

# APPENDIX K

# BRISBANE CITY PLAN 2014 ASSESSMENT

## STRATEGIC FRAMEWORK

- K.1 Theme 2: Brisbane's Outstanding Lifestyle
- K.2 Theme 3: Brisbane's Clean and Green Leading Environmental Performance
- K.3 Theme 4: Brisbane's Highly Effective Transport and Infrastructure
- K.4 Theme 5: Brisbane's CityShape

## PRIMARY CODES

- K.5 Sport and Recreation Zone Code
- K.6 Open Space Zone Code
- K.7 Special Purposes Zone Code
- K.8 Ithaca District Neighbourhood Plan Code
- K.9 Spring Hill Neighbourhood Plan Code
- K.10 Centre or Mixed Use Code
- K.11 Community Facilities Code
- K.12 Park Code
- K.13 Indoor Sport and Recreation Code
- K.14 Outdoor Sport and Recreation Code
- K.15 Special Purpose Code

## OVERLAY CODES

- K.16 Airport Environs Overlay Code
- K.17 Community Purposes Network Overlay Code
- K.18 Critical Infrastructure and Movement Overlay Code
- K.19 Regional Infrastructure Corridors and Substations Overlay Code
- K.20 Transport Air Quality Corridor Overlay Code
- K.21 Transport Noise Corridor Overlay Code

## PRESCRIBED SECONDARY CODES

- K.22 Landscape Works Code
- K.23 Park Planning and Design Code



## K.1 THEME 2: BRISBANE'S OUTSTANDING LIFESTYLE

### Element 2.4 – Brisbane's community facilities, services, open space and recreation infrastructure

Specific Outcomes	Land Use Strategies	Response
<p><b>SO1</b></p> <p>Brisbane has a range of accessible multi-purpose community facilities, services and open spaces which meet the physical, social and cultural needs of the local and wider community.</p>	<p><b>L1.1</b></p> <p>Development provides land for community facilities where identified as trunk infrastructure in the Local government infrastructure plan.</p>	<p><b>Complies</b></p> <p>The northern portion of the site is identified as future trunk park that comprises metropolitan recreation infrastructure. The proposed LGID contemplates a range of community facilities uses on the site, including Community Use, Educational Establishment, Environmental Facility, Food and Drink Outlet, Indoor Sport and Recreation, Outdoor Sport and Recreation and Park.</p> <p>The inclusion of the Indoor Sport and Recreation use is to allow for upgrades to the existing Centenary Pool as it relates to the car park only, which functions as an ancillary component to the existing pool. The existing built form of the Centenary Pool does not form part of the infrastructure designation proposal.</p>
	<p><b>L1.2</b></p> <p>Development for community services and indoor community facilities:</p> <p>(a) is located in or near centres and public transport stations; or</p> <p>(b) is encouraged to cluster around existing facilities and link with the active</p>	<p><b>Complies</b></p> <p>The proposed community services uses are located in proximity to the Herston Bus Station and QUT Kelvin Grove Bus Station.</p>



Specific Outcomes	Land Use Strategies	Response
	travel and public park network.	
	<p><b>L1.3</b></p> <p>Development of community hubs in the City Centre, corridor hubs and Major Centres is actively encouraged.</p>	<p><b>Not Applicable</b></p> <p>The site is not within the City Centre corridor hub or Major Centre.</p>
	<p><b>L1.4</b></p> <p>Partnerships that enable the provision of community facilities are planned and encouraged.</p>	<p><b>Complies</b></p> <p>The design of the proposed infrastructure designation has been informed through community consultation.</p> <p>Further, statutory consultation will occur following lodgement of the LGID. These consultation phases provide partnership opportunities to enable the provision of community facilities to be carefully planned and encouraged.</p>
	<p><b>L1.5</b></p> <p>Development protects, maintains and enhances key civic spaces to provide for the informal recreation needs of workers, visitors and residents of the city centre and the wider city and regional population.</p>	<p><b>Complies</b></p> <p>The proposed development represents the redevelopment of the Victoria Park / Barrambin site. The proposal retains and rewilds the parklands, and thus protects, maintains and enhances key civic spaces to cater to the needs of the community within the city and wider region.</p>
<p><b>SO2</b></p> <p>Brisbane's existing and planned community</p>	<p><b>L2.1</b></p> <p>Potential amenity impacts from the development of community</p>	<p><b>Complies</b></p> <p>The proposed development has been designed to ensure</p>



Specific Outcomes	Land Use Strategies	Response
<p>facilities and services are protected and appropriately located.</p>	<p>facilities or services in residential neighbourhoods will be considered in relation to the community benefit that the facility or service will provide to the broader community.</p>	<p>amenity impacts from community facilities are well considered to prevent amenity impacts to surrounding residential neighbourhoods.</p>
	<p><b>L2.2</b></p> <p>Development protects the land allocated for community facilities such that if uses cease:</p> <ul style="list-style-type: none"> <li>(a) where the community purpose is still required by the community, it is retained by integration with the new use;</li> <li>(b) the land is re-used for another community purpose needed by the local community;</li> <li>(c) the land is only to be used for another purpose where it can be shown that the use has relocated or is absolutely no longer required by the Brisbane community.</li> </ul>	<p><b>Complies</b></p> <p>The proposal provides for flexibility of spaces so that community facilities can be adaptively reused for other purposes.</p>
	<p><b>L2.3</b></p> <p>The redevelopment of government and institutional sites for a use not fulfilling a community facilities purpose is to ensure that the use integrates with the surrounding area and provides greater and direct compensatory community benefits that meet identified needs.</p>	<p><b>Complies</b></p> <p>The redevelopment of the site fulfils a community facilities purpose that will suitably integrate with the surrounding area. The development provides direct community benefits that meet the identified needs of the community.</p>



Specific Outcomes	Land Use Strategies	Response
	<p><b>L2.4</b></p> <p>Development enables community facilities and services, such as education institutions to provide broad community access to their facilities.</p>	<p><b>Complies</b></p> <p>Whilst the development does not relate to education institutions, the community facilities and services are shared amongst the community so that members of the public and nearby educational institutions have access to the facilities.</p>
	<p><b>L2.5</b></p> <p>Development of non-community facilities and services on the site are complementary and ancillary to the community facilities and services and do not compromise the ability or capacity of the facilities and services to be delivered or operate.</p>	<p><b>Complies</b></p> <p>Non-community facilities and services on the site are complementary and ancillary to the community facilities and services. These ancillary uses do not compromise the ability or capacity of the facilities and services to be delivered or operate.</p>
<p><b>SO3</b></p> <p>Brisbane's parks and open spaces provide a diversity of experiences.</p>	<p><b>L3.1</b></p> <p>Parks are planned and managed to provide a diversity of experiences including informal recreation, formal sports, community gatherings, active travel, landscape amenity and nature-based recreation.</p>	<p><b>Complies</b></p> <p>The Victoria Park / Barrambin redevelopment is planned and managed to provide a diversity of experiences, such as informal recreation, formal sports, community gatherings, active travel, landscape amenity and nature-based recreation.</p>
	<p><b>L3.2</b></p> <p>Management strategies in natural area parks balance increasing pressures for outdoor recreation pursuits with the biodiversity and</p>	<p><b>Complies</b></p> <p>Appropriate management strategies have been adopted to ensure the outdoor recreation pursuits within the parkland are well balanced</p>



Specific Outcomes	Land Use Strategies	Response
	landscape values of these parks.	with its biodiversity and landscape values.
<p><b>SO4</b></p> <p>Urban commons form civic nodes and act as local gathering spaces with high patronage levels.</p>	<p><b>L4.1</b></p> <p>Urban commons are generally co-located with other community facilities in Growth Nodes on Selected Transport Corridors and centres and are connected by a choice of pathways to other public spaces, public transport and key destinations.</p>	<p><b>Complies</b></p> <p>The proposed redevelopment of Victoria Park / Barrambin represents an urban common that is located in close proximity to a Special Centre and Selected Transport Corridor. The urban common is connected via pathways to public transport networks such as the Herston Bus Station and QUT Kelvin Grove Bus Station, which offers connections to other key destinations via the Northern Busway.</p>
	<p><b>L4.2</b></p> <p>Urban commons are subtropical in character and each has a distinctive identity to create a strong sense of place.</p>	<p><b>Complies</b></p> <p>Given the urban common is a parkland, it incorporates a subtropical character that draws upon its heritage and native significant vegetation to establish a distinctive identity that creates a strong sense of place.</p>
	<p><b>L4.3</b></p> <p>Urban commons are designed to be inclusive, multifunctional and meet the informal recreation needs of residents, workers and visitors.</p>	<p><b>Complies</b></p> <p>The proposed urban common is inclusive and multifunctional, providing equitable access and a range of recreational activities to meet informal recreation needs of residents, workers and visitors.</p>
	<p><b>L4.4</b></p> <p>Urban commons which are of an appropriate size are designed to support cultural</p>	<p><b>Complies</b></p> <p>The urban commons are of sufficient size to support cultural activities to strengthen</p>



Specific Outcomes	Land Use Strategies	Response
	activities such as events and festivals to strengthen community identity.	the community identity. Specific areas within the parkland are dedicated to events space.
<b>SO5</b> Brisbane's arts and cultural development is supported.	<b>L5.1</b> Development accords with neighbourhood plans that identify locations suitable for cultural precincts and for appropriate arts and cultural infrastructure and facilities.	<b>Not Applicable</b> The site is not identified as a cultural precinct within the Ithaca District Neighbourhood Plan or Spring Hill Neighbourhood Plan.
	<b>L5.2</b> Development for tourist entertainment and cultural facilities are encouraged in readily identifiable and accessible locations in cultural precincts.	<b>Complies</b> The proposed redevelopment of the parkland incorporates a range of tourist entertainment and cultural facilities that are highly accessible and celebrate the culture and history of the site.
	<b>L5.3</b> Development or redevelopment of a centre or Future Suburban Living Areas provides appropriate public spaces for cultural activities, events or festivals.	<b>Not Applicable</b> The redevelopment is not for a centre and the site is not located within the Future Suburban Living Area.
<b>SO6</b> Brisbane has enhanced sport and recreation facilities.	<b>L6.1</b> Development protects the land used for privately owned sport and recreation facilities, such that: <ul style="list-style-type: none"> <li>(a) the sport and recreation use is retained;</li> <li>(b) if redeveloped, the land is re-used for another form of sport or recreation use;</li> </ul>	<b>Complies</b> The proposed LGID for the Victoria Park / Barrambin retains existing sport and recreation facilities. The plan of designation also contemplates Indoor Sport and Recreation and Outdoor Sport and Recreation uses to allow for upgrades to the existing Centenary Pool as it relates to the car park only, which



Specific Outcomes	Land Use Strategies	Response
	<p>(c) the land is only used for another purpose where it can be demonstrably shown that the use has been relocated within the locality or is absolutely not required by the Brisbane community any longer.</p>	<p>functions as an ancillary component to the existing pool. The existing built form of the Centenary Pool does not form part of the infrastructure designation proposal.</p>
	<p><b>L6.2</b></p> <p>Publicly owned indoor recreation facilities are designed as multi-purpose facilities capable of responding to changing community needs.</p>	<p><b>Will Comply</b></p> <p>Whilst the plan of designation for Victoria Park / Barrambin contemplates Indoor Sport and Recreation uses, this is to allow for upgrades to the existing Centenary Pool as it relates to the car park only, which functions as an ancillary component to the existing pool. No changes are proposed to the function of the existing pool.</p>
<p><b>SO7</b></p> <p>Brisbane has an integrated and high-quality open space network which continues to expand to serve a growing population.</p>	<p><b>L7.1</b></p> <p>Development protects existing parks and open space and land identified in neighbourhood plans for new open spaces.</p>	<p><b>Complies</b></p> <p>The proposed infrastructure designation protects and enhances the existing Victoria Park / Barrambin. Consistent with the intent of the neighbourhood plans, the proposal involves revitalisation of the parkland and provision of new sporting, community and recreational facilities to reinforce the site's function as a metropolitan park.</p>
	<p><b>L7.2</b></p> <p>Development protects park infrastructure identified in the Local government infrastructure plan, the Long term infrastructure</p>	<p><b>Complies</b></p> <p>The proposal involves revitalisation of the parkland to reinforce the site's function as a metropolitan park as per the site's location within the Local</p>





Specific Outcomes	Land Use Strategies	Response
	plans and the open space in the Greenspace System.	government infrastructure plan and Greenspace System.
	<p><b>L7.3</b></p> <p>Development which relocates uses from parks to community hubs and facilities is encouraged as one means of increasing capacity for new open space activities in public parks.</p>	<p><b>Complies</b></p> <p>The proposal co-locates parks and community hubs and facilities to increase the capacity for new open space activities within the Victoria Park / Barrambin site.</p>
	<p><b>L7.4</b></p> <p>Development provides for water sensitive urban design to be incorporated throughout the public domain, promoting water re-use and improving amenity.</p>	<p><b>Complies</b></p> <p>The proposal incorporates water sensitive urban design throughout the parkland by way of waterholes (commonly referred as “York’s Hollow”). The water sensitive urban design has been carefully incorporated to provide a dual function of supporting water flow and cleansing, whilst offering visual and cooling elements.</p>
<p><b>SO8</b></p> <p>Brisbane suffers no net loss of open space values.</p>	<p><b>L8.1</b></p> <p>Development for urban infrastructure is limited to the footprint of existing infrastructure or fully considers alternative locations before considering locations identified in the open space, sport and recreation, conservation or environmental management zones.</p>	<p><b>Complies</b></p> <p>The design of the Victoria Park / Barrambin LGID has been carefully considered to ensure urban infrastructure is not located within areas of significant ecological value.</p>
	<p><b>L8.2</b></p> <p>Development for urban infrastructure that results in the loss of open space is offset by</p>	<p><b>Complies</b></p> <p>The Victoria Park / Barrambin LGID has been designed so that the development for urban</p>



Specific Outcomes	Land Use Strategies	Response
	the provision of new open space, or improvements to the quality of existing open space to provide a higher level of service.	infrastructure is offset by its strong focus on revegetation and rewilding a significant portion of the park to enhance its role and function within the city.
<p><b>SO9</b></p> <p>Brisbane has private and accessible communal open spaces serving a diverse range of open space, recreation, sustainability and social needs.</p>	<p><b>L9.1</b></p> <p>Development for larger sized multiple dwellings provides communal open space which is designed to suit the likely resident profile.</p>	<p><b>Not Applicable</b></p> <p>The proposal does not involve multiple dwelling uses.</p>
	<p><b>L9.2</b></p> <p>Development provides for innovative landscaping outcomes such as green walls and green roofs as an integral part of a site's open space design where appropriate.</p>	<p><b>Complies</b></p> <p>Significant innovative landscape design elements have been incorporated throughout the parkland design to enhance the Victoria Park / Barrambin's identity as a major open space within the Brisbane city and wider region.</p>



