreation spaces; and d. sited in proximity to a road frontage to provide activation of the street frontage or public realm.	**AO15.1** Development ensures co-located care uses: a. are both directly accessible from communal and main entry points of the residential care facility and retirement facility and from the street frontage or adjoining public spaces; b. do not overlook the private open spaces of a retirement facility or the communal open spaces of a residential care facility and retirement facility; c. provide a continuous, articulated and active built form to the street frontage and adjoining public open space with a minimum 30% transparent external wall materials up to a height of 2.5m above footpath level; and d. provide a continuous accessible path or plane of travel between the ground storey and the street and residential care facility and retirement facility.	**PO15.1 Not Applicable** The proposed development does not include any Residential care facility and Retirement facility uses.
PO15.2 The size of the care co-located use must reflect its role as a supporting and ancillary site function, subordinate to the size and operation of the retirement facility or residential care facility on site and must not adversely impact on the Ipswich Centres Hierarchy.	**AO15.2** The maximum total gross floor area for care co-located uses on a site is 800m^2 or equivalent to 10% of the site area, whichever is the lesser.	**PO15.2 Not Applicable** The proposed development does not include any Residential care facility and Retirement facility uses.
PO15.3	**AO15.3.1**	**PO15.3 Not Applicable** The proposed development does not include any

Sufficient car parking for the co-located use is provided and located on site to ensure that: a. car parking demand from the co-located use does not impact on parking provision for the residential care facility or retirement facility; b. car parking demand does not adversely impact on local streets; and c. car parking for the co-located use is provided in close proximity to the co-located uses on site to ensure residents' privacy and security is not compromised.	Car parking is provided in accordance with the Transport and Parking Code. **AO15.3.2** Car parking for the particular care co-located use is provided within 40m walking distance of that use.	Residential care facility and Retirement facility uses.

Table 9.3.10.3.6 — Setback Requirements for all Multiple Residential Forms

	Minimum Boundary Setback (m) (other than built to boundary wall)							
	Front (primary)		Front (secondary)		Rear		Podium	Side
	To balcony	To Wall	To balcony	To wall	To balcony	To wall		
Townhouses	3.5	5	1.5	1.5	3	5	Not applicable	0m built to boundary where permitted (Refer to AO3.3), 1.5m in all other circumstances.
Low Rise Apartments	2	4	1.5	1.5	4	6	Not Applicable	3
Mid Rise and High Rise Apartments	2	4	0m for non-habitable rooms, 3m in all other instances		9 metres up to 8 storeys or 12 metres up to 15 storeys.		10	An average of 4m with 5m to

						balconies or habitable rooms; 3m to non-habitable rooms or blank walls.

Table 9.3.10.3.7 — Siting Requirements for Car Parking

Car Parking Height and Form	Minimum Boundary Setback to Parking or Parking Structure (m) Based on Car Parking Configuration		
	Front/Street	Rear	Side
Basement car parking below ground level	0	0	0
Above ground level <1.0m and enclosed	6	6	0
At ground level and open	4	6	1
Above ground level >1.0m and enclosed	As per the boundary setbacks for proposed building heights in Table 9.3.10.3.8		

Table 9.3.10.3.8 — Building Separation

Building Height	Minimum Building Separation (m)		
	Facing Habitable Rooms or Balconies	Habitable Rooms or Balconies Facing Non-habitable Rooms or Blank Walls	Non-habitable Rooms or Blank Walls
Ground and up to 4.5m	3	1.5	1.5 or where to built to boundary walls permitted — 0.0m
2 storeys and up to 7.5m	9	6	3

3 to 5 storeys	12	9	6
6 to 8 storeys	18	12	9
9+ storeys	24	18	12
Podium or roof terraces	Located to achieve separation in accordance with the relative level of the podium or roof location as above, along with design elements to ensure the privacy and amenity of residents within the site and adjoining or adjacent sites is not negatively impacted. Specific requirements may apply where development involves and Active Frontage, refer to 8.2.4 OV4 Active Frontage Overlay Code.		

