Appendix A: Assessment Benchmarks

PPDA Development Requirements

Strategic outcomes	Response
4.1.1 Built form, urban design and public realm	
Note: • *Landscape work code and Landscape design planning scheme policy in the Brisbane City Plan or the Landscape code in the Logan Planning Scheme for relevant precinct guidance.* • *Crime prevention through environmental design: Guidelines for Queensland (2021)* • *EDQ guidelines and practice notes*	
1. Development is of a height, scale and form that: a. is appropriate to its context, having regard to surrounding land uses and the relevant precinct intent, b. makes efficient use of land, and c. provides sensitive transitions to adjoining development, streets and public spaces	**Complies** • The proposed development will comprise a 3 storey built form and setback the majority of the building mass 5.5m from the Wellington Street frontage to be compatible with the context and intent of Precinct 1. • The development makes efficient use of the land by delivering 64 affordable living units. • The development integrates with adjoining development through building design, landscaping, and unit orientation. Refer to section 6.1 of the Town Planning Report for further details.
2. Development delivers amenity by: a. creating human-scale relationships between buildings, streets and the public realm, b. achieving active, visually engaging and legible ground-level interfaces that contribute to safety and activation of public spaces, c. providing appropriate building separation, setbacks and articulation to provide access to daylight, promote air circulation, minimise overshadowing and maximise amenity for occupants and neighbouring properties, and d. responding to the subtropical climate through building orientation, shading, natural ventilation and thermal comfort measures.	**Complies** • Human-scale development is through the ground floor units incorporating pedestrian access arrangements and landscaping. • Units are oriented to all property boundaries, including both street frontages to provide opportunities for casual surveillance. • The building enables natural through-ventilation and access to daylight via balconies, operable windows, and doors that open to the centralised communal open space areas. • Adequate setbacks, and recesses maximise amenity for occupants and neighbouring properties. • The development is responsive to its subtropical climate by incorporating opportunities for ventilation, sun shade devices and subtropical landscaping. Refer to **Appendix B** for further details.
3. Development provides usable and well-integrated private open space for all dwellings and functional communal open space areas for the amenity of	**Complies** Useable and well-integrated private open space is provided for all dwellings through the provision of balconies and courtyards. The development includes a

residents that support a range of activities, including active and passive recreation and opportunities for social interaction.	green heart for each building, to be the space that facilitates community and gathering through passive recreation opportunities. Refer to **Appendix B** for further details.
4. Development provides high-quality public realm that: a. delivers attractive, safe and inclusive spaces embellished with landscape treatments and street furniture that encourage social interaction, healthy and active lifestyles and community activity, b. is designed to provide legible, permeable and safe movement for all members of the community, and c. leverages local character and sense of place.	**Complies** A high-quality public realm is achieved through: • Generous landscape treatments that soften built form and provide a clear distinction between public and private realm, • Pedestrian pathways will be legible, permeable and facilitate safe movement; and • The combination of landscaping and built form treatments create a sense of place. Refer to **Appendix B** for further details.
5. Development incorporates landscaping that: a. predominantly uses native species appropriate to the local context, including endemic species where feasible, b. responds to site constraints and environmental conditions, c. provides appropriate physical and visual buffers to adjoining sensitive land uses, and d. supports sub-tropical planting and the establishment of large subtropical shade trees where feasible.	**Complies** The proposed development incorporates a high-quality landscape outcome that responds to the site-specific constraints. The landscape design will be comprised of native and endemic species to enhance the subtropical character. The landscaping along the site frontages softens the built form and defines the subject site from the streetscape, while landscaping along the side property boundaries provides screening to the adjoining properties. Refer to **Appendix E** for further details.
4.1.2 Movement, transport and connectivity	
Development supports safe, efficient and legible movement within and through the PPDA by: a. establishing a permeable network that provides convenient and attractive pedestrian and cycle connections within the precincts and to surrounding streets, centres, public transport stops and open spaces, and b. providing for future road upgrades and widenings to ensure the ongoing capacity, efficiency and safety of the transport network.	**Complies** The proposed development will deliver a new footpath on Wellington Street.
4.1.3 Access, parking and servicing	
1. Development provides access, parking and servicing arrangements that are appropriate to the function and intensity of development within the PPDA and maintain the safety, capacity and efficient operation of the surrounding street network.	**Complies** Refer to section 6.3 of the Town Planning Report and **Appendix G** for details regarding compliance.