## K.2 THEME 3: BRISBANE'S CLEAN AND GREEN LEADING ENVIRONMENTAL PERFORMANCE

### Element 3.1 – Brisbane's Environmental Values

Specific Outcomes	Land Use Strategies	Response
<b>Overall environmental values</b>		
<p><b>SO1</b></p> <p>Brisbane's Greenspace System's biodiversity, recreational and cultural values and functions are protected, restored and enhanced.</p>	<p><b>L1</b></p> <p>The Greenspace System, the majority of which occurs outside the urban footprint in the SEQ Regional Plan, also extends throughout the urban footprint through a series of district and metropolitan parks, waterway networks, sport and recreation areas and lands supporting biodiversity areas or scenic amenity values. Zones that occur within the Greenspace System are:</p> <ul style="list-style-type: none"> <li>(a) Conservation;</li> <li>(b) Environmental management;</li> <li>(c) Rural;</li> <li>(d) Rural residential;</li> <li>(e) Open space;</li> <li>(f) Sport and recreation.</li> </ul>	<p><b>Complies</b></p> <p>The portions of the site designated within the Open Space Zone and Sport and Recreation Zone are provided as part of the broader Victoria Park / Barrambin, which represents a metropolitan park with recreation areas and supporting biodiversity areas that protect the scenic amenity values of the site.</p>
<p><b>SO2</b></p> <p>Brisbane's Greenspace System provides an effective network of greenspace links and contributes to a regional network.</p>	<p><b>L2.1</b></p> <p>Development does not fragment environmental management, rural residential or rural lands.</p>	<p><b>Complies</b></p> <p>The site and surrounding land are not within a zone mentioned in L2.1. Accordingly, the development will not fragment any environment management, rural residential or rural lands.</p>



Specific Outcomes	Land Use Strategies	Response
	<p><b>L2.2</b></p> <p>Development in the Emerging community zone and Industry investigation zone protects the Greenspace System's values of those areas.</p>	<p><b>Not Applicable</b></p> <p>The site is not located in the Emerging Community Zone or Industry Investigation Zone.</p>
	<p><b>L2.3</b></p> <p>Development protects the inter-urban breaks between Brisbane and the Moreton Bay region, Somerset region, Redland City and Logan City which form part of the regional Greenspace System and provide links to greenspace in other local government areas.</p>	<p><b>Complies</b></p> <p>The development seeks to revegetate and rewild Victoria Park / Barrambin to strengthen the ecological significance and identity of the site. Accordingly, the development protects the inter-urban breaks of the regional Greenspace System.</p>
<p><b>SO3</b></p> <p>Brisbane's ecosystems provide ecosystem services which are maintained and enhanced.</p>	<p><b>L3</b></p> <p>Development protects identified areas with high levels of ecosystem services which are to be integrated into the Greenspace System and infrastructure network of the city.</p>	<p><b>Complies</b></p> <p>The development protects areas with high ecological value by restricting development from these areas. By limiting the development footprint from these ecologically significant areas, the development protects the Greenspace System of the city.</p>
<b>Biodiversity values</b>		
<p><b>SO4</b></p> <p>Brisbane has an ecologically resilient and robust network of well-connected habitats containing a comprehensive, adequate and representative sample of ecosystems and species.</p>	<p><b>L4.1</b></p> <p>Development protects areas of high ecological significance or high strategic biodiversity value, including koala habitats, in a network of biodiversity areas that also link into biodiversity areas, networks and systems in adjoining local government areas.</p>	<p><b>Complies</b></p> <p>The proposed infrastructure designation protects areas of high ecological significance by carefully ensuring the development footprint does not encroach into these areas. Accordingly, the proposal ensures the values of ecological significance are</p>



Specific Outcomes	Land Use Strategies	Response
		preserved to enhance the wider biodiversity network.
	<p><b>L4.2</b></p> <p>Development for an urban purpose is located outside areas of high ecological significance or high strategic biodiversity value.</p>	<p><b>Complies</b></p> <p>The proposed urban infrastructure is located outside areas of high ecological significance.</p>
	<p><b>L4.3</b></p> <p>Roads and other infrastructure corridors avoid areas of significant biodiversity value and if overriding needs result in infrastructure being developed in areas of significant biodiversity value, the development offsets the lost values in locations enabling a net positive biodiversity outcome by providing compensatory habitat that restores degraded areas within the identified network of habitat and ecological corridors.</p>	<p><b>Complies</b></p> <p>Proposed vehicular access to the site is not located in areas of significant biodiversity value.</p>
<p><b>SO5</b></p> <p>Brisbane achieves positive biodiversity development outcomes, where interface areas are provided by the development and offsets enable restoration of areas that form part of the Greenspace System and the city's biodiversity values.</p>	<p><b>L5.1</b></p> <p>Development provides an interface area to buffer against edge effects.</p>	<p><b>Complies</b></p> <p>The proposal focuses on the revegetation and rewilding of vegetation within the site to ensure an appropriate interface area is provided to buffer the parkland and associated significant ecological values against edge effects.</p>
	<p><b>L5.2</b></p> <p>Development which results in the loss of native vegetation provides compensatory habitat that restores degraded areas</p>	<p><b>Complies</b></p> <p>The proposal focuses on the revegetation and rewilding of native vegetation within Victoria Park / Barrambin to</p>



Specific Outcomes	Land Use Strategies	Response
	<p>within the identified network of habitat and ecological corridors.</p>	<p>enhance the identity and significance of the site. Accordingly, the proposal does not result in the loss of native vegetation. Where vegetation is lost as part of the site's redevelopment, generous native vegetation will be rewilded throughout the parkland.</p>
	<p><b>L5.3</b></p> <p>Biodiversity areas are identified and incrementally restored, including through the use of environmental offsets.</p>	<p><b>Complies</b></p> <p>The biodiversity areas identified are protected from development. Further, the LGID proposal focuses on the revegetation and rewilding of native vegetation to ensure the historic ecological values of the parkland can be restored.</p>
<p><b>SO6</b></p> <p>Brisbane has safe movement routes and corridors for wildlife that are suited to species and benefit multiple species.</p>	<p><b>L6</b></p> <p>Development for urban infrastructure provides for wildlife movement solutions at strategic locations as identified in the Streetscape hierarchy overlay.</p>	<p><b>Complies</b></p> <p>The proposed urban infrastructure is appropriately dispersed throughout the parkland to limit any interruption to wildlife routes and corridors.</p>
<b>River, waterways, wetlands and bay values</b>		
<p><b>SO7</b></p> <p>Brisbane's waterways, wetlands and foreshores are protected, in particular their natural drainage, stormwater conveyance, visual amenity, landscape character, recreational, cultural and biodiversity values.</p>	<p><b>L7.1</b></p> <p>Development along the Brisbane River corridor is managed on section by section, responding to the diverse local characteristics and values along its length.</p>	<p><b>Not Applicable</b></p> <p>The site is not located within the Brisbane River corridor.</p>
	<p><b>L7.2</b></p> <p>Development continues to contribute towards an</p>	<p><b>Not Applicable</b></p> <p>The site is not located within the Brisbane River corridor.</p>

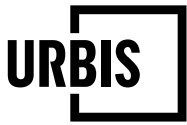


Specific Outcomes	Land Use Strategies	Response
	<p>extended public open space network along the river.</p> <p><b>L7.3</b></p> <p>Development in identified waterway corridors, wetlands and the Brisbane foreshore is sited, designed and managed to retain and enhance the performance of these locations for drainage, amenity, recreational, cultural and biodiversity values</p>	<p><b>Complies</b></p> <p>The proposed infrastructure designation incorporates the waterway corridor into the parkland design to retain and enhance its performance for drainage, amenity, recreational, cultural and biodiversity values. Of note, the proposal draws upon the waterway corridor by providing waterholes that offer a dual function of supporting waterflow and cleansing, as well as providing visual and cooling elements. The proposal draws upon the site's water network to create a circulating water system.</p>
<b>Natural economic resources and rural lands</b>		
<p><b>SO8</b></p> <p>Brisbane's natural resource assets, including extractive resources such as quarries, are identified and protected from encroachment by incompatible development, including sensitive uses.</p>	<p><b>L8</b></p> <p>Brisbane's natural economic resource areas for extractive resources and agricultural lands are identified and protected from fragmentation and inappropriate use.</p>	<p><b>Not Applicable</b></p> <p>The site is not located in a natural economic resource area.</p>
<p><b>SO9</b></p> <p>Brisbane's agricultural production, scenic amenity and environmental values of rural lands are protected.</p>	<p><b>L9</b></p> <p>Development of Brisbane's rural areas balances the demands for use of rural lands for a broad range of rural industries and food production with the biodiversity, scenic amenity, outdoor recreation, landscape character and rural</p>	<p><b>Not Applicable</b></p> <p>The site is not located in a rural area.</p>



Specific Outcomes	Land Use Strategies	Response
	lifestyle values of those rural areas.	
<p><b>SO10</b></p> <p>Brisbane's aquatic habitats and fisheries are protected.</p>	<p><b>L10</b></p> <p>Development incorporates site measures that protect water habitats, aquatic quality, fish passages and downstream fisheries from water pollution and sedimentation.</p>	<p><b>Complies</b></p> <p>The LGID proposal adopts measures to ensure the development does not result in water pollution and sedimentation for aquatic habitats and fisheries.</p>
<p><b>SO11</b></p> <p>Water quality is protected from adverse impacts of development.</p>	<p><b>L11</b></p> <p>Waterway corridors wetlands, drinking water catchments including receiving waters, water supply buffer areas, water resource catchments and high ecological value water areas as indicated on the State Planning Policy Interactive Mapping System, and areas of potential and actual acid sulfate soil are managed to contribute to protecting water quality by:</p> <ul style="list-style-type: none"> <li>(a) overlays;</li> <li>(b) siting and design</li> <li>(c) specification management.</li> </ul>	<p><b>Complies</b></p> <p>The site is identified within the Waterway Corridor Overlay and Wetland Overlay, as well as an area of potential and actual acid sulfate soils. Through careful consideration of overlays and specific management, the development will be appropriately managed to protect water quality.</p>





**K.3      THEME 4: BRISBANE'S HIGHLY EFFECTIVE TRANSPORT AND INFRASTRUCTURE**

**Element 4.1 – Brisbane’s Transport Infrastructure Networks**

Specific Outcomes	Land Use Categories	Response
<b>Road Network</b>		
<p><b>SO1</b></p> <p>People and goods can move safely on the road network by the most efficient modes and routes, and the impact of traffic on neighbourhoods and the environment is minimised.</p>	<p><b>L1.1</b></p> <p>Development contributes to the safety and efficiency of the road network and seeks to minimise impacts of traffic on surrounding areas.</p>	<p><b>Complies</b></p> <p>The proposed development maintains the safety and efficiency of the road network.</p> <p>Refer to <b>Appendix P – Traffic and Transport</b> for further detail.</p>
	<p><b>L1.2</b></p> <p>Development layout and access minimises impacts on pedestrian, cyclists and public transport movement and streetscape while providing for safe site servicing.</p>	<p><b>Complies</b></p> <p>The proposed development promotes a pedestrian-oriented development and encourages active travel by providing dedicated pedestrian walkways and cycle paths throughout the parkland. The paths provide east-west and north-south linkages, which connect to the Herston busway access, Kelvin Grove busway access and the southern pocket of land located in Spring Hill.</p> <p>Further, the development incorporates dedicated pedestrian and cyclist bridges that provide access into the site, which minimises vehicular conflict and enhances the safety of pedestrians and cyclists.</p>
<p><b>SO2</b></p> <p>Brisbane's road network is protected and enhanced.</p>	<p><b>L2.1</b></p> <p>Development protects and enhances the existing and future road corridors, as identified in the Road hierarchy overlay.</p>	<p><b>Complies</b></p> <p>The proposed development protects existing and future road corridors.</p>

Specific Outcomes	Land Use Categories	Response
		Refer to <b>Appendix P – Traffic and Transport</b> for further detail.
	<p><b>L2.2</b></p> <p>Development is sited to preserve road widening to provide additional corridor space, including additional space for pedestrians, cyclists and landscaping as identified in an overlay.</p>	<p><b>Complies</b></p> <p>The proposed development provides upgrades to enhance the connectivity to and support efficient growth in centres along the Selected Transport Corridors.</p>
<p><b>SO3</b></p> <p>Brisbane's road network has improved connectivity and enhanced network design.</p>	<p><b>L3</b></p> <p>Development provides roads or upgrades to:</p> <ul style="list-style-type: none"> <li>a. improve connectivity to, and support efficient growth in centres, Growth Nodes on Selected Transport Corridors and other infill in established suburbs;</li> <li>b. provide connections in Future Suburban Living Areas;</li> <li>c. provide adequate connections to the Major Industry Areas.</li> </ul>	<p><b>Complies</b></p> <p>The proposed development provides upgrades to enhance the connectivity and support efficient growth in centres along the Selected Transport Corridors.</p>
<p><b>SO4</b></p> <p>Brisbane's road network supports the city's network of centres and Major Industry Areas.</p>	<p><b>L4</b></p> <p>Road network functions do not compromise the viability of centres and Major Industry Areas.</p>	<p><b>Complies</b></p> <p>The proposed development protects road network functions.</p> <p>Refer to <b>Appendix P – Traffic and Transport</b> for further detail.</p>
<p><b>SO5</b></p> <p>Brisbane's development provides sufficient car parking to:</p> <p>protect the traffic functions and streetscape of the road network;</p> <p>encourage public and active transport.</p>	<p><b>L5</b></p> <p>In the city core and city frame maximum parking rates apply to non-residential uses. In centres graduated car parking rates apply.</p>	<p><b>Complies</b></p> <p>The site is located in the city frame. Given the site's proximity to key public transport nodes, including the Herston Busway Station and QUT Kelvin Grove Busway Station, sufficient car parking is proposed to encourage</p>

Specific Outcomes	Land Use Categories	Response
		<p>the use of public and active transport.</p> <p>Limited vehicle movement is provided through the site to protect the traffic functions and streetscape of the surrounding road network.</p>
<b>Public Transport</b>		
<p><b>SO6</b></p> <p>Brisbane has a safe and efficient public transport network.</p>	<p><b>L6</b></p> <p>Development does not compromise the safety or the efficiency of the public transport network.</p>	<p><b>Complies</b></p> <p>The proposed development maintains the safety and efficiency of the public transport network.</p> <p>Refer to <b>Appendix P – Traffic and Transport</b> for further detail.</p>
<p><b>SO7</b></p> <p>All urban land in Brisbane is serviced by public transport.</p>	<p><b>L7</b></p> <p>Development protects and enhances accessibility to the public transport network.</p>	<p><b>Complies</b></p> <p>The proposed development enhances the accessibility to the Herston Busway Station and QUT Kelvin Grove Busway Station by providing active transport linkages through the site that connect to the station entrances.</p>
<p><b>SO8</b></p> <p>Public transport is the preferred mode of travel to the City Centre and the city's Major Centres and provides a high level of access to all facilities and services in Brisbane, reducing the need to use a car.</p>	<p><b>L8</b></p> <p>Development enables access to and does not compromise existing and planned public transport within and connecting the City Centre, Major Centres, the Major Industry Areas and Growth Nodes on Selected Transport Corridors.</p>	<p><b>Complies</b></p> <p>The proposed development enhances the accessibility to the Herston and QUT Kelvin Grove Busway Stations by providing active transport linkages through the site that connect to the station entrances.</p> <p>Further, the site provides an elevated connection to the southern pocket of the site located within Spring Hill, further enhancing connection to surrounding suburbs. Therefore, the development enhances access to and does not compromise</p>