Table 9.3.10.3.9 — Building Transitions

Circumstances	Maximum Transitional Building Height			Structure and Landscape Requirements	
	Within 10m of common boundary	Within 20m of a common boundary	Within 10m of the front boundary	Within 4m of common boundary	Within 4m of the front boundary
If in the Character overlay, Low density residential zone or Low-medium density residential zone (2 storey zone precinct or 2 or 3 storey mix zone precinct), where adjoining a lot containing a dwelling house (where no approval for development other than a dwelling house exists).	9.5m and 2 storeys	N/A	N/A	N/A	N/A
If in the High density residential zone or the Medium density residential zone and sharing a common boundary with a premises in the Low-medium density residential zone, Low density residential zone or a property in the Character Overlay.	No more than 1 storey greater than the maximum acceptable outcome for building height on the adjoining site.	No more than 2 storeys greater than the maximum acceptable outcome for building height on the adjoining site.	N/A	No structures, except boundary fences. Full length of the boundary deep planting with a minimum dimension of 4m measured from	N/A

				the common boundary.	
If in the High density residential zone or the Medium density residential zone and located fronting a minor road that is opposite a premises in the Low-medium density residential zone, Low density residential zone or Character residential zone.	N/A	N/A	No more than 2 storeys greater than the maximum acceptable outcome for building height on the opposite side of a minor road.	N/A	No structures, except boundary fences. Full width of the frontage deep planting with a minimum dimension of 4m measured from the front boundary.

Table 9.3.10.3.10 — Compatible Building Form Typology by Zone

Zone	**Density Code** Note— refer to OV6 Height and Density Overlay	**Building Form Typology** Note—"C" denotes Built Form is compatible in that zone and planned density subject to meeting all other relevant requirements.			
		Townhouse	**Low Rise Apartments**	**Mid Rise Apartments**	**High Rise Apartment**
Neighbourhood Centre	NC	C	C		
Local Centre	LC	C	C		
District Centre	DC	C	C	C	
Major Centre	MC			C	C
Principal Centre	PC			C	C
Low Density Residential	LD	C			
Low Medium Density Residential	LMD	C			
Medium Density Residential	MD1	C	C		

	MD2	C	C	C	
	MD3	C	C	C	
High Density Residential	HD1			C	C
	HD2				C

You have reached the end of the page.

8.2.6 Strategic Airports and Defence Activities Overlay Code

8.2.6.1 Application

(1) This code applies to accepted development subject to requirements and assessable development for which the Strategic Airports and Defence Activities Overlay Code is identified in the Assessment Benchmarks and Required Outcomes column in Table 5.9.6 — Strategic Airports and Defence Activities Overlay — Categories of Development and Assessment as an assessment benchmark.

(2) When using this code, reference should be made to Part 5.2 — Reading the Tables and Part 5.3 — Categories of Development and Assessment to determine the requirements for assessment of particular development.

(3) Areas to which the overlay applies are identified on the:

a. OV7A Operational Airspace Height Restriction Zone and OCS Overlay;
b. OV7B Wildlife Attraction and Lighting Issues Overlay;
c. OV7C 2029 Australian Noise Exposure Forecast (ANEF) Contours Overlay; and
d. OV7D Explosive Storage Public Safety Restricted Areas Purga Rifle Range Overlay.

8.2.6.2 Purpose and Overall Outcomes

(1) The purpose of the Strategic Airports and Defence Activities Overlay Code is to:

a. protect the safety, efficiency and operational integrity of strategic airports and defence activities;
b. provide for compatible development within proximity to such facilities; and
c. avoid incompatible development in the area of the overlay.

(2) The purpose of this code will be achieved through the following overall outcomes:

a. protect the safety, efficiency and operational integrity of strategic airports and aviation activities including RAAF Base Amberley and Archerfield airport, and the Purga Rifle Range by ensuring development and associated activities:
    i. do not create incompatible intrusions or compromise aircraft safety within the operational airspace;

ii. do not adversely affect the functioning or continued viability of aviation and defence facilities;
iii. avoid increasing risk to public health, safety and assets; and
iv. are compatible with current and forecast noise associated with aviation and defence activities including forecast levels of aircraft noise;

b. inform the existence of the constraint and mitigate against potential impacts associated with the strategic airports and aviation facilities, and the Purga Rifle Range.