2. Access, loading, servicing and parking arrangements are designed and located to: a. minimise conflict with pedestrians and cyclists, b. avoid dominance of streets and public spaces by access points, parking areas, loading facilities or service infrastructure, and c. integrate with quality-built form outcomes, with visual and amenity impacts on streets, public spaces and adjoining land uses minimised.	**Complies** The development will be accessed by a 6.5m wide crossover from Wellington Street. Servicing will be infrequent and occur on the driveway. Car parking will be on the ground floor and generally screened by landscaping to ensure the development integrates with the design intent and reduces visual and amenity impacts on the streetscape.
3. Servicing, waste management and loading activities are, where practicable, accommodated on site and managed to avoid adverse impacts on traffic operations, pedestrian safety and amenity.	Servicing and waste management will occur on-site, on the driveway. The servicing arrangement is unlikely to impact traffic operations, pedestrian safety and amenity. Refer to **Appendix G** for details
4.1.4 Community safety and development constraints	
1. Development protects the safety, health and wellbeing of occupants, users and the surrounding community, having regard to site-specific constraints, hazards and risks.	**Complies** Refer to **Appendix F** for further details.
2. Development avoids, or where avoidance is not practicable, appropriately mitigates adverse impacts arising from existing or potential hazards, and demonstrates that acceptable safety and amenity outcomes can be achieved for the intended use.	**Complies** Refer to **Appendix F** for further details.
4.1.4.1 Flood management and resilience	
Development and infrastructure ensure that flood risk to life, property, critical infrastructure and the environment is mitigated to an acceptable or tolerable level having regard to flood hazard, flood behaviour, vulnerability of land uses, the consequence of failure, and that risks are managed by a. ensuring habitable rooms, non-habitable areas, and essential services achieve acceptable levels of flood immunity, b. mitigating flood risk through site planning, stormwater management, and appropriate finished floor levels, c. adapting built form and infrastructure using flood-resilient design measures such as elevated structures and water-resistant materials, d. providing car parking spaces in appropriate locations to meet flood resilient design outcomes and minimise risk to occupants and critical building systems,	**Not applicable** The subject site is not subject to the Flood Overlay in *Brisbane City Plan 2014*.

e. providing for safe, reliable and timely evacuation and access for emergency services during flood events or where evacuation is constrained, appropriate planning for isolation or hindered evacuation, and f. ensuring flood management outcomes are coordinated at a precinct or catchment scale and do not result in unacceptable flood impact to surrounding areas, including changes to flood levels, flow paths, flood hazard or access during flood events.	
4.1.4.2 Emissions	**The development will not generate emissions.**
4.1.4.3 Acid sulfate soils	
Development on land affected by, or with the potential to be affected by, acid sulfate soils demonstrates that risks to human health, infrastructure and the environment are appropriately assessed and managed by: a. avoiding disturbance of acid sulfate soils where practicable, and b. where disturbance cannot be avoided, demonstrates that impacts can be mitigated through appropriate investigation, design and management measures.	**Complies** The subject site may be affected by acid sulfate soil contamination. The site does not have basement levels and will largely be consist of minor filling works, there will be minimal excavation depending on the building foundation type. This contamination will be addressed in accordance with Potential and Actual Acid Sulfate Soil Planning Scheme Policy by submitting an Acid Sulfate Soils Investigation Report and a full Acid Sulfate Soil Management Plan. Refer to **Appendix I** for further details
4.1.4.4 Contaminated land	
Development avoids, minimises and mitigates adverse impacts on people, property and the environment from contaminated land by: a. managing contaminated land and groundwater to ensure all land is suitable for its proposed future use, b. ensuring sensitive uses are to be protected from the impacts of previous hazardous activities, and c. ensuring that good practice management measures are implemented to prevent contamination spreading beyond its existing extent due to development activities.	**Complies** **Appendix I** confirms the site is suitable for the proposed development.
4.1.4.5 Noise	
Development is designed, sited and constructed to: a. mitigate exposure of occupants to noise impacts from: i. industrial noise sources, ii. airport and aviation facilities, iii. designated transport noise corridors, and *Note:*	**Complies** The subject site will be partially within the Industrial Amenity Overlay under *Brisbane City Plan 2014*. However, the built form will be located outside of the overlay area. The site is not within a designated transport noise corridor and does not require mitigation measures from airport and aviation facilities noise.