Specific Outcomes	Land Use Categories	Response
		<p>existing and planned public transport.</p> <p>For further information, please refer to <b>Appendix E – Illustrative Master Plan and Proposal Plans</b>.</p>
<b>Active Transport</b>		
<p><b>SO9</b></p> <p>Brisbane has a safe and convenient, comfortable pedestrian and bicycle network to support development.</p>	<p><b>L9.1</b></p> <p>Development protects and contributes to safe, direct and convenient access for pedestrians and cyclists of all abilities within the site and throughout neighbourhoods, to and within centres, and to community facilities, schools, public transport and other highly frequented destinations as set out in the Bicycle network overlay and Streetscape hierarchy overlay.</p>	<p><b>Complies</b></p> <p>The proposed development encourages pedestrian and cyclist movement by providing dedicated pedestrian and cyclist paths through the site. The paths provide east-west and north-south linkages, which connect to the Herston Busway Station, QUT Kelvin Grove Busway Station and the southern pocket of land located in Spring Hill.</p> <p>Further, the development incorporates dedicated pedestrian and cyclist bridges that provide access into the site.</p>
	<p><b>L9.2</b></p> <p>Development within Major Centres, Growth Nodes on Selected Transport Corridors, and larger scale developments are designed to balance the needs of all road users including pedestrians and cyclists.</p>	<p><b>Complies</b></p> <p>Whilst the site is not within a Major Centre or Growth Node on Selected Transport Corridors, the proposal represents a larger scale development.</p> <p>The proposed development provides active pedestrian linkages throughout the site to balance the needs of all road users, including pedestrians and cyclists.</p>
	<p><b>L9.3</b></p> <p>Development provides for integration between public transport and active transport.</p>	<p><b>Complies</b></p> <p>The active transport routes throughout the site provide pedestrian and cyclist connection to the Herston and QUT Kelvin Grove Busway Stations.</p>

<b>Specific Outcomes</b>	<b>Land Use Categories</b>	<b>Response</b>
	<p><b>L9.4</b></p> <p>Brisbane's active transport infrastructure is supported by end-of-trip facilities within development to make walking, cycling and multimodal trips a convenient travel option.</p>	<p><b>Will Comply</b></p> <p>The land uses contemplated on the site are high level given the nature of the application being a LGID. Notwithstanding, once further detail is known regarding the proposal, development will incorporate end-of-trip facilities to encourage walking, cycling and multimodal trips.</p>
<p><b>SO10</b></p> <p>Brisbane's high-density employment nodes, particularly the City Centre, ensure safe and efficient movement for pedestrians.</p>	<p><b>L10</b></p> <p>Development enhances pedestrian connectivity in the City Centre and other high-density employment centres.</p>	<p><b>Not Applicable</b></p> <p>The site is identified within the Suburban Living Area.</p>
<b>Freight Network</b>		
<p><b>SO11</b></p> <p>Brisbane's freight network ensures the efficient movement of freight to Major Industry Areas.</p>	<p><b>L11</b></p> <p>Development protects and enhances the primary freight route that supports the Major Industry Areas, including Brisbane Airport and Port of Brisbane, as identified in the Road hierarchy overlay.</p>	<p><b>Not Applicable</b></p> <p>The site is not located on or within freight networks.</p>
<p><b>SO12</b></p> <p>Brisbane's freight routes are protected in terms of their role and efficiency.</p>	<p><b>L12</b></p> <p>Development supports the safety and efficiency of the primary freight routes and the primary freight access.</p>	<p><b>Not Applicable</b></p> <p>The site is not located on or within freight networks.</p>
<p><b>SO13</b></p> <p>Brisbane's local neighbourhoods are not adversely impacted by heavy industrial transport movements.</p>	<p><b>L13</b></p> <p>Development generating industrial transport is located on the freight route or provides a suitable connection to it.</p>	<p><b>Not Applicable</b></p> <p>The site is not located on or within freight networks.</p>
<p><b>SO14</b></p> <p>Brisbane's intermodal freight terminals, including their</p>	<p><b>L14</b></p> <p>The potential for expansion of existing or the creation of new freight facilities at Fisherman Island and Acacia Ridge</p>	<p><b>Not Applicable</b></p> <p>The site is not located on or within freight networks.</p>

Specific Outcomes	Land Use Categories	Response
expansion, are protected and enhanced.	respectively is protected from incompatible development and is otherwise in accordance with neighbourhood plans.	
<b>SO15</b> Brisbane business efficiency and urban amenity is enhanced by reducing the number and length of road freight movements.	<b>L15.1</b> Industrial land is allocated in concentrated rather than dispersed locations to support the co-location of suitable industries and enable ready access to the Australia TradeCoast and airports and seaports at Brisbane Airport and Port of Brisbane.	<b>Not Applicable</b> The site is not located on or within freight networks.
	<b>L15.2</b> Land is zoned to enable industries intending to export long distances to locate close to or along major freight routes and intermodal terminals.	<b>Not Applicable</b> The site is not located on or within freight networks.

#### Element 4.2 – Brisbane’s other Infrastructure Networks

Specific Outcomes	Land Use Strategies	Response
<b>Water Supply Infrastructure</b>		
<b>SO1</b> Brisbane's high water quality in water storages is protected.	<b>L1</b> The water supply and emergency water supply catchments of Tingalpa Reservoir/Leslie Harrison Dam, Enoggera Reservoir, Gold Creek Dam and Lake Manchester are protected from incompatible development.	<b>Not Applicable</b> The development is not in close proximity to water supply catchments.
<b>SO2</b> Brisbane's water supply network is facilitated, protected and augmented to service development.	<b>L2</b> Development protects and facilitates the water supply network and contributes to the planned augmentation of the water supply network to provide	<b>Complies</b> The proposed development protects and facilities existing water supply networks.

Specific Outcomes	Land Use Strategies	Response
	reliable and quality water services for the development.	
<p><b>SO3</b></p> <p>Brisbane's dependency on the water supply network is reduced.</p>	<p><b>L3</b></p> <p>Development for large-scale commercial, industrial and recreational development implements integrated water-cycle management to collect, store and treat stormwater to provide an alternative source of water for purposes such as irrigation and toilet flushing.</p>	<p><b>Complies</b></p> <p>The proposed development implements integrated water-cycle management.</p>
<b>Wastewater Infrastructure</b>		
<p><b>SO4</b></p> <p>Brisbane's existing and planned wastewater infrastructure corridors and facilities are protected.</p>	<p><b>L4</b></p> <p>Wastewater infrastructure corridors and facilities are provided for and are protected from incompatible development.</p>	<p><b>Complies</b></p> <p>The proposed development does not compromise existing wastewater infrastructure corridors and facilities.</p>
<p><b>SO5</b></p> <p>Brisbane's wastewater network is augmented to service development.</p>	<p><b>L5</b></p> <p>Development contributes to the planned augmentation of the wastewater network to provide wastewater services for the development.</p>	<p><b>Not Applicable</b></p> <p>The site is not identified as containing planned augmentation of the wastewater network.</p>
<b>Stormwater</b>		
<p><b>SO6</b></p> <p>Development provides stormwater infrastructure to:</p> <ul style="list-style-type: none"> <li>a. protect water quality;</li> <li>b. reduce urban run-off and peak flows;</li> <li>c. improve waterway health and stormwater quality.</li> </ul>	<p><b>L6.1</b></p> <p>Development incorporates best-practice erosion and sediment control.</p>	<p><b>Complies</b></p> <p>The development ensures sufficient erosion and sediment control.</p>
	<p><b>L6.2</b></p> <p>Development incorporates water sensitive urban design on site and in road, streetscape and stormwater infrastructure.</p>	<p><b>Complies</b></p> <p>The development incorporates water sensitive urban design.</p> <p>Refer to <b>Appendix Q – Civil Engineering and Serviceability Report</b> for further detail.</p>
<p><b>SO7</b></p>	<p><b>L7.1</b></p> <p>Development provides for stormwater retention for</p>	<p><b>Complies</b></p>

<b>Specific Outcomes</b>	<b>Land Use Strategies</b>	<b>Response</b>
Brisbane's development provides for stormwater retention and harvesting.	harvesting in new developments and infrastructure projects, particularly for large outdoor uses and other uses that do not require potable water.	The proposed development involves harvesting rainwater for landscape irrigation.
	<b>L7.2</b> Development maximises surface water infiltration and minimises stormwater run-off and pollutants from urban areas.	<b>Complies</b> The proposal maximises surface water infiltration through providing generous landscaping. Further, the development ensures stormwater run-off and pollutants are minimised.
	<b>L7.3</b> Development minimises changes to the natural hydrological or environmental flow regimes to minimise impacts on natural water cycles.	<b>Complies</b> The proposed development reduces impacts on natural water cycles.
<b>Energy Infrastructure</b>		
<b>SO8</b> Brisbane's existing and planned electricity and gas transmissions and distribution infrastructure corridors and facilities are protected.	<b>L8</b> Electricity and gas transmission and distribution infrastructure corridors and facilities are protected from incompatible development.	<b>Complies</b> The development does not impact on existing electricity and gas transmission and distribution infrastructure.
<b>SO9</b> Brisbane's electricity and gas transmission and distribution infrastructure corridors and facilities do not adversely impact on the community and the environment.	<b>L9.1</b> Development for electricity and gas transmission and distribution infrastructure is safe and effective.	<b>Not Applicable</b> The proposed development does not involve electricity and gas transmission distribution infrastructure.
	<b>L9.2</b> Development for electricity and gas transmission and distribution infrastructure is sited and designed to minimise adverse impacts on community wellbeing, visual amenity and the environment through strategies such as the undergrounding of electricity infrastructure.	<b>Not Applicable</b> The proposed development does not involve electricity and gas transmission distribution infrastructure.



<b>Specific Outcomes</b>	<b>Land Use Strategies</b>	<b>Response</b>
<p><b>S10</b></p> <p>Brisbane's energy infrastructure is complemented by renewable, decentralised supply.</p>	<p><b>L10</b></p> <p>Development contributes to alternative decentralised energy generation where amenity impacts are managed to best-practice standard.</p>	<p><b>Not Applicable</b></p> <p>The proposed development does not involve electricity and gas transmission distribution infrastructure.</p>
<b>Telecommunications Infrastructure</b>		
<p><b>SO11</b></p> <p>Brisbane's existing and planned telecommunications infrastructure is protected.</p>	<p><b>L11</b></p> <p>Telecommunications infrastructure corridors and facilities are protected from incompatible development.</p>	<p><b>Complies</b></p> <p>The development does not impact on existing telecommunications infrastructure.</p> <p>Refer to <b>Appendix Q – Civil Engineering and Serviceability Report</b> for further detail.</p>
<p><b>SO12</b></p> <p>Brisbane's development provides for fibre-ready conduit in new developments.</p>	<p><b>L12</b></p> <p>Development provides for a future-proof system of conduits in the following:</p> <p>new developments so all premises can be readily connected to optic fibre;</p> <p>significant new infrastructure such as major roads and public transport routes.</p>	<p><b>Complies</b></p> <p>The proposal utilises existing telecommunications infrastructure to service the development.</p> <p>Refer to <b>Appendix Q – Civil Engineering and Serviceability Report</b> for further detail.</p>
<p><b>SO13</b></p> <p>Brisbane's development provides for fibre to the premises in new developments.</p>	<p><b>L13</b></p> <p>Development provides for fibre to the premises in new developments where feasible having regard to the remoteness and scale of the development.</p>	<p><b>Not Applicable</b></p> <p>The development utilises existing telecommunications infrastructure.</p> <p>Refer to <b>Appendix Q – Civil Engineering and Serviceability Report</b> for further detail.</p>
<p><b>SO14</b></p> <p>Brisbane's development provides for telecommunications conduit in all suitable infrastructure projects.</p>	<p><b>L14</b></p> <p>Development provides for all suitable infrastructure projects to accommodate future conduit requirements such as the roll out</p>	<p><b>Not Applicable</b></p> <p>The development is situated within an urbanised area that comprises existing</p>

<b>Specific Outcomes</b>	<b>Land Use Strategies</b>	<b>Response</b>
	of the fibre to the premises network.	telecommunications infrastructure.  Refer to <b>Appendix Q – Civil Engineering and Serviceability Report</b> for further detail.
<b>SO15</b>  Brisbane's telecommunications infrastructure does not adversely impact on the community and the environment.	<b>L15.1</b>  Development for telecommunications infrastructure is safe and effective.	<b>Not Applicable</b>  The development is not for telecommunications infrastructure.
	<b>L15.2</b>  Development for telecommunications infrastructure is sited and designed to minimise adverse impacts on community wellbeing, visual amenity and the environment through strategies such as siting, co-use and co-location.	<b>Not Applicable</b>  The development is not for telecommunications infrastructure.
<b>Waste Management Infrastructure – Landfill and Waste Transfer Facilities</b>		
<b>SO16</b>  Brisbane's existing and planned waste management infrastructure is protected.	<b>L16</b>  Waste management infrastructure is protected from incompatible development.	<b>Complies</b>  The proposed development does not impact on existing waste management infrastructure.
<b>SO17</b>  Brisbane's waste management infrastructure provides for waste-reduction strategies.	<b>L17</b>  Development for waste management infrastructure provides for resource recovery, green waste, recycling and alternative waste- breakdown networks.	<b>Complies</b>  The proposed development provides for waste storage facilities that contribute to waste-reduction strategies.
<b>SO18</b>  Brisbane's waste management infrastructure provides for increased capture of recyclable waste.	<b>L18</b>  Development for waste management infrastructure includes on-site facilities for the storage of recyclable materials prior to collection.	<b>Complies</b>  The proposed development will provide for dedicated refuse storage areas that include storage of recyclable materials.