Editor's Note:

- Assessable development under Table 8.2.6.3.1 applicable to development affected by RAAF Base Amberley is likely to require referral to the Department of Defence for advice or assessment. It is recommended that proponents seek advice from the Department of Defence during the pre-lodgement stage of the development assessment process.
- Assessable development under Table 8.2.6.3.2 applicable to development affected by the Building Restricted Area is likely to require referral to Airservices Australia for advice or assessment. It is recommended that proponents seek advice from Airservices Australia during the pre-lodgement stage of the development assessment process.
- Assessable development within an area with substantial potential for unexploded ordnance (UXO) may require referral to the Queensland government in accordance with Schedule 10 of the *Planning Regulation 2017*. The Department of Defence has further information about UXO on their Unexploded Ordnance (UXO) in Australia website.
- Other legislation including the *Defence Act 1903* and the *Defence Regulation 201*6 also provides for the protection of RAAF Base Amberley and the Purga Rifle Range.
- Part 11A of the *Defence Regulation 2016* provides a legal framework for controlling activities which may be dangerous to aviation. Declared Defence Aviation Areas (DAA) consist of all land within a 15 kilometre radius of the airbase. The regulation applies to activities, structures and objects within the DAA, such as:
  - Construction of permanent structures, including buildings and communication towers.
  - Wind turbines, wind monitoring masts and the temporary mooring of structures. This includes oil rigs and vessels for those aerodromes where the DAA extends off the coast over an area of sea.
  - Temporary structures, including cranes.
  - Vegetation, such as trees and plants used for landscaping.
  - Gas plumes emanating from an exhaust stack.
  - Objects located within the DAA which are hazardous to the safety of aircraft operations or aviation-related communications, navigation or surveillance facilities, such as radars, regardless of the DAA height restrictions. Other examples are provided below:
    - Buildings associated with a shooting range located within the approach flight path into the airport may not infringe the DAA height controls, however, the use of firearms at the facility maybe a hazard to the safety of aircraft operations.
    - A transmitting antenna, regardless of its height may cause interference with other radiofrequency equipment such as Air Traffic Control (ATC) communications, microwave link paths, navigation aids, and ATC radars.

8.2.6.3 Specific Benchmarks for Assessment

Table 8.2.6.3.1 — Benchmarks for Accepted Development Subject to Requirements and Assessable Development

1 **Operational Airspace Intrusions**		**Comments**
PO1.1 Development does not negatively affect or interrupt the current or future operations of RAAF Base Amberley or create a hazard to the safe navigation of aircraft within the airbase's prescribed operational airspace.	**AO1.1** Development does not result in temporary or permanent, physical or transient intrusion in the operational airspace of RAAF Base Amberley. Note: Examples of intrusions into operational airspace include buildings, structures, vegetation, cranes and other equipment used during construction.	**Complies with AO1.1** The proposed development does not intrude into the operational airspace of RAAF Base Amberley.
2 **Emissions of Airborne Particulate Matter and Air Turbulence**		
PO2.1 Emissions from development do not compromise the operation of aircraft, create air turbulence or potential visual hazard within the operational airspace of RAAF Base Amberley.	**AO2.1.1** Development does not cause a potential hazard to the operation of an aircraft through the emission of smoke, dust, ash, steam or other particulate matter into the operational airspace of RAAF Base Amberley. **AO2.1.2** Development and associated activities do not emit a gaseous plume into the operational airspace of RAAF Base Amberley at a velocity exceeding 4.3 metres per second.	**Complies with AO2.1.1** The proposed development does not create a potential hazard into the operational airspace of RAAF Base Amberley. **Complies with AO2.1.2** The proposed development does not propose activities that could emit a gaseous plume into the operational airspace of RAAF Base Amberley.
3 **Lighting and Reflective Surfaces**		
		Not applicable