Refer to Transport noise corridor overlay map in the relevant Local Planning Scheme and relevant standards and guidance in the SPP. b. achieve minimum acoustic environmental values for indoor and outdoor areas. *Note:* *Refer to the Environmental Protection (Noise) Policy 2019 made under the Environmental Protection Act 1994.*	A condition can be imposed requiring compliance with the Environmental Protection (Noise) Policy 2019 made under the Environmental Protection Act 1994.
4.1.5 Infrastructure	
1. Infrastructure and services are integrated with development to: a. support the safe and effective functioning of the PPDA and surrounding areas, b. minimise adverse impacts on existing communities and infrastructure networks, and c. enable flexibility for future infrastructure augmentation, renewal and technology.	**Complies** All servicing will occur on site and integrated into the development. Refer to **Appendix I** for further details.
2. Development manages stormwater and surface water to: a. ensure discharge to a lawful point of discharge, b. protect water quality and receiving environments, and c. avoid worsening flooding, nuisance flows or drainage impacts on surrounding land and infrastructure.	**Complies** Refer to **Appendix I**.
4.2 Precinct 1: Banyo	
4.2.3 Development criteria for Precinct 1	
1. Development responds to the precinct's established suburban context, surrounding residential neighbourhoods and local street network, while enabling contemporary residential outcomes in a medium density-built form, by: a. accommodating building heights generally three to five storeys with opportunities for additional height in appropriate locations, b. providing appropriate transitions in scale and form where adjoining existing low-rise residential areas, c. using building articulation and materials to minimise visual bulk and protect residential amenity, d. providing appropriate setbacks and separation where development interfaces with adjoining residential properties, and e. protecting access to daylight, ventilation and privacy for both new and existing dwellings.	**Complies** Refer to section 6.1 of the Town Planning Report.

2. Built form addresses streets and public spaces to support a safe, legible and attractive neighbourhood environment by: a. orienting buildings to streets and public spaces, b. incorporating frontages and entries that contribute to passive surveillance and street activity, and c. minimising blank façades and service-dominated edges along street frontages.	

Medium and high rise buildings – PDA Guideline no. 8- May 2015

Performance outcomes	Comments
Typical form	
Perimeter built forms create internal communal open spaces and courtyards in both residential and commercial developments or frame public spaces.	**Complies** Levels 1 and 2 are orientated around 2 communal open space areas.
Buildings orientate towards and overlook streets and public spaces.	**Complies** Units are orientated towards all property boundaries, including the streetscape.
Climatic response	
• Buildings achieve a 5 star rating through the National Australian Built Environment Rating System (NABERS). • Buildings have generous cross ventilation from balcony areas through habitable rooms and dwelling units. • Orientate buildings to promote seasonal solar heat gain or loss taking into consideration major site views and vistas (see Figure 2). • Large building facades incorporate architectural wall shading to reduce solar heat gain. • External windows have sun shading.	**Complies** • Building to achieve a 5 star rating through the National Australian Built Environment Rating System (NABERS). • Units comprise cross ventilation via balconies, operable windows and the central communal open space areas. • Sun shades protect from seasonal heat gain.
Maximum height	
Refer for Development Scheme	**Complies** The proposal for a 3 storey building aligns with the PLUP.
Maximum podium height	
2 storeys - unless specified in a development scheme	**Not applicable** Then building will not include a podium.

Street setbacks (min)	
• Active frontage – 0m • Non-active frontage – 1.5m	**Complies** • Primary frontage – Wellington Street (southeast): 4.013m • Secondary frontage – Blinzinger Road (southwest): 4m
Side setbacks	
Where adjoining a non-residential use or the minimum setback on the adjoining boundary is 0.0m: 0.0m Otherwise: • 1.5m for a wall up to 4.5m high • 2m for a wall up to 7.5m high • 2m plus 0.5m for every 3m (or part thereof) over 7.5m high for a wall over 7.5m high, except that a wall may be built to a side boundary where the wall has a maximum height of 3m and a maximum length of 15m, unless it abuts a higher or longer existing or simultaneously constructed wall.	**Complies on merit** The proposed development generally complies with the setback requirements as follows: • Side (northeast): Min. 3m • Side (northwest): Min. 2.5m to carpark and 3.m to wall The balconies of Units 101, 114, 116, 201, 214, 216 will encroach into the side setback b6 approximately 0.44m where above 7.5m in height. These balconies enhance applicable unit's private open space and add articulation to the façade. The adjoining land is a significantly larger site and any potential for overlooking can be easily mitigated.
Rear setbacks	
Where adjoining a non-residential use or the minimum setback on the adjoining boundary is 0.0m: 0.0m Otherwise: 3.0m	**Not applicable** The site does not have a rear boundary.
Privacy	

Building design must ensure privacy for habitable spaces in dwellings. Acceptable treatments include:
• Providing a minimum separation distance of:
  ○ 18m between balconies that are offset by less than 45 degrees (see figures 5 and 6) or 12m between balconies that are offset by 45 degrees or more
  ○ 12m between windows or between a window and a balcony that are offset by less than 45 degrees, or 9m between windows or between a window and a balcony that are offset by 45 degrees or more, or
  ○ for a wall containing windows or balconies, 6m to a side or rear boundary where there is no existing or approved development and the future privacy and development potential of the adjoining site should be protected.
• Window sill heights a minimum of 1.5m above floor level
	Complies on merit
	Refer to section 6.2 of the Town Planning Report.