<b>Specific Outcomes</b>	<b>Land Use Strategies</b>	<b>Response</b>
<p><b>SO19</b></p> <p>Brisbane's waste management infrastructure provides for reduced greenhouse gas emissions.</p>	<p><b>L19</b></p> <p>Development for a landfill facility:</p> <ul style="list-style-type: none"> <li>a. minimises fugitive greenhouse gas emissions;</li> <li>b. provides for landfill gas to be captured and re-used.</li> </ul>	<p><b>Not Applicable</b></p> <p>The proposed development does not involve a landfill facility.</p>
<b>Social Infrastructure</b>		
<b>Health Facilities</b>		
<p><b>SO20</b></p> <p>Brisbane has adequate health infrastructure to service population growth.</p>	<p><b>L20</b></p> <p>Development for health precincts accommodates population growth, health needs and opportunities for service integration.</p>	<p><b>Not Applicable</b></p> <p>The development does not involve social infrastructure or health facilities.</p>
<p><b>SO21</b></p> <p>Brisbane has appropriate access to and from key health precincts.</p>	<p><b>L21</b></p> <p>Development of health precincts and major facilities provides for affordable and suitable access solutions.</p>	<p><b>Not Applicable</b></p> <p>The development does not involve social infrastructure or health facilities.</p>
<p><b>SO22</b></p> <p>Brisbane's health infrastructure is refurbished and monitored.</p>	<p><b>L22</b></p> <p>Development of the refurbishment and maintenance of health infrastructure ensures that these assets meet or exceed current service standards.</p>	<p><b>Not Applicable</b></p> <p>The development does not involve social infrastructure or health facilities.</p>
<b>Education Facilities</b>		
<p><b>SO23</b></p> <p>Brisbane's growth areas are provided with educational facilities.</p>	<p><b>L23</b></p> <p>Development in major population growth areas makes provision for new schools.</p>	<p><b>Not Applicable</b></p> <p>Whilst the proposal contemplates educational establishment uses by way of a proposed Education Hub within the parkland, the development does not involve educational facilities at the scale of a school.</p> <p>Notwithstanding, the proposed Education Hub and</p>

Specific Outcomes	Land Use Strategies	Response
		redevelopment of the parkland will provide learning opportunities that offer an extension to the education facilities of surrounding schools.
<p><b>SO24</b></p> <p>Brisbane's education infrastructure is refurbished and monitored.</p>	<p><b>L24</b></p> <p>Development for the refurbishment and maintenance of education infrastructure ensures that these assets meet or exceed current service standards.</p>	<p><b>Not Applicable</b></p> <p>Whilst the proposal contemplates educational establishment uses by way of a proposed Education Hub within the parkland, it does not operate as a traditional educational establishment (school). The purpose of the proposed Education Hub is to provide educational opportunities for visitors to learn about the history of the park.</p> <p>Notwithstanding, the proposed education hub and redevelopment of the parkland will provide learning opportunities that offer an extension to the education facilities of surrounding schools.</p>
<b>Community Facilities Infrastructure – Community Centres, Halls and Library Facilities</b>		
<p><b>SO25</b></p> <p>Brisbane's existing community facilities infrastructure is enhanced.</p>	<p><b>L25</b></p> <p>Development improves the use of existing community facilities infrastructure to ensure accessibility and multi-use.</p>	<p><b>Complies</b></p> <p>The proposed Victoria Park / Barrambin Master Plan contemplates community uses, which will improve the use of the existing parkland to ensure accessibility and multi-use.</p>
<p><b>SO26</b></p> <p>Brisbane's community facilities infrastructure is provided in Major Centres, Growth Nodes on selected Transport Corridors, Suburban Living Areas and Future Suburban Living Areas.</p>	<p><b>L26</b></p> <p>Development makes provision for the expansion of existing community facilities infrastructure or new community facilities infrastructure where required to cater for community needs. Land for community facilities is identified in the Local government infrastructure plan or</p>	<p><b>Complies</b></p> <p>The proposed community facilities infrastructure will support and complement the redevelopment of the parkland to create activity and attract visitors, reinforcing its identity as a key open space within the city and wider region.</p>

<b>Specific Outcomes</b>	<b>Land Use Strategies</b>	<b>Response</b>
	the Long term infrastructure plans.	
<p><b>SO27</b></p> <p>Brisbane's community service infrastructure is delivered by the Council, Queensland Government and the private sector.</p>	<p><b>L27</b></p> <p>Development of schools, tertiary institutions and business supports the co-delivery of community facilities infrastructure where appropriate.</p>	<p><b>Complies</b></p> <p>The Victoria Park / Barrambin LGID contemplates a range of uses comprising Community Use, Educational Establishment, Environmental Facility, Food and Drink Outlet, Indoor Sport and Recreation, Outdoor Sport and Recreation and Park.</p> <p>It is noted that the inclusion of the Indoor Sport and Recreation use is to allow for upgrades to the existing Centenary Pool as it relates to the car park only, which functions as an ancillary component to the existing pool.</p> <p>The contemplated land use mix supports the co-delivery and co-location of community facilities infrastructure within the parkland.</p>
<b>Cultural and Art Facilities</b>		
<p><b>SO28</b></p> <p>Brisbane has adequate cultural and art facilities to support a diverse community.</p>	<p><b>L28</b></p> <p>Development particularly in areas with a high proportion of young people, seniors, people with disabilities and people with ethnic cultural needs makes provision for adequate cultural and arts facilities to meet the needs of local communities.</p>	<p><b>Complies</b></p> <p>Whilst the contemplated land uses for the site are at a strategic level, the provision of cultural and arts facilities are incorporated in the plan of designation for Victoria Park / Barrambin. Accordingly, the proposed redevelopment of the parkland will meet the diverse needs of local communities.</p>
<p><b>SO28</b></p> <p>Brisbane's cultural and arts facilities are delivered by the public and private sectors.</p>	<p><b>L29.1</b></p> <p>Development contributes to planned arts and cultural precincts for some Major Centres to meet community needs and express local culture.</p>	<p><b>Not Applicable</b></p> <p>The site is not located within a Major Centre.</p>
	<p><b>L29.2</b></p>	<p><b>Complies</b></p>

Specific Outcomes	Land Use Strategies	Response
	<p>Development of schools, tertiary institutions and business support the co-delivery of cultural and arts facilities where appropriate.</p>	<p>The Victoria Park / Barrambin LGID contemplates a range of uses comprising Community Use, Educational Establishment, Environmental Facility, Food and Drink Outlet, Indoor Sport and Recreation, Outdoor Sport and Recreation and Park.</p> <p>It is noted that the inclusion of the Indoor Sport and Recreation use is to allow for upgrades to the existing Centenary Pool as it relates to the car park only, which functions as an ancillary component to the existing pool.</p> <p>The contemplated land use mix supports the co-delivery and co-location of cultural and arts facilities within the parkland.</p>
<b>Sport and Recreation Facilities</b>		
<p><b>SO30</b></p> <p>Brisbane's Major Centres, Growth Nodes on Selected Transport Corridors, Suburban Living Areas and Future Suburban Living Areas are provided with sports and recreation facilities.</p>	<p><b>L30.1</b></p> <p>Development in Major Centres, Growth Nodes on Selected Transport Corridors, Suburban Living Areas and Future Suburban Living Areas contributes to planned sport and recreation facilities outlined in the Local government infrastructure plan or the Long term infrastructure plans.</p>	<p><b>Not Applicable</b></p> <p>The site is not outlined within the Local Government Infrastructure Plan as requiring planned sport and recreation facilities.</p> <p>Notwithstanding, the Victoria Park / Barrambin LGID contemplates a range of uses, including Indoor Sport and Recreation and Outdoor Sport and Recreation.</p> <p>It is noted that the inclusion of the Indoor Sport and Recreation use is to allow for upgrades to the existing Centenary Pool as it relates to the car park only, which functions as an ancillary component to the existing pool.</p>
	<p><b>L30.2</b></p> <p>Land for the development of sports and recreation facilities within emerging communities is</p>	<p><b>Not Applicable</b></p> <p>The site is not located within an emerging community.</p>

<b>Specific Outcomes</b>	<b>Land Use Strategies</b>	<b>Response</b>
	identified in a neighbourhood plan or the Local government infrastructure plan or the Long term infrastructure plans.	
<p><b>SO31</b></p> <p>Brisbane's existing sporting and recreational facilities are enhanced.</p>	<p><b>L31</b></p> <p>Development maximises the use of existing sport and recreation facilities including through the development of compatible mixed uses.</p>	<p><b>Complies</b></p> <p>The proposed development retains existing sport and recreation facilities on site, providing compatible mixed uses to maximise its usage.</p>
<p><b>SO32</b></p> <p>Brisbane's sporting and recreation facilities are delivered by the Council and the private sector.</p>	<p><b>L32</b></p> <p>Development of schools and tertiary institutions and business supports the co-delivery of community sport and recreation facilities where appropriate.</p>	<p><b>Complies</b></p> <p>The Victoria Park / Barrambin LGID contemplates a range of uses comprising Community Use, Educational Establishment, Environmental Facility, Food and Drink Outlet, Indoor Sport and Recreation, Outdoor Sport and Recreation and Park.</p> <p>It is noted that the inclusion of the Indoor Sport and Recreation use is to allow for upgrades to the existing Centenary Pool as it relates to the car park only, which functions as an ancillary component to the existing pool.</p> <p>The contemplated land use mix supports the co-delivery and co-location of sport and recreation facilities within the parkland.</p>
<b>Greenspace System and Public Park Infrastructure</b>		
<p><b>SO33</b></p> <p>Brisbane has a Greenspace System which is a functional, multipurpose and linked network of greenspaces.</p>	<p><b>L33</b></p> <p>Development of larger scale development projects (infill and greenfield) provides greenspace for a functional multipurpose and linked network of Greenspace Systems.</p>	<p><b>Complies</b></p> <p>The proposal is centred upon the redevelopment of the Victoria Park / Barrambin, which provides a key greenspace with functional multipurpose uses to enhance the city's network of Greenspace Systems.</p>
<p><b>SO34</b></p>	<p><b>L34.1</b></p>	<p><b>Complies</b></p>

Specific Outcomes	Land Use Strategies	Response
<p>Brisbane’s Greenspace System is subject to sustainable resource management and use.</p>	<p>Development incorporates sustainable resource use such as stormwater capture and water and energy conservation measures in Greenspace Systems.</p>	<p>The redevelopment of the Victoria Park / Barrambin Parkland incorporates sustainable resource uses via stormwater capture and water and energy conservation measures.</p>
	<p><b>L34.2</b></p> <p>Development of natural economic resources within the Greenspace System are designed and managed for sustainable outcomes.</p>	<p><b>Not Applicable</b></p> <p>The development does not involve natural economic resources.</p>
<p><b>SO35</b></p> <p>Brisbane's public park infrastructure provides a diversity of recreation experiences.</p>	<p><b>L35</b></p> <p>Public park infrastructure is planned in accordance with the Local government infrastructure plan or the Long term infrastructure plans to provide a diversity of experiences including:</p> <ul style="list-style-type: none"> <li>a. informal recreation and active transport at local, district and metropolitan scales;</li> <li>b. formal sports and community gathering spaces at the district and metropolitan scale.</li> </ul>	<p><b>Complies</b></p> <p>The public park infrastructure associated with the Victoria Park / Barrmabin LGID is planned in accordance with the Local Government Infrastructure Plan.</p> <p>The proposed parkland provides a diversity of experiences at the metropolitan scale comprising informal recreation and active transport, as well as formal sports and community fathering spaces.</p>





## K.4 THEME 5: BRISBANE'S CITYSHAPE

### Element 5.5 – Brisbane's suburban living areas

Specific Outcomes	Land Use Strategies	Response
<p><b>SO1</b></p> <p>Suburban Living Areas experience growth in response to local context and needs including centres, community facilities, medium and high density residential and industrial uses.</p>	<p><b>L1</b></p> <p>The zoning pattern shows the development intent that is consistent with local values, constraints and opportunities in the Suburban Living Areas.</p>	<p><b>Complies</b></p> <p>The proposal will diversify existing uses on the site to provide a development that is responsive to the needs of the local context. It will provide community facilities including parkland and greenspace, function and event spaces, educational opportunities, and recreational areas that service the surrounding community.</p>
<p><b>SO2</b></p> <p>Suburban Living Areas experience limited growth, providing predominantly detached housing for residents.</p>	<p><b>L2.1</b></p> <p>Development for housing is restricted to detached housing and any on-site secondary dwelling in the majority of Suburban Living Areas.</p>	<p><b>Not Applicable</b></p> <p>The proposed development does not involve residential uses.</p>
	<p><b>L2.2</b></p> <p>Development is restricted in terms of the lot sizes, configurations and circumstances suitable for subdivision and small-scale housing infill development.</p>	<p><b>Not Applicable</b></p> <p>The proposed development does not involve residential uses.</p>
<p><b>SO3</b></p> <p>Suburban Living Areas allow for adaptable small-scale multiple dwellings, retirement facilities and residential care facilities to provide for intergenerational housing options catering to young people, families and supporting ageing in place and ageing in neighbourhood.</p>	<p><b>L3.1</b></p> <p>Development for small-scale multiple dwellings is restricted to well-located sites in Suburban Living Areas. Zone, neighbourhood plan and development codes, and mapping indicate various criteria for determining well-located sites in those localities and circumstances.</p> <p>Development for retirement facilities and residential care</p>	<p><b>Not Applicable</b></p> <p>The proposed development does not involve residential, retirement or residential care uses.</p>



Specific Outcomes	Land Use Strategies	Response
	<p>facilities occurs on well-located sites in Suburban Living Areas. The scale and built form of retirement facilities and residential care facilities is commensurate with the size of the site and sensitive to the surrounding character and amenity of Suburban Living Areas.</p> <p><b>L3.2</b></p> <p>Development for multiple dwellings in the Emerging community zone:</p> <p>(a) is restricted to locations provided for in a neighbourhood plan; or</p> <p>(b) is within 400m walking distance from a dedicated public pedestrian access point of a public transport stop or station with a service frequency of 4 or more services per hour in the peak periods of 7am to 9am and 4pm to 6pm and the edge:</p> <p>(i) of a centre zone other than the Neighbourhood centre zone; or</p> <p>(ii) of a zone that provides for the Special Centres identified in Section 3.7.5.1 L1.1 in Theme 5 of the Strategic Framework.</p>	<p><b>Not Applicable</b></p> <p>The proposed development is not located within the Emerging community zone and does not include multiple dwellings.</p>
<p><b>SO4</b></p> <p>The local character which is typically defined by features such as consistent block size and house spacing, an</p>	<p><b>L4.1</b></p> <p>Infill development is limited to instances where the resulting lot size reflects that which</p>	<p><b>Complies</b></p> <p>The development does not include residential houses and is for the redevelopment of an existing parkland.</p>



Specific Outcomes	Land Use Strategies	Response
<p>established road pattern, a predominance of detached housing, the presence of mature vegetation and gardens and by local typography is maintained.</p>	<p>predominates in the neighbourhood.</p>	<p>Nonetheless, the proposal will retain and rewild the parkland to enhance the local character and typography of the area.</p>
	<p><b>L4.2</b></p> <p>The siting, scale and lot coverage of new housing is consistent with the existing neighbourhood character of well-spaced houses and vegetated backyards.</p>	<p><b>Not Applicable</b></p> <p>The proposed development does not include housing.</p>
	<p><b>L4.3</b></p> <p>Development supports high levels of local amenity and air quality and enhances these areas, contributing to the sustainability of the city through:</p> <ul style="list-style-type: none"> <li>(a) the retention of mature and significant vegetation;</li> <li>(b) the retention of private open space capable of supporting trees and gardens;</li> <li>(c) increasing local shade cover along streets;</li> <li>(d) local sustainability initiatives such as water-sensitive urban design.</li> </ul>	<p><b>Complies</b></p> <p>The proposed development will enhance local amenity through the following:</p> <ul style="list-style-type: none"> <li>(a) retention of mature and significant vegetation as well as reforestation of unvegetated areas</li> <li>(b) the development is for a public park but will include retention of existing trees, new tree plantings, and a new community garden.</li> <li>(c) plantings of native flora will provide shade along surrounding streets.</li> <li>(d) Re-established waterways, wetlands and waterholes will contribute to urban cooling, and provide cleansing, and flood management functions.</li> </ul>
<p><b>SO5</b></p> <p>District centres serve local and district catchments and accommodate slightly higher densities than surrounding neighbourhoods.</p>	<p><b>L5.1</b></p> <p>District centres are located at nodal points within residential neighbourhoods and function as community destinations, providing localised access to goods and services, including retail, community facilities and</p>	<p><b>Not Applicable</b></p> <p>The proposed development is not within a district centre.</p>