PO3.1 Development does not include or emit light sources or reflective surfaces that could distract, confuse or interfere with a pilots visibility or negatively impact the RAAF Base Amberley airbase operations within the lighting area buffer or light restriction zone. Note: • Proponents can seek advice from the Department of Defence on lighting design matters. Sources of lighting that affect aircraft operations by causing confusion, distraction or glare to pilots may be subject to Section 94 - Dangerous Lighting of the *Civil Aviation Regulations 1988*. • Development within the Light Restriction Zone or Lighting Area Buffer of RAAF Base Amberley and involving the installation of external lighting sources or reflective surfaces that are likely to affect aircraft operations (for example by causing confusion, distraction or glare to pilots) must be referred to the Department of Defence for assessment. • Compliance with the accepted outcomes may be demonstrated with written confirmation from the Department of Defence.	**AO3.1.1** Development within the 6km light area buffer does not involve any types of the following outdoor lighting: a. straight parallel lines of lighting greater than 500m in length such as new roads or streets, sporting fields and large parking areas; b. flare plumes; c. upward shining lights; d. flashing lights; e. laser lights; or f. sodium (yellow) lights. **AO3.1.2** The roofs of buildings and structures in the 6km light area buffer do not use construction materials with a reflective surface such as glass or metallic finishes. **AO3.1.3** Development in a light restriction zone does not emit a light source that exceeds the maximum intensity of illumination within the respective light intensity zones as identified on Overlay Map OV7B Wildlife Attraction and Lighting. Note: The maximum light intensity is measured from the light source at 3 degrees above its horizontal plane.	The site is not located within the light area buffer.
4 **Wildlife Strike Hazards**		
PO4.1 Development and associated activities do not attract wildlife or increase wildlife hazards, such as	**AO4.1.1** Development that involves uses that may attract or support wildlife such as birds or bats incorporates	**Complies with AO4.1.1** The development does not involve uses that may attract or support wildlife.

birds and bats, that are likely to cause a safety hazard within operational airspace.	physical and operational measures to ensure that the potential to attract wildlife is prevented and is accompanied by advice supporting the planned measures from the Department of Defence in relation to RAAF Base Amberley or Airservices Australia where in proximity to Archerfield Airport. Note: Measures to prevent the potential attraction of wildlife include covering of food and waste sources, collection of waste and other wildlife deterrence methods. **AO4.1.2** Development within the 3km buffer does not involve high risk uses including: a. Rural activities such as cropping (including turf farm or a fruit farm), intensive animal industry (including piggery), aquaculture (including fish hatchery); b. Green space activities such as environment facility (including wetland) and major sport, recreation and entertainment facility (including showground); c. Industry activities such as low, medium or high impact industry including food processing plant, fish processing / packing plant; or d. Utility installation or waste activity (including food/organic waste facility, putrescible waste facility or waste transfer station).	**Not applicable** The site is not located within the 3km buffer of the RAAF Base Amberley.
5 **Significant Aircraft Noise**		
PO5.1 Development is located, designed and constructed to avoid and prevent the adverse impact from	**AO5.1** Development for the following uses within the respective ANEF contours are designed and	**Not applicable** The site is not located within the 2029 Australian Noise Exposure Forecast (ANEF) Contours overlay.

aircraft noise associated with RAAF Base Amberley on the health and well-being of occupants, and to mitigate reverse amenity issues for the ongoing operational viability of RAAF Base Amberley. Note: A noise impact assessment report demonstrating the minimisation of aircraft noise intrusion in accordance with the SC6.9 Noise Impact Assessment Planning Scheme Policy and *AS 2021:2015 Acoustics — Aircraft Noise Intrusion — Building Siting and Construction* is the preferred method for addressing this performance outcome.	constructed to attenuate aircraft noise by achieving the indoor design sound levels specified in Table 8.2.6.3.2: Indoor Design Sound Levels: a. 20 - 25 ANEF contour or greater: i. accommodation activity (excluding nature-based tourism, resort complex, rooming accommodation and short-term accommodation); ii. residential care facility; iii. educational establishment; iv. childcare centre; v. hospital; or vi. health care service. b. 25 - 30 ANEF contour or greater: i. hotel where providing accommodation; ii. rooming accommodation; iii. short-term accommodation; iv. resort complex; v. nature-based tourism; vi. community activity; or vii. place of worship. c. 30 - 35 ANEF contour or greater: i. office. d. 35 - 40 ANEF contour or greater: i. low impact industry. Note: For further information on indoor sound levels refer to *AS 2021:2015 Acoustics — Aircraft Noise Intrusion — Building Siting and Construction*.	
6 **RAAF Base Amberley Public Safety Areas and Explosive Storage Safeguard Buffer**		
PO6.1	**AO6.1**	**Not applicable** The site is not located within the RAAF Base