• Fixed opaque glazing in any part of a window below 1.5m above floor level • Fixed external screens to balconies or windows (or intermediate fencing at ground level). External screens or fences provided to ensure privacy should be either solid, of translucent material or present an appearance of no more than 25 per cent openings when viewed from the nearby balcony or window.	
Car parking	
Car parking, service and loading bays are either integrated within or under buildings and sleeved by active frontages or behind buildings. Large blank screens to mask loading areas are not acceptable.	**Complies** Parking is located on the ground floor and is screened by ground level apartments and landscaping.
End of trip facilities	
End of trip facilities are provided in accordance with the Queensland Development Code MP4.1 - Sustainable Buildings.	**Not applicable** The development is not a detached house or duplex under part 1.0 and end of trip facilities are not required.
Articulation of built form elements	
Lower floors respond to the street geometry.	**Complies** Units are orientated towards the streetscape.
Buildings on corners address both frontages. Front entries are expressed, well illuminated and have good passive surveillance (see Figure 8)	**Complies** The subject site is a corner lot. The building has been designed to incorporate passive surveillance through balconies and window openings.
Podiums have a maximum unarticulated length of 40 metres.	**Not applicable** The development will not include a podium.
Balconies	
Minimum 9 m2 for 1 bed unit, 16 m2 for 2+ bed unit (minimum dimension 3 metres).	**Complies on merit** Refer to section 6.2 of the Town Planning Report.
Clothes drying	
Where clothes drying areas are provided on private balconies they should be screened from public view.	**Complies** Each dwelling unit will be equipped with a combined washer/dryer.
Ground floor detail	
Individual dwelling entries and courtyards are directly accessible from adjoining streets and public spaces. Ground floor courtyards are raised 450-900 mm above adjoining street level. Note:	**Complies on merit.** All ground floor units that abut a street frontage have individual pedestrian entries. The courtyards are not able to be raised due to site and built form constraints. Notwithstanding, the ground floor unites achieve privacy and passive surveillance outcomes through appropriate fencing.

Raised courtyards provide better privacy and allow for passive surveillance of the street	
The ground floor of all buildings within centres has a minimum floor to floor height of 4.5 metres (see Figure 4) to provide flexibility to accommodate changing uses over time.	**Not applicable** The site is not within a centre
Awnings are footpaths – active frontage	**Not applicable - The site is not within a centre**
Awnings over footpaths – secondary frontage (non-active)	**Not applicable - The site is not within a centre**
Roof form	
Roof forms are distinct visual elements. Where building facades are longer than 20m roof forms assist in articulating the facade as a combination of distinct elements integrated with the facade design. Roof top plant and equipment are contained within roof forms and are screened from the street or from adjoining buildings using a consistent range of non-reflective materials to provide a cohesive design element.	**Complies** The roof form comprises a butterfly roof form, sloping towards the central communal open space areas at a pitch of 3 degrees. The roof eaves provide articulation. The centralised lift overrun will be screened from the streetscape by the built form.
Fences	
Open construction with at least 50 per cent visual permeability and no greater than 1.8 metres high above adjoining footpath.	**Complies** Fencing will comprise an open construction with at least 50 per cent visual permeability and no greater than 1.8 metres high above adjoining footpath.
Landscape & recreation space	
30 per cent of site area including 5 per cent of site area as deep planting. 5.0 metres minimum dimension	**Complies on merit** As detailed in the Town Planning Report, the proposed development incorporates a landscape design that responds to the site's constraints associated with its former land use while embracing a subtropical design character informed by endemic and native plant species. At ground level, the landscape design generally retains the existing street trees, strengthening their contribution to the streetscape, while introducing additional planting along Blinzinger Road and Wellington Street. Landscaping extends throughout the site, with feature trees positioned around the perimeter and complemented by a layered mix of shrubs and groundcovers that add visual depth, soften the built form, and reinforce a human-scaled environment. Private open space areas associated with the ground floor units will be turfed, providing residents with flexible and functional outdoor living spaces. Landscaping is further integrated within the communal open space areas to create attractive and welcoming spaces for residents to gather, interact, and access the
Landscape and recreation areas can be provided in a variety of locations including rooftops, on podiums or at ground level. These areas should provide safe, comfortable and varied recreation opportunities, and at a minimum include basic facilities such as seating, shade and wind protection (either structures or planting) and flexible spaces suitable for a range of recreation activities. Innovative treatments, such as green roofs, green walls or community gardens that contribute to the attractiveness of these spaces are also encouraged.	

	Level 1 and Level 2 dwellings. This is achieved through a combination of large planter pots containing small trees and shrubs, raised garden beds with cascading planting, and fixed tables and seating that encourage passive recreation, social interaction, and community engagement.