Specific Outcomes	Land Use Strategies	Response
	low impact industry and localised employment.	
	<p><b>L5.2</b></p> <p>District centres are the focus for the public transport network within the local catchment of the district centres.</p>	<p><b>Not Applicable</b></p> <p>The proposed development is not within a district centre.</p>
<p><b>SO6</b></p> <p>Neighbourhood centres offer small-scale, low-impact local convenience services.</p>	<p><b>L6.1</b></p> <p>Neighbourhood centres are interspersed within residential neighbourhoods and function as local neighbourhood service providers.</p>	<p><b>Not Applicable</b></p> <p>The proposed development does not include a neighbourhood centre.</p>
	<p><b>L6.2</b></p> <p>Neighbourhood centres are of a scale which is consistent with surrounding detached housing.</p>	<p><b>Not Applicable</b></p> <p>The proposed development does not include a neighbourhood centre.</p>
	<p><b>L6.3</b></p> <p>A new neighbourhood centre which is not in a location provided for in a zone, zone precinct, or neighbourhood plan is to:</p> <ul style="list-style-type: none"> <li>(a) have a gross floor area of 2,500m<sup>2</sup> or less and a maximum tenancy size of 2,000m<sup>2</sup> or less;</li> <li>(b) have a frontage predominantly to a major road;</li> <li>(c) have vehicle site access from a suburban road, a district road or a neighbourhood road;</li> <li>(d) be 400m or less walking distance from a dedicated public pedestrian access point of a public transport stop or station with a service frequency of 3 or</li> </ul>	<p><b>Not Applicable</b></p> <p>The proposed development does not include a neighbourhood centre.</p>



Specific Outcomes	Land Use Strategies	Response
	<p>more services per hour in peak periods;</p> <p>(e) be more than 400m from an existing retail based centre;</p> <p>(f) manage the impact on the amenity and character of adjacent uses and the locality consistent with the overall outcomes for the zone, zone precinct and neighbourhood plan for the surrounding uses and locality.</p>	
<p><b>SO7</b></p> <p>Non-residential uses support local character and amenity.</p>	<p><b>L7</b></p> <p>A range of non-residential land uses that generally support the needs of those Suburban Living Areas include the following:</p> <p>(a) local and district services and shopping with access to public transport services, as well as centres in specific locations and other small-scale non-residential uses such as those within commercial character buildings, providing neighbourhood convenience services within a walkable catchment;</p> <p>(b) schools and other community facilities;</p> <p>(c) a range of parks, from district sports parks to local recreation parks;</p> <p>(d) vegetation and open space, including in backyards, that support local and district ecological</p>	<p><b>Complies</b></p> <p>The proposed development is for the redevelopment of an existing park which will include formal and informal sporting facilities, community facilities, educational opportunities, and other recreational uses.</p> <p>Significant portions of the existing site will be revegetated as part of the redevelopment, which will provide improved ecological connectivity and wildlife habitat. In addition to the establishing of waterways and wetlands on site, this revegetation will contribute to urban cooling.</p> <p>A key priority of the proposed development is to reconnect the park with the broader community and immediate surroundings. A comprehensive active transport network is proposed as part of the development, which will include new and upgraded paths and pedestrian bridges that will improve accessibility</p>



Specific Outcomes	Land Use Strategies	Response
	<p>functions, including biodiversity and fauna movement, as well as helping reduce the urban heat island effect;</p> <p>(e) pedestrian-friendly traffic environments and pedestrian and cyclist connectivity to surrounding areas including some buffered industrial areas that offer locally accessible employment opportunities for residents in the Suburban Living Areas.</p>	<p>and pedestrian and cycling connections.</p>
<p><b>SO8</b></p> <p>Development of Emerging community zoned land reinforces intended local character and amenity, positively contributes to the creation of sustainable and functional communities that are fully integrated within the Suburban Living Area and is serviced by appropriate supporting infrastructure and services.</p>	<p><b>L8</b></p> <p>Development:</p> <p>(a) considers and responds to known development constraints and those identified through the assessment process;</p> <p>(b) preserves valued character and environmental attributes and mitigates unavoidable impacts;</p> <p>(c) provides corridors and linkages required to physically integrate development within the locality;</p> <p>(d) concentrates the most intense land uses on well-located sites serviced by appropriate supporting infrastructure;</p> <p>(e) is consistent with the scale and pattern of development intended in the zone, zone precinct, or neighbourhood plan.</p>	<p><b>Not Applicable</b></p> <p>The proposed development is not within Emerging community zoned land.</p> <p>Notwithstanding, the proposal will improve local character and amenity by retaining significant ecological values and revegetating areas of the site.</p> <p>The park has been designed to celebrate European and Aboriginal heritage through the use of architectural design, integrated art, and management of heritage items.</p> <p>The proposal includes the upgrade of existing active transport connections and new and upgraded pedestrian and cycle paths and bridges to provide seamless integration with the surrounding network.</p>



## ELEMENT 5.6 – BRISBANE’S GREENSPACE SYSTEM

Specific Outcomes	Land Use Strategies	Response
<p><b>SO1</b></p> <p>The Greenspace System’s values and functions are identified, retained and enhanced.</p>	<p><b>L1.1</b></p> <p>Development protects land allocated for nature conservation, public open space and sporting and recreation uses.</p>	<p><b>Complies</b></p> <p>The proposed development seeks to restore, protect, and enhance the existing park for the future, including informal and formal sporting and recreational facilities. It also seeks to restore the traditional landscape.</p>
	<p><b>L1.2</b></p> <p>Development intensity, land use allocation, siting and design protect the multiple values and functions of the Greenspace System.</p>	<p><b>Complies</b></p> <p>The proposed development is set to become Brisbane’s largest parkland precinct and will provide significant additional greenspace for the community.</p>
	<p><b>L1.3</b></p> <p>Development does not fragment high-value biodiversity areas, areas for large-scale rehabilitation, fauna movement and rural activities.</p>	<p><b>Complies</b></p> <p>The proposed development will increase ecological connectivity and reduce fragmentation by revegetating significant parts of the existing site and retaining significant vegetation. It will support wildlife habitat and fauna movement for species that occur on site.</p>
<p><b>SO2</b></p> <p>The Greenspace System is expanded to protect areas with green space values.</p>	<p><b>L2</b></p> <p>Development in the Greenspace System appropriately reflects the values of the site and ensures those areas of the site are protected or enhanced.</p>	<p><b>Complies</b></p> <p>The rewilding proposed as part of the development will establish a rewilded landscape of local ecological and cultural significance. This is achieved by reinstating the flora and ecosystems that pre-date European settlement.</p>
<p><b>SO3</b></p> <p>The Greenspace System provides an effective network of green space links and</p>	<p><b>L3.1</b></p> <p>Development supports the linkage of Greenspace System areas with open space and</p>	<p><b>Complies</b></p> <p>The proposed development includes areas of open space, informal and formal sporting</p>



Specific Outcomes	Land Use Strategies	Response
<p>contributes to a regional network.</p>	<p>recreational and biodiversity values.</p>	<p>and recreation facilities, and significant vegetation.</p>
	<p><b>L3.2</b></p> <p>Development enhances the Greenspace System to enable green space areas to connect with communities, and integrate with regional green space in surrounding local government areas.</p>	<p><b>Complies</b></p> <p>Connectivity is a key priority of the proposed development, which will include links between the park and surrounding active transport network. It will include the upgrade of existing connections as well as new and upgraded pedestrian and cycle paths and bridges.</p>
	<p><b>L3.3</b></p> <p>Development protects the inter-urban breaks between Brisbane City and Moreton Bay Region, Somerset Region, Redland City and Logan City, as part of the Brisbane Greenspace System.</p>	<p><b>Not Applicable</b></p> <p>The site is not within the inter-urban break.</p>
	<p><b>L3.4</b></p> <p>Development is designed and managed to ensure Greenspace System areas provide physical breaks and buffers within the urban footprint.</p>	<p><b>Complies</b></p> <p>The proposed development is of a size, strategic location, and type that will provide an important physical break for Brisbane’s inner city.</p>
	<p><b>L3.5</b></p> <p>Corridors within the Greenspace System reinforce the sense of identity of local communities and assist in floodway and drainage functions and safe wildlife movement.</p>	<p><b>Complies</b></p> <p>The proposed development has been designed to retain current flood storage volumes and detention functions to improve local flood resilience.</p> <p>The design quality will reflect Brisbane’s character and identity and celebrate Aboriginal and European heritage.</p>





Specific Outcomes	Land Use Strategies	Response
<p><b>SO4</b></p> <p>The Greenspace System protects koala habitats</p>	<p><b>L4</b></p> <p>Development protects koala habitat in biodiversity areas as mapped in the Biodiversity areas overlay.</p>	<p><b>Complies</b></p> <p>Koala habitat on site consists of minimal patches of vegetation that are fragmented and isolated. The rewilding vegetation types will include species that are known to provide suitable habitat for koalas.</p>
<p><b>SO5</b></p> <p>The Greenspace System maintains and enhances the capacity of ecosystems to provide ecosystem services.</p>	<p><b>L5</b></p> <p>Development identifies and protects areas with high levels of ecosystem services from development impacts.</p>	<p><b>Complies</b></p> <p>The proposed development has considered existing significant vegetation on site and has been designed to avoid impacts to significant trees and protect critical habitat.</p> <p>Revegetation and the establishing of wetlands and waterways will provide additional ecosystem services, filtering and cleansing stormwater and contributing to urban cooling.</p>
<p><b>SO6</b></p> <p>Brisbane's existing extractive industry operations are managed to protect the Greenspace System.</p>	<p><b>L6</b></p> <p>Existing extractive industry operations are managed to best-practice environmental standards to protect the values and functions of the Greenspace System.</p>	<p><b>Not Applicable</b></p> <p>The development does not include and does not impact existing extractive industry operations.</p>
<b>Rural Neighbourhoods within the Greenspace System</b>		
<p><b>SO7</b></p> <p>Rural Neighbourhoods are a very low-density setting of houses in a rural-like or natural landscape.</p>	<p><b>L7</b></p> <p>Development does not further fragment viable rural land.</p>	<p><b>Not Applicable</b></p> <p>The site is not within a rural neighbourhood.</p>



Specific Outcomes	Land Use Strategies	Response
<p><b>SO8</b></p> <p>Rural Neighbourhoods allow viable rural industries to operate within the context of rural activities, the Greenspace System rural living areas.</p>	<p><b>L8.1</b></p> <p>Development is not adversely impacted by the edge impacts of rural production areas.</p>	<p><b>Not Applicable</b></p> <p>The site is not within a rural neighbourhood.</p>
	<p><b>L8.2</b></p> <p>Development protects rural residential amenity.</p>	<p><b>Not Applicable</b></p> <p>The site is not within a rural neighbourhood.</p>
<p><b>SO9</b></p> <p>Rural Neighbourhoods protect biodiversity and landscape values and water quality.</p>	<p><b>L9</b></p> <p>Development is residential in terms of building access, extent and siting and building design and landscaping is appropriately managed to protect biodiversity, landscape values and water quality.</p>	<p><b>Not Applicable</b></p> <p>The site is not within a rural neighbourhood.</p>



## K.5 SPORT AND RECREATION ZONE CODE

### 6.2.3.1 – Overall Outcomes

Overall Outcome	Response
<b>3. Zone role overall outcomes are:</b>	
<p>Development in the zone supports the implementation of the policy direction set in the Strategic framework, in particular:</p> <p>(a) <u>Theme 2: Brisbane’s outstanding lifestyle and Element 2.4 – Brisbane’s community facilities, services, open space and recreation infrastructure;</u></p> <p>(b) <u>Theme 3: Brisbane’s clean and green leading environmental performance and Element 3.1 – Brisbane’s environmental values;</u></p> <p>(c) <u>Theme 4: Brisbane’s highly effective transport and infrastructure networks and Element 4.2 – Brisbane’s other infrastructure networks;</u></p> <p>(d) <u>Theme 5: Brisbane’s CityShape, Element 5.5 – Brisbane’s Suburban Living Areas and Element 5.6 – Brisbane’s Greenspace System.</u></p>	<p><b>Complies</b></p> <p>The development is aligned with the Strategic Vision set by Brisbane City Council. These are addressed in detail in the assessment against the relevant Strategic Framework codes in <b>Appendix K.1 to Appendix K.4.</b></p>
<b>4. Development Location and Use</b>	
<p>(a) Development protects land in the city for sport and recreation purposes, including Council parks that are generally accessible to the public, while recognising that accessibility may be limited at certain times due to club events and activities.</p>	<p><b>Complies</b></p> <p>The proposed redevelopment, ensures to protect the ongoing use of the development site for sport and recreational purposes while maintaining high accessibility by the public.</p>
<p>(b) Development maintains the important role of privately owned sport and recreation land as part of the network of community facilities and uses.</p>	<p><b>Complies</b></p> <p>The proposed development provides for the retention of privately occupied and leased sport and recreation land.</p>



Overall Outcome	Response
(c) Development provides for land in the Sport and recreation zone to make an important contribution to Brisbane's liveability.	<p><b>Complies</b></p> <p>The development promotes a high contribution towards Brisbane's liveability through providing for connection to nature and becoming a new established setting for Brisbane's outdoor lifestyle through active opportunities and quiet spaces for various demographics.</p>
(d) Development provides for a wide range of organised sporting, recreational, community and cultural activities primarily park, environment facility and outdoor sport and recreation to be accommodated at local, district and metropolitan levels whether they are on publicly or privately owned land.	<p><b>Complies</b></p> <p>The development provides for a wide range of opportunities for organised activities through the introducing an urban pump park, outdoor adventure facilities, event spaces, and places for retreat and relaxation. The existing driving range and putt-putt course is proposed to be retained. The development will endeavour to celebrate Aboriginal and European heritage.</p>
(e) Development accommodates areas for active sport and outdoor recreational pursuits such as playing fields, equestrian facilities, outdoor cultural facilities, educational activities, swimming pools, outdoor courts and skate facilities.	<p><b>Complies</b></p> <p>The development supports active sport and outdoor recreational uses through the introduction of various parks and recreation, sporting, community and cultural facilities.</p>
(f) Development accommodates a diverse range of vibrant activities including activities which may generate noise and light during evening hours, sometimes on a regular basis.	<p><b>Complies</b></p> <p>The development ensures there are a range of sporting and recreational activities that will generate activity within the area through the day and evening hours.</p>
(g) Development for a compatible land use of club, community use, food and drink outlet, function facility, indoor sport and recreation, health care service, market or theatre (where an outdoor cinema) may be located in a district or metropolitan- scale facility where it complements the leisure and recreation experience of users.	<p><b>Complies</b></p> <p>The proposed land uses are accommodated within indoor and outdoor settings and facilities that complement the surrounding district and metropolitan area that users can utilise for leisure and recreation.</p>
(h) Development maximises opportunities for sporting clubs using outdoor recreation infrastructure to establish club facilities in	<p><b>Complies</b></p>