Development within the RAAF Base Amberley public safety area or explosive storage safeguard buffer demonstrates that it does not increase the risk to public safety and is compatible with protecting the safety of aircraft passengers, property and people on the ground in the event of an aircraft incident during landing or take-off. Note: A risk assessment or written evidence from the Department of Defence may be used by applicants to demonstrate compliance with this performance outcome.	Development within the RAAF Base Amberley public safety area or explosive storage safeguard buffer of RAAF Base Amberley does not involve: a. an increase in the number of people living, working or congregating in the area (e.g. sports stadium, shopping centre, recreational centres, places of worship, educational establishment, hospital and industrial or commercial uses); or b. the manufacture, use or storage of flammable, explosive, hazardous or noxious materials. Note: The required outcome for public safety areas does not include extensions to an existing dwelling house where it is reasonably expected not to increase in the number of people residing within the public safety area.	Amberley Public Safety Areas and Explosive Storage Safeguard Buffer.
7 **Building Restricted Areas**		
PO7.1 Development within a building restricted area demonstrates that it is designed and constructed to mitigate adverse impacts, and not interfere with the function of RAAF Base Amberley. Note: A risk assessment or written evidence from the Department of Defence and Airservices Australia may be used by applicants to demonstrate compliance with this performance outcome including the consideration of alternative solutions.	**AO7.1** Development located within the building restricted area of RAAF Base Amberley does not create or involve permanent or temporary: a. physical intrusions into the line of sight between transmitting and receiving devices; b. radio frequency interference; c. electromagnetic emissions that will interfere with signals transmitted by the facility (e.g. arc welding); or d. reflective surfaces that could deflect or interfere with signals transmitted by the facility.	**Complies with AO7.1** The proposed development does not create physical intrusion, radio frequency interference or reflective surfaces that could impact the operational airspace of RAAF Base Amberley.

	Note: Written confirmation from the Department of Defence and Airservices Australia may assist in demonstrating achievement of this accepted outcome.	
8 **Purga Rifle Range**		
PO8.1 Development is appropriately located and designed to prevent adverse impact from noise associated with the operation of the Purga Rifle Range on the health and well-being of residents. Note: A noise impact assessment report in accordance with the SC6.9 Noise Impact Assessment Planning Scheme Policy that demonstrates achievement of the indoor noise criteria specified in Table 8.2.6.3.2: Indoor Design Sound Levels is the preferred method for addressing this performance outcome.	**AO8.1** Development does not involve an increase in the number of people living in the Purga Rifle Range buffer through reconfiguration or intensification of residential uses. Note: This outcome is achieved by the development footprint or provision of a development envelope area for residential uses being located outside of the Purga Rifle Range buffer area.	**Not applicable** The site is not located within the Purga Rifle Range buffer.

Table 8.2.6.3.2 — Indoor Design Sound Levels

Land Use/Defined Term	Location within Development	Indoor Design Sound Level dB(A)
Accommodation activity (excluding rooming accommodation and short-term accommodation)	Sleeping areas	50
	Other habitable	55
Short-term accommodation Hotel where providing accommodation Rooming accommodation such as hostels	Sleeping areas	55
Educational establishment Childcare centre	Libraries, study areas, sleeping areas	50
	Teaching area, assembly areas	55

Hospital Health care service	Wards, theatres, treatment and consulting rooms	50
	Laboratories	65
Community activity Places of worship	Internal areas	50
Office	Private offices, conference rooms	55
	Open offices	65
Low impact industry	Inspection, analysis, precision work	75
	Light machinery, assembly, bench work	80

You have reached the end of the page.