Overall Outcome	Response
<p>multifunction facilities, rather than single-use facilities.</p>	<p>The proposal introduces outdoor recreation facilities that are multipurpose in use and accommodates for not only sporting club usage, but for events and other appropriate activities.</p>
<p>(i) Development for a building or structure such as a clubhouse, kiosk, shelter, stand, amenity facility, picnic table, playground or other outdoor recreation infrastructure is provided where necessary.</p>	<p><b>Complies</b></p> <p>The proposed development carefully considers the positioning of buildings and structures throughout the Designation Area.</p>
<p>(j) Development provides for land in the Sport and recreation zone to be maintained or re-used for sport, recreation, cultural or community facilities or services should the current activity cease.</p>	<p><b>Complies</b></p> <p>The proposed development maintains the significance of a number of existing facilities and services, as well as introducing new uses that are consistent with the nature and function of existing activities.</p>
<p><b>5. Development Form</b></p>	
<p>(a) Development minimises any adverse impacts on the amenity of an adjacent area, particularly a residential area, through the sensitive design and siting of facilities.</p>	<p><b>Complies</b></p> <p>The proposed development does not pose any adverse impacts onto the amenity of surrounding areas. The surrounding development consists of high activity driven uses, including an educational facility (QUT Kelvin Grove Campus), Royal Women’s Brisbane Hospital, Brisbane Showgrounds, Inner City Bypass, and other similar uses.</p>
<p>(b) Development is designed to incorporate sustainable practices including climate responsiveness and water conservation.</p>	<p><b>Complies</b></p> <p>The proposal incorporates sustainable practices through incorporating stormwater harvesting and water recycling technologies.</p>
<p>(c) Development of high-patronage activities is supported by the necessary level of transport infrastructure to promote safe and efficient public transport use, walking and cycling.</p>	<p><b>Complies</b></p> <p>The development improves accessibility to surrounding transport infrastructure to increase patronage. Specifically, the proposal involves the provision of new commuter bikeway/active transport connections and a pedestrian and cycle bridge that directly connects to key destinations, including Exhibition Station, Kelvin</p>



Overall Outcome	Response
	<p>Grove Busway Station and Herston Busway Station. The proposal also provides a Kelvin Grove busway access to increase accessibility between the site and QUT.</p> <p>For further information, please refer to <b>Appendix E – Illustrative Master Plan and Proposal Plans.</b></p>
<p>(d) Development responds to land constraints, mitigates any adverse impacts on environmental values and addresses other specific characteristics, as identified by overlays affecting the site or in codes applicable to the development.</p>	<p><b>Complies</b></p> <p>The proposal responds to all known constraints on the site. The EAR and technical studies provide an assessment against all relevant overlay constraints and includes associated mitigation strategies to ensure environmental values and specific characteristics of the site are upheld.</p>
<p><b>6. Metropolitan Zone Precinct</b></p>	
<p>(a) Development provides a <u>park</u> or sport or recreation setting that will attract and cater for users from across the Brisbane metropolitan area.</p>	<p><b>Complies</b></p> <p>The proposed development provides for a park, sport and recreation setting that will attract and cater to users of the Brisbane Metropolitan area.</p>
<p><b>7. District Zone Precinct</b></p>	
<p>(a) Development provides a <u>park</u> or sport or recreation setting that will attract and cater for users from a district (i.e. 2 to 3 suburbs, area of approximately 2km radius).</p>	<p><b>Complies</b></p> <p>The proposed development provides for a park, sport and recreation setting that will attract and cater to users of the surrounding area within a 2km radius and beyond.</p>
<p><b>8. Local Zone Precinct</b></p>	
<p>(a) Development provides a <u>park</u> or sport or recreation setting that will attract and cater for users from a local area (i.e. 1 suburb, area of approximately 500m radius).</p>	<p><b>Not Applicable</b></p> <p>The proposed development is not located within the Local Zone Precinct of the Sport and Recreation Zone.</p>



## K.6 OPEN SPACE ZONE CODE

### 6.2.3.2 – Overall Outcomes

Overall Outcome	Response
<b>3. Zone role overall outcomes are:</b>	
<p>Development in the zone supports the implementation of the policy direction set in the Strategic framework, in particular:</p> <p>(a) <u>Theme 2: Brisbane’s outstanding lifestyle and Element 2.4 – Brisbane’s community facilities, services, open space and recreation infrastructure;</u></p> <p>(b) <u>Theme 3: Brisbane’s clean and green leading environmental performance and Element 3.1 – Brisbane’s environmental values;</u></p> <p>(c) <u>Theme 4: Brisbane’s highly effective transport and infrastructure networks and Element 4.2 – Brisbane’s other infrastructure networks;</u></p> <p>(d) <u>Theme 5: Brisbane’s CityShape, Element 5.5 – Brisbane’s Suburban Living Areas and Element 5.6 – Brisbane’s Greenspace System.</u></p>	<p><b>Complies</b></p> <p>The development is aligned with the Strategic Vision set by Brisbane City Council. These are addressed in detail in the assessment against the relevant Strategic Framework codes in <b>Appendix K.1 to K.4.</b></p>
<b>4. Development Location and Uses</b>	
<p>(a) Development provides for informal open-air recreation, outdoor cultural and educational activities, and opportunities for informal sports or other events on a casual basis and integration of stormwater functions in certain locations.</p>	<p><b>Complies</b></p> <p>The proposed development introduces uses that will enhance outdoor and open-air recreation, cultural and educational activities. This will be provided through spaces that celebrate Aboriginal and European Heritage.</p> <p>Additionally, the development allows for informal sports and events to be accommodated through the provision of flexible open spaces. Stormwater infrastructure upgrades are proposed to ensure the long-term maintenance of key recreational spaces within the park.</p>



Overall Outcome	Response
(b) Development serves the recreational needs of Brisbane’s residents, workers and visitors on a local, district and metropolitan scale.	<p><b>Complies</b></p> <p>The development will provide for a wide range of recreational uses that will cater to the needs and expectations of users of the metropolitan areas and beyond.</p>
(c) Development tailors the nature and range of activities to the type of park, as shown in the zone precincts.	<p><b>Complies</b></p> <p>The range of uses and scale and quantum of the park amenities proposed for the parkland is appropriate for its function as a metropolitan park.</p> <p>The redevelopment of Victoria Park / Barrambin within the Designation Area will provide a significant open space network that attracts and caters users across the city and the South-East Queensland region.</p>
(d) Development provides for public open space to be accessible to the general public, primarily as a park or environment facility, for a range of outdoor activities.	<p><b>Complies</b></p> <p>The proposed development provides for significant open spaces accessible to the public that will cater to a range of sports and recreational activities.</p>
(e) Development provides for land in the Open space zone to make an important contribution to Brisbane’s liveability and provide visual relief from the built environment and a retreat from developed areas.	<p><b>Complies</b></p> <p>As the proposed development provides for significant open space, it will assist in delivering outcomes that will support community wellbeing by promoting social interaction and physical activity. The design of the development will also include visual relief that will allow for extensive community engagement.</p>
(f) Development requiring permanent facilities is accommodated where it is located in a district- or metropolitan-scale park.	<p><b>Complies</b></p> <p>The proposed development is located within a Metropolitan-scale park, as such, the proposed facilities are suitable for this zone.</p>
(g) Development provides for a wide range of informal and limited formal recreational, cultural and educational activities.	<p><b>Complies</b></p>





Overall Outcome	Response
	The proposed development consists of informal open spaces that cater to ongoing recreational, cultural and educational activities.
(h) Development provides for open space qualities that are valued by residents to be maintained.	<p><b>Complies</b></p> <p>The redevelopment of Victoria Park / Barrambin within the Designation Area involves rewilding landscaping and provision of recreational amenities that will improve the quality and attract patrons to the park.</p>
(i) Development for a compatible land use of club, community use, food and drink outlet, market, publicly accessible outdoor sport and recreation or theatre (where an outdoor cinema) may be located in a district- or metropolitan-scale park where it complements the leisure and recreation experience of users.	<p><b>Complies</b></p> <p>The proposed development includes uses that complement the leisure and recreation experience of users. This is provided through a variety of community sports facilities that cater to a range of sports and provide equipment storage facilities.</p>
(j) Development provides park infrastructure, generally in accordance with recommendations for public park infrastructure embellishments in the Local government infrastructure plan.	<p><b>Complies</b></p> <p>Through the addition of more open space, the proposed development is aligned with the vision of the LGIP public park projected demand recommendations.</p>
<b>5. Development Form:</b>	
(a) Development minimises any adverse impact on surrounding land uses through appropriate location, site design and management.	<p><b>Complies</b></p> <p>As the proposal involves the redevelopment of an existing site that maintains the function and nature of its historical use, it will not create any adverse impacts on surrounding land uses.</p>
(b) Development is not carried out on land that is susceptible to flooding or drainage problems except for park facilities or infrastructure which has been designed and constructed for flood resilience.	<p><b>Complies</b></p> <p>While the development is in a location that is susceptible to flooding, overland flow paths and drainage have been designed to ensure there are no adverse impacts to park facilities in major weather events. Current flood storage volumes and detention functions will be retained, to build resilience to flood events.</p>



Overall Outcome	Response
<p>(c) Development is designed to incorporate sustainable practices including water sensitive urban design.</p>	<p><b>Complies</b></p> <p>The proposed development will restore existing waterways to create natural cooling, cleansing and drainage systems. This will include reestablishing lakes and wetlands and fostering the sustainable use of water. A series of sustainable lake design principles have been adopted during design to enhance existing environmental values</p>
<p>(d) Development of high-patronage activities is supported by the necessary level of transport infrastructure to promote safe and efficient public transport use, walking and cycling.</p>	<p><b>Complies</b></p> <p>The park will be accessed by a significant number of patrons due to its convenient location within the inner-city, as well as the diverse offering of park amenities. A key focus of the proposed development is improving connectivity to active and public transport infrastructure to ensure ease of access for all users.</p>
<p>(e) Development responds to land constraints, mitigates any adverse impacts on environmental values and addresses other specific characteristics, as identified by overlays affecting the site or in codes applicable to the development.</p>	<p><b>Complies</b></p> <p>The proposal responds to all known constraints on the site. The EAR and technical studies provide an assessment against all relevant overlay constraints and includes associated mitigation strategies to ensure environmental values and specific characteristics of the site are upheld.</p>
<p><b>6. Metropolitan Zone Precinct</b></p>	
<p>Development provides a <u>park</u> setting that will attract and cater for users from across the Brisbane metropolitan area.</p>	<p><b>Complies</b></p> <p>The proposed development provides for a park setting that will attract and cater users of the Brisbane Metropolitan area.</p>
<p><b>7. District Zone Precinct</b></p>	
<p>Development provides a <u>park</u> setting that will attract and cater for users from a district (i.e. 2 to 3 suburbs, area of approximately 3-5km radius).</p>	<p><b>Not Applicable</b></p> <p>The proposed development is not located within the District Zone Precinct of the Open Space Zone</p>



Overall Outcome	Response
<b>8. Local Zone Precinct</b>	
Development provides a <u>park</u> setting that will attract and cater for users from a local area (i.e. 1 suburb, area of approximately 750m radius).	<b>Not Applicable</b> The proposed development is not located within the Local Zone Precinct of the Open Space Zone.

## K.7 SPECIAL PURPOSES ZONE CODE

### 6.2.6.7 – Overall Outcomes

Overall Outcome	Response
<b>3. Zone role overall outcomes are:</b>	
<p>Development in the zone supports the implementation of the policy direction set in the Strategic framework, in particular:</p> <p>(a) Theme 1: Brisbane's globally competitive economy and Element 1.2 – Brisbane's industrial economy;</p> <p>(b) Theme 4: Brisbane's highly effective transport and infrastructure networks, Element 4.1 – Brisbane's transport infrastructure networks and Element 4.2 – Brisbane's other infrastructure networks;</p> <p>(c) Theme 5: Brisbane's CityShape, Element 5.2 – Brisbane's Major Industry Areas and Element 5.5 – Brisbane's Suburban Living Areas.</p>	<p><b>Complies</b></p> <p>The development is aligned with the Strategic Vision set by Brisbane City Council. These are addressed in detail in the assessment against the relevant Strategic Framework codes in <b>Appendix K.1 to K.4</b>.</p>
<b>4. Development Location and Uses</b>	
<p>(a) Development provides for the continued use of land for a special purpose identified in the relevant zone precinct, together with anticipated, compatible and necessary complementary uses.</p>	<p><b>Not Applicable</b></p> <p>The proposed development does not propose the introduction of a special purpose land use as identified in SC1.1 of the <i>Brisbane City Plan 2014</i>.</p>
<p>(b) Development provides for special uses and works that are owned or operated by federal, State, local government or public sector entity and may include defence establishments, airports, seaports, rail lines, rail stations, intermodal stations, major road infrastructure, major public transport infrastructure or the provision of water supply, sewerage, electricity, gas, telecommunications, transport, drainage or other like services.</p>	<p><b>Complies</b></p> <p>The proposed development consists of works managed by public sector entities, such as the provision for commuter bikeway/active transport connection, elevated walkways and a pedestrian and cycle bridge.</p>
<p>(c) Development contributes to the specific mix or type of uses envisaged in the zone precinct in an integrated and co-located manner to maximise site multifunctionality, efficient use of land and physical and social</p>	<p><b>Not Applicable</b></p> <p>The only development proposed within the Special Purposes Zone is the upgrade of the existing elevated connection to land bridge and</p>

<p>infrastructure, particularly where the proposed special purpose is not intended or cannot be easily accommodated in other centre zones at the scale or concentration required for optimal functioning.</p>	<p>associated landing. Therefore, the development will not compromise the achievement of the overall outcome.</p>
<p>(d) Development enables the re-use of land in the Special purpose zone to occur in an integrated manner should a special purpose cease.</p>	<p><b>Not Applicable</b></p> <p>The proposed development does not directly consist of utilising the land or re-using the land within the Special Purpose Zone. The development instead proposes an upgrade to the existing elevated connection to land bridge that traverses over the highway.</p>
<p>(e) Development that may limit the ongoing operation and expansion of existing uses or prejudice establishment of new uses appropriate to the specific nature of the relevant zone precinct is not accommodated.</p>	<p><b>Not Applicable</b></p> <p>The only development proposed within the Special Purposes Zone is the upgrade to the existing elevated connection to land bridge and associated landing. Therefore, the development will not compromise the achievement of the overall outcome.</p>
<p>(f) Development for a use not anticipated in the relevant zone precinct may be accommodated where it is demonstrated that the proposal is safe, well designed, integrated with the surrounding area and offers compensatory community benefits.</p>	<p><b>Complies</b></p> <p>The only development proposed within the Special Purposes Zone is the upgrade to the existing elevated connection to land bridge and associated landing. As such, the development will offer benefit to the community through providing direct commuter bikeway/active transport connection between the eastern and western portion of the parkland dissected by the Inner City Bypass.</p>
<p><b>5. Development Form</b></p>	
<p>(a) Development is appropriately located according to the proposed use, and building and landscape design are of a scale, height and bulk that is generally compatible with the surrounding area and transitions sensitively to surrounding uses.</p>	<p><b>Not Applicable</b></p> <p>The only development proposed within the Special Purposes Zone is the upgrade to the existing elevated connection to land bridge and associated landing. Therefore, the development will not compromise the achievement of the overall outcome.</p>
<p>(b) Development creates a variety of building forms, materials and facade treatments.</p>	<p><b>Not Applicable</b></p> <p>The only development proposed within the Special Purposes Zone is the upgrade to the existing elevated connection to land bridge and associated landing. Therefore, the development</p>

	will not compromise the achievement of the overall outcome.
(c) Development is provided with servicing and utilities infrastructure that are commensurate with the level of service demands of the use.	<p><b>Not Applicable</b></p> <p>The only development proposed within the Special Purposes Zone is the upgrade to the existing elevated connection to land bridge and associated landing. Therefore, the development will not compromise the achievement of the overall outcome.</p>
(d) Development is supported by complementary uses of an appropriate scale and purpose to directly serve the employees and activities of the zone precinct, which do not compromise the commercial, retail or community service role and function of nearby centre activities.	<p><b>Not Applicable</b></p> <p>The only development proposed within the Special Purposes Zone is the upgrade to the existing elevated connection to land bridge and associated landing. Therefore, the development will not compromise the achievement of the overall outcome.</p>
(e) Development minimises adverse impacts (including glare, odour, light, noise, traffic, parking, servicing and hours of operation) on the health, safety and amenity of adjoining sensitive land uses, predominantly through maintaining adequate buffering between these land uses.	<p><b>Complies</b></p> <p>The only development proposed within the special purposes zone is the upgrade to the existing elevated connection to land bridge and associated landing. As such, adverse amenity impacts are not anticipated.</p> <p>Notwithstanding, the EAR assesses potential amenity impacts and includes mitigation strategies to ensure the health, safety and amenity of adjoining sensitive uses are maintained.</p>
(f) Development achieves a satisfactory standard of environmental performance by principles of innovative, sustainable and efficient design, construction and operation, to encourage water conservation and responsiveness to climate.	<p><b>Not Applicable</b></p> <p>The only development proposed within the Special Purposes Zone is the upgrade to the existing elevated connection to land bridge and associated landing. Therefore, the development will not compromise the achievement of the overall outcome.</p>
(g) Development maximises road, rail, public transport and transport connections and accessibility between the Special purpose zone and key destinations to ensure efficient and safe movement of people, goods and freight and accessibility for visitors, patrons and employees.	<p><b>Complies</b></p> <p>The only development proposed within the Special Purposes Zone is the upgrade to the existing elevated connection to land bridge and associated landing. As such, this will assist in providing accessibility and active transport to and from the development site.</p>

<p>(h) Development for a special purpose that is a major economic driver, such as a port or airport consolidates its role in facilitating trade growth via bringing allied industries, freight and tourism to the region and functioning as a major employment generator.</p>	<p><b>Not Applicable</b></p> <p>The proposed development does not propose the introduction of a special purpose land use as identified in SC1.1 of the <i>Brisbane City Plan 2014</i>.</p>
<p>(i) Development is designed, constructed and operated to maintain the safety and security of people and property.</p>	<p><b>Complies</b></p> <p>The only development proposed within the Special Purposes Zone is the upgrade to the existing elevated connection to land bridge and associated landing. As such, this will not compromise the achievement of the overall outcome. The development will not compromise the safety and security of the operation of ICB and the railway.</p>
<p>(j) Development responds to land constraints, mitigates any adverse impacts on environmental values and natural features, and addresses other specific characteristics, as identified by overlays affecting the site or in codes applicable to the development.</p>	<p><b>Not Applicable</b></p> <p>The only development proposed within the Special Purposes Zone is the upgrade to the existing elevated connection to land bridge and associated landing. The EAR carefully considers the mitigation strategies to minimise adverse environmental impacts. Therefore, the development will not compromise the achievement of the overall outcome.</p>
<p><b>6. Airport Zone Precinct Form</b></p>	
<p>Development provides areas for:</p> <p>(a) housing, servicing, maintenance and repair of aircraft;</p> <p>(b) landing and departure of aircraft;</p> <p>(c) assembly and dispersal of passengers and goods on or from aircraft;</p> <p>(d) ancillary activities serving the needs of workers, passengers and visitors to an airport, such as shopping, food and drink outlets and tourism services;</p> <p>(e) associated training, education and aviation facilities.</p>	<p><b>Not Applicable</b></p> <p>The proposed development is not located within the Airport Zone Precinct of the Special Purposes Zone</p>
<p><b>7. Defence Zone Precinct</b></p>	

Development is located on land for defence and communication facilities administered by the Australian Government Department of Defence.	<b>Not Applicable</b> The proposed development is not located within the Defence Zone Precinct of the Special Purposes Zone
<b>8. Detention Facility Zone Precinct</b>	
Development provides for the confinement of persons committed by a process of law, such as a prison or detention centre.	<b>Not Applicable</b> The proposed development is not located within the Detention Facility Zone Precinct of the Special Purposes Zone
<b>9. Port Zone Precinct</b>	
Development provides areas for:  (a) housing, servicing, maintenance and repair of ships;  (b) arrival and departure of ships;  (c) assembly and dispersal of passengers and goods on or from ships;  (d) ancillary activities serving the needs of workers, passengers and visitors to a port, such as shopping, food and drink outlets and tourism services.	<b>Not Applicable</b> The proposed development is not located within the Port Zone Precinct of the Special Purposes Zone
Development ensures dry-land marinas and marine infrastructure avoids adverse impacts on coastal resources and processes.	
<b>10. Transport Infrastructure Zone Precinct</b>	
Development provides for infrastructure, activities and associated facilities that support the effective functioning of the transport system including:  (a) railway lines, stations, yards and works;  (b) busways, busway stations, bus depots and bus marshalling areas;  (c) ferry terminals, moorings and maintenance areas;  (d) major road and cycle tunnels, bridges and intersections and infrastructure not otherwise included in a road reserve.	<b>Complies</b> Given the proposed works within the Special Purpose Zone portion of the Designation Area is limited to the provision of an upgrade to the existing elevated connection to land bridge and associated landing, the proposal adheres to supporting the function of movement.
<b>11. Utility Services Zone Precinct</b>	



<p>Development provides for:</p> <ul style="list-style-type: none"> <li>(a) the supply of water, hydraulic power, electricity or gas;</li> <li>(b) sewerage, drainage or stormwater services;</li> <li>(c) transport service;</li> <li>(d) waste management services;</li> <li>(e) postal or telecommunications services;</li> <li>(f) associated offices and network infrastructure for the provision of public services.</li> </ul>	<p><b>Not Applicable</b></p> <p>The proposed development does not consist of any of the stated outcomes in OO9. The development occurring within the Special Purposes Zone is limited to the provision of an upgrade to the existing elevated connection to land bridge and associated landing.</p>
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## K.8 ITHACA DISTRICT NEIGHBOURHOOD PLAN CODE

### 7.2.9.2.2 – Overall Outcomes

Overall Outcomes	Response
<b>3. Neighbourhood Plan Overall Outcomes are:</b>	
(a) Identified character housing and significant character streetscapes are maintained.	<b>Not Applicable</b> The development does not consist of any character housing or significant streetscapes.
(b) A mix of housing densities and types serve the needs of the community.	<b>Not Applicable</b> The development does not consist of residential uses and is located in a zone that prioritises alternative uses – being open space and park-related uses.
(c) Multiple dwellings are not accommodated in the Low density residential zone.	<b>Not Applicable</b> The development does not consist of multiple dwellings.
(d) Hillside character is retained and enhanced through sympathetic development that minimises visual impact within its visual catchment.	<b>Not Applicable</b> The development is not located within the Hillside Character precinct.
(e) The ecological and recreational values of Ithaca and Enoggera creeks are protected.	<b>Complies</b> The proposed development ensures there are mitigation measures put in place to protect and uphold the environmental values of the development site.
(f) The neighbourhood plan area will capitalise on its strategic location by developing businesses and low impact industrial activities that support the City Centre and its fringe, or are associated with key facilities in the area, such as the Royal Brisbane and Women’s Hospital.	<b>Complies</b> The development does not directly contain significant business activity however, it will consist of ancillary small-scale commercial activities that will support the economic growth of the City Centre and more importantly generate activation and use of the park.
(g) Expansion of the hospital, medical school and research activities into the nearby residential areas is not consistent with the outcomes sought by the neighbourhood	<b>Not Applicable</b> The proposed development does not consist of the expansion of the hospital, medical school or



Overall Outcomes	Response
plan code.	research activities. Therefore, the development will not compromise the achievement of the overall outcome.
(h) The industrial zoned land at Milton provides industrial support functions for the City Centre and its fringe;	<b>Not Applicable</b> The development is not mapped within the industrial zoned land at Milton.
(i) Business or retail activities on industrial zoned land at Milton are not consistent with the outcomes sought by the neighbourhood plan code unless they have a justifiable nexus with the surrounding industrial activities;	<b>Not Applicable</b> The development is not mapped within the industrial zoned land at Milton.
(j) Community facilities on privately owned land, including Ballymore and the Broncos Leagues Club, are protected to ensure the ongoing provision of a range of venues for the pursuit of sporting, recreational, community and cultural activities; Opportunities for new community facilities and services are encouraged.	<b>Complies</b> The proposed community facilities will be maintained and protected to ensure they are available for ongoing usage. The community facilities and open space proposed provide for a wide range of activities and will allow for a multi-purpose use.
(k) Significant views and vistas are to be protected;	<b>Complies</b> The proposed development ensures that all views and vistas are protected. New structures and landscaped areas are strategically located to retain and improve significant views. An elevated lookout will be provided through the proposed Tree House and lookout, creating visual and storytelling connections.
(l) Development proposed in visually prominent locations such as major ridgelines and hilltops is designed to achieve minimal visual impact;	<b>Complies</b> The proposed development ensures that there are mitigation measures to minimise visual impact through retention of existing vegetation, provision of buffer and vegetation screening areas, and sensitive treatment of built form facades and interfaces.
(m) Development forms that require cut and fill and disturbance of vegetation are not	<b>Performance Outcome</b> Earthworks will be required to create appropriate



Overall Outcomes	Response
<p>consistent with the outcomes sought by the neighbourhood plan code;</p>	<p>road and pathway grading, along with providing pads for points of interest around the site. The proposal locates pathways, structures and roads away from significant areas of vegetation to minimise extent of disturbance. The earthworks design also seeks to retain the existing topography of the land as much as practicable.</p> <p>Refer to <b>Appendix Q – Civil Engineering and Serviceability Report</b> for further details.</p>
<p>(n) Development is of a height, scale and form which is consistent with the amenity and character, community expectations and infrastructure assumptions intended for the relevant precinct, sub-precinct or site and is only developed at a greater height, scale and form where there is both a community need and an economic need for the development.</p>	<p><b>Complies</b></p> <p>The proposed development is generally in accordance with the existing conditions of the site and meets community expectation and infrastructure expectations through providing a 64-hectare parkland that comprises of a multi-function metropolitan park, with various spaces for passive and active recreation. This will further support economic growth and tourism.</p>
<p><b>4. Butterfield Street Precinct (NPP-001)</b></p>	
<p>(a) Development enhances public access to Enoggera Creek and provides walking and cycling paths along the creek linking with Butterfield Street;</p>	<p><b>Not Applicable</b></p> <p>The development is not located within the Butterfield Street Precinct.</p>
<p>(b) Attractive pedestrian environments are provided along the Enoggera Creek with quality landscaping;</p>	<p><b>Not Applicable</b></p> <p>The development is not located within the Butterfield Street Precinct.</p>
<p>(c) Building envelopes are set back from the Enoggera Creek with elevations stepped towards Butterfield street;</p>	<p><b>Not Applicable</b></p> <p>The development is not located within the Butterfield Street Precinct.</p>
<p>(d) Development in the Butterfield Street a sub-precinct (Ithaca district sub-precinct neighbourhood plan/NPP-001a):</p> <ul style="list-style-type: none"> <li>i. supports non-residential uses that have a close nexus with the Royal Brisbane and Women’s Hospital complex provided relevant amenity</li> </ul>	<p><b>Not Applicable</b></p> <p>The development is not located within the Butterfield Street Precinct.</p>

Overall Outcomes	Response
and site flooding issues are satisfactorily addressed.	
(e) Development in the Butterfield Street b sub-precinct (Ithaca district sub-precinct neighbourhood plan/NPP-001b): <ul style="list-style-type: none"> <li>i. may comprise higher intensity mixed uses to co-exist with hospital uses, provided relevant amenity and site flooding issues are satisfactorily addressed.</li> </ul>	<b>Not Applicable</b> The development is not located within the Butterfield Street Precinct.
<b>5. Ballymore Precinct (NPP-002)</b>	
(a) Any alterations to the existing sporting facilities that result in an increase in capacity and/or intensity do not adversely affect the surrounding community;	<b>Not Applicable</b> The development is not located within the Ballymore Precinct.
(b) Further expansion of sporting facilities within the waterway corridor is minimised.	<b>Not Applicable</b> The development is not located within the Ballymore Precinct.
<b>6. Bishop Street Precinct (NPP-003)</b>	
(a) Bishop Street continues to provide an important industrial support function for the City Centre and its fringe;	<b>Not Applicable</b> The development is not located within the Bishop Street Precinct.
(b) Business and commercial activities that do not have a direct link with the industrial precinct are not considered consistent with this outcome;	<b>Not Applicable</b> The development is not located within the Bishop Street Precinct.
(c) Redevelopment of properties adjoining Enoggera Creek provides land for a park along the waterway corridor and contributes land for a walking and cycling link between Bishop Street and the creek.	<b>Not Applicable</b> The development is not located within the Bishop Street Precinct.
<b>7. Guthrie Street Precinct (NPP-004)</b>	
(a) As the precinct is in proximity to Given Terrace and commercial and public	<b>Not Applicable</b> The development is not located within the

Overall Outcomes	Response
transport facilities, low–medium density residential uses are consistent with the outcomes sought;	Guthrie Street Precinct.
(b) New development forms respectful relationships with its immediate neighbours and surrounding neighbourhood, consistent with its strategic location.	<p><b>Not Applicable</b></p> <p>The development is not located within the Guthrie Street Precinct.</p>
<b>8. Brewery Precinct (NPP-005)</b>	
(a) This precinct contains a purpose-built brewery of cultural heritage significance. The brewery is a Brisbane icon and a well-known landmark of the city, with a great physical presence within the locality. Any loss of the cultural heritage values of the site would be a significant iconic loss to the city and inconsistent with the outcomes sought in this precinct. As such, a range of associated subordinate cultural and tourism activities are encouraged to protect and enhance this value;	<p><b>Not Applicable</b></p> <p>The development is not located within the Brewery Precinct.</p>
(b) The following range of subordinate cultural and tourism activities are consistent with the outcomes sought in the precinct: <ul style="list-style-type: none"> <li>i. tourist attraction where tour centre and/or museum catering exclusively for cultural heritage associated with the brewery;</li> <li>ii. food and drink outlet where catering exclusively for tour centre and/or museum visitors or brewery employees;</li> <li>iii. shop retailing exclusively brewery products or memorabilia;</li> <li>iv. club for brewery employees.</li> </ul>	<p><b>Not Applicable</b></p> <p>The development is not located within the Brewery Precinct.</p>
(c) Medium impact industry uses where for brewery purposes is consistent with the outcomes sought for the precinct.	<p><b>Not Applicable</b></p> <p>The development is not located within the</p>

Overall Outcomes	Response
	Brewery Precinct.
<b>9. Enoggera Terrace Precinct (NPP-006)</b>	
(a) Enoggera Terrace is maintained as an intact street containing a substantial range of early and historic buildings, the rarity of which contributes to the uniqueness of this precinct;	<p><b>Not Applicable</b></p> <p>The development is not located within the Enoggera Terrace Precinct.</p>
<p>(b) Special area 1 – Musgrave Road, is a visually prominent site and represents a gateway into Enoggera Terrace. Development in special area 1 – Musgrave Road:</p> <ul style="list-style-type: none"> <li>i. addresses its corner location, its setting adjacent to a heritage place and its landmark value at the head of an historic street;</li> <li>ii. features centre activities that whilst limited in size and intensity, contribute to a locally prominent commercial node at this part of Enoggera Terrace;</li> <li>iii. employs quality contemporary architecture respectful of its setting and context rather than replicative design;</li> <li>iv. features low rise mixed uses incorporating multiple dwellings and a small component of centre activities at a scale consistent with the outcomes sought for this special area.</li> </ul>	<p><b>Not Applicable</b></p> <p>The development is not located within the Enoggera Terrace Precinct</p>
<p>(c) Special area 2 – Skate Arena, contains a purpose-built theatre of cultural heritage significance, which has great physical presence within the locality. Development in Special area 2 – Skate Arena:</p> <ul style="list-style-type: none"> <li>i. retains the site’s cultural heritage</li> </ul>	<p><b>Not Applicable</b></p> <p>The development is not located within the Enoggera Terrace Precinct</p>

Overall Outcomes	Response
<p>and landmark value;</p> <ul style="list-style-type: none"> <li>ii. comprises an adaptive re-use featuring quality contemporary architecture respectful of its setting and context rather than replicative design;</li> <li>iii. contains multiple dwellings within the existing building footprint at a scale consistent with the outcomes sought for this special area;</li> <li>iv. retains the Enoggera Terrace facade.</li> </ul>	
<p>(d) Given the lack of on-street parking and the preference for site access from Mannion Street rather than Enoggera Terrace, high traffic-generating uses are not consistent with the outcomes sought for special areas 2 and 3;</p>	<p><b>Not Applicable</b></p> <p>The development is not located within the Enoggera Terrace Precinct</p>
<p>(e) Special area 3 – 78 Enoggera Terrace, contains a church building that has been used successfully for a variety of activities since its original purpose was discontinued. Despite the small allotment size, adaptive re-use of the existing structure for small-scale non-residential uses or a multiple dwellings is consistent with the outcomes sought in the special area.</p>	<p><b>Not Applicable</b></p> <p>The development is not located within the Enoggera Terrace Precinct</p>
<p><b>10. Rosalie Village Precinct (NPP-007)</b></p>	
<p>(a) Given Rosalie village’s popularity as a food and drink outlet precinct, car parking bays other than those associated with an on-site residential use are to be made available for public use outside normal business hours. Any variation of parking requirements for a non-residential uses must be consistent with the outcomes sought in this precinct where available parking in perpetuity is achieved;</p>	<p><b>Not Applicable</b></p> <p>The development is not located within the Rosalie Village Precinct</p>
<p>(b) In the event of the Rosalie Kindergarten</p>	<p><b>Not Applicable</b></p>





Overall Outcomes	Response
ceasing operations, re-use of the existing structure for low impact centre activities may be appropriate. Relaxation of car parking requirements may be appropriate where the provision of parking would compromise the nature of the heritage place.	The development is not located within the Rosalie Village Precinct
<b>11. Hillside Character Precinct (NPP-008)</b>	
(a) Hillside character is maintained, retained and enhanced through sympathetic development that minimises visual impact within its visual catchment;	<b>Not Applicable</b> The development is not located within the Hillside Character Precinct
(b) Development along major ridgelines in the precinct contributes to a consistent rhythm and sense of scale along the ridgeline when viewed from the surrounding visual catchment;	<b>Not Applicable</b> The development is not located within the Hillside Character Precinct
(c) Residential development in particular, provides and/or incorporates: <ul style="list-style-type: none"> <li>i. the appearance of traditional character houses uniformly spaced and stepped across well-treed hillsides;</li> <li>ii. compatible building height, bulk and proportions;</li> <li>iii. construction methods, such as posts or piers, that minimise the amount of alteration to site topography.</li> </ul>	<b>Not Applicable</b> The development is not located within the Hillside Character Precinct

### 7.2.9.2.3 – Performance outcomes and acceptable outcomes

**Table 7.2.9.2.3.A—Performance outcomes and acceptable outcomes**

Performance outcomes	Acceptable outcomes	Response
<b>Building height</b>		
<b>PO1</b> Development is of a height,	<b>AO1</b> Development complies with the	<b>Complies with PO1</b> The proposed LGID is



Performance outcomes	Acceptable outcomes	Response
<p>scale and form that achieves the intended outcome for the precinct, improves the <u>amenity</u> of the neighbourhood plan area, contributes to a cohesive streetscape and built form character and is:</p> <ul style="list-style-type: none"> <li>(a) consistent with the anticipated density and assumed infrastructure demand;</li> <li>(b) aligned to community expectations about the number of storeys to be built;</li> <li>(c) proportionate to and commensurate with the utility of the site area and frontage width;</li> <li>(d) designed to avoid a significant and undue adverse amenity impact to adjoining development;</li> <li>(e) sited to enable existing and future buildings to be well separated from each other and to avoid affecting the development potential of adjoining sites.</li> </ul> <p>Note—Development that exceeds the intended number of <u>storeys</u> or <u>building height</u> can place disproportionate pressure on the transport network, public space or community facilities in particular.</p> <p>Note—Development that is over-scaled for its site can result in an</p>	<p>number of <u>storeys</u> and <u>building heights</u> in <u>Table 7.2.9.2.3.B</u>.</p> <p>Note—Neighbourhood plans will mostly specify a maximum number of <u>storeys</u> where zone outcomes have been varied in relation to <u>building height</u>. Some neighbourhood plans may also specify height in metres. Development must comply with both parameters where maximum number of storeys and height in metres are specified.</p>	<p>Victoria Park / Barrambin, which is intended to facilitate the delivery of the Master Plan. Accordingly, the proposal does not consist of one (1) sole building/structure.</p> <p>There is no building height specified for the site under the Ithaca Neighbourhood Plan. Notwithstanding, the individual proposed buildings and structures have been designed to be consistent with the built form intent and streetscape character of the neighbourhood plan area.</p> <p>The tallest structure on the site is The Tree House and outlook, which is proposed to comprise a maximum building height of 4 storeys. Significant landscaping and front setbacks are provided to The Tree House and outlook to ensure it is compatible with the park setting and surrounding streetscape character.</p>



<b>Performance outcomes</b>	<b>Acceptable outcomes</b>	<b>Response</b>
undesirable dominance of vehicle access, parking and manoeuvring areas that significantly reduce streetscape character and amenity.		
<b>If in the Butterfield Street precinct (Ithaca district neighbourhood plan/NPP-001)</b>		
<p><b>PO2</b></p> <p>Development contributes toward the natural value of Enoggera Creek and the recreation needs of the local community by providing land for <u>park</u> purposes along Enoggera Creek that can accommodate a shared walking and cycling path and riparian rehabilitation.</p>	<p><b>AO2</b></p> <p>Development ensures land within the waterway corridor or within 10m of the creek banks, whichever is greater, is dedicated to Council.</p>	<p><b>Not Applicable</b></p> <p>The development is not located within the Butterfield Street Precinct</p>
<p><b>PO3</b></p> <p>Development provides emergency site access from any residential development during floods.</p>	<p><b>AO3.1</b></p> <p>Development in the Butterfield Street a sub-precinct (Ithaca district neighbourhood plan/NPP-001a) does not contain a residential component.</p>	<p><b>Not Applicable</b></p> <p>The development is not located within the Butterfield Street Precinct</p>
	<p><b>AO3.2</b></p> <p>Development for residential purposes in the Butterfield Street b sub-precinct (Ithaca district neighbourhood plan/NPP-001b) achieves flood-free emergency access in a <u>defined flood event</u> to Butterfield Street.</p>	<p><b>Not Applicable</b></p> <p>The development is not located within the Butterfield Street Precinct</p>
<p><b>PO4</b></p> <p>Development preserves land adjoining Enoggera Creek for public use and buildings reinforce the creek corridor by providing:</p>	<p><b>AO4.1</b></p> <p>Development on sites adjacent to Enoggera Creek provides a corridor <u>park</u> between the waterway corridor and the high water mark or 12m in width, whichever is greater.</p>	<p><b>Not Applicable</b></p> <p>The development is not located within the Butterfield Street Precinct</p>



Performance outcomes	Acceptable outcomes	Response
<p>(a) pedestrian links;</p> <p>(b) high-quality, attractive building elevations that are orientated toward a corridor <u>park</u>;</p> <p>(c) above-ground elevations and landscape treatments that are attractively designed to reduce tall blank areas to the corridor park and public pedestrian links.</p>	<p><b>AO4.2</b></p> <p>Development provides a public walking and cycling path along the entire creek edge at no cost to the Council and designed in compliance with the <u>Infrastructure Design planning scheme policy</u>.</p>	<p><b>Not Applicable</b></p> <p>The development is not located within the Butterfield Street Precinct</p>
	<p><b>AO4.3</b></p> <p>Development involving basement walls that face the landscaped public <u>access ways</u> to the corridor <u>park</u> incorporate a variety of landscaping and transitional elements for the entire length and width of the boundary <u>setback</u>.</p>	<p><b>Not Applicable</b></p> <p>The development is not located within the Butterfield Street Precinct</p>
	<p><b>AO4.4</b></p> <p>Development ensures that building elevations orientated to the corridor <u>park</u> incorporate windows, parking areas or activity areas that overlook the corridor park.</p>	<p><b>Not Applicable</b></p> <p>The development is not located within the Butterfield Street Precinct</p>
	<p><b>AO4.5</b></p> <p>Development provides opportunities for passive surveillance over the corridor <u>park</u> and pedestrian links.</p>	<p><b>Not Applicable</b></p> <p>The development is not located within the Butterfield Street Precinct</p>
<p><b>PO5</b></p> <p>Development provides parking that achieves a balance between controlling congestion and providing sufficient short- term parking to keep the anticipated commercial components of the precincts viable and service the needs of other users of the site's facilities.</p>	<p><b>AO5</b></p> <p>Development provides access, parking and servicing in accordance with the requirements of the <u>Transport, access, parking and servicing code</u>, with the following exceptions:</p> <p>(a) for residential development, the number of car parking spaces does not exceed 1.5</p>	<p><b>Not Applicable</b></p> <p>The development is not located within the Butterfield Street Precinct</p>



Performance outcomes	Acceptable outcomes	Response
	spaces per <u>dwelling unit</u> ;  (b) the number of car parking spaces does not exceed 1 space per 30m <sup>2</sup> of <u>gross floor area</u> for non-residential uses.	
<b>If in the Butterfield Street precinct (Ithaca district neighbourhood plan/NPP-001), where in the Butterfield Street a sub-precinct (Ithaca district neighbourhood plan/NPP-001a)</b>		
<b>PO6</b>  Development maximises building <u>setbacks</u> to the corridor <u>park</u> and steps back <u>building heights</u> from the creek frontage.	<b>AO6.1</b>  Development has a maximum <u>site cover</u> of 75%.	<b>Not Applicable</b>  The development is not located within the Butterfield Street Precinct
	<b>AO6.2</b>  Development has a maximum <u>plot ratio</u> of 150% of the site area.	<b>Not Applicable</b>  The development is not located within the Butterfield Street Precinct
	<b>AO6.3</b>  Development has a maximum <u>building height</u> of 3 <u>storeys</u> and 10.5m.	<b>Not Applicable</b>  The development is not located within the Butterfield Street Precinct
	<b>AO6.4</b>  Development of a building has a <u>setback</u> of 5m from the corridor <u>park</u> .	<b>Not Applicable</b>  The development is not located within the Butterfield Street Precinct
	<b>AO6.5</b>  Development has a minimum front <u>setback</u> of 5m.	<b>Not Applicable</b>  The development is not located within the Butterfield Street Precinct
<b>If in the Butterfield Street precinct (Ithaca district neighbourhood plan/NPP-001), where in the Butterfield Street b sub-precinct (Ithaca district neighbourhood plan/NPP-001b)</b>		
<b>PO7</b>  Development maximises building <u>setbacks</u> to the corridor <u>park</u> and steps	<b>AO7.1</b>  Development has a maximum <u>site cover</u> of 75%.	<b>Not Applicable</b>  The development is not located within the Butterfield Street Precinct



<b>Performance outcomes</b>	<b>Acceptable outcomes</b>	<b>Response</b>
back <u>building heights</u> from the creek frontage.	<b>A07.2</b> Development has a maximum <u>plot ratio</u> of 250% of the site area.	<b>Not Applicable</b> The development is not located within the Butterfield Street Precinct
	<b>A07.3</b> Development has a minimum front <u>setback</u> for <u>basements</u> of 2m.	<b>Not Applicable</b> The development is not located within the Butterfield Street Precinct
	<b>A07.4</b> Development has a minimum front <u>setback</u> above <u>basement</u> level of 8m.	<b>Not Applicable</b> The development is not located within the Butterfield Street Precinct
	<b>A07.5</b> Development may have front balconies protruding a maximum of 3m into the building <u>setback</u> .	<b>Not Applicable</b> The development is not located within the Butterfield Street Precinct
<b>If in the Ballymore precinct (Ithaca district neighbourhood plan/NPP-002)</b>		
<b>PO8</b> Development contributes towards the natural value of Enoggera Creek and the recreation needs of the local community by providing land for <u>park</u> purposes along Enoggera Creek capable of accommodating a shared walking and cycling path and riparian rehabilitation.	<b>AO8</b> Development ensures land within the waterway corridor or within 10m of the creek bank, whichever is greater, is dedicated to Council.	<b>Not Applicable</b> The development is not located within the Ballymore Precinct.
<b>PO9</b> Development involving any substantial extensions to the existing sporting facility does not adversely impact on the surrounding residential community.	<b>AO9</b> Development does not result in significant adverse community impacts that cannot be satisfactorily mitigated.  Note—This is demonstrated in a social health impact assessment report and	<b>Not Applicable</b> The development is not located within the Ballymore Precinct.



Performance outcomes	Acceptable outcomes	Response
	management plan prepared in accordance with the <a href="#">Social and health impact assessment planning scheme policy</a> and <a href="#">Consultation planning Scheme Policy</a> .	
<b>PO10</b> Development of sites adjoining Enoggera Creek must provide a safe and convenient pedestrian and cyclist path between Bishop Street and Enoggera Creek and accommodate riparian rehabilitation.	<b>AO10</b> A pedestrian/cyclist link is provided in accordance with the <a href="#">Bicycle network overlay code</a> .	<b>Not Applicable</b> The development is not located within the Ballymore Precinct.
<b>If in the Bishop Street precinct (Ithaca district neighbourhood plan/NPP-003)</b>		
<b>PO11</b> Development of sites adjoining Enoggera Creek contributes to the natural value of the creek and the recreation needs of the local community.	<b>AO11</b> Development on sites adjacent to Enoggera Creek provides a corridor <a href="#">park</a> to be dedicated to the Council, comprising land within the waterway corridor or 8m from the top of the bank, whichever is greater.	<b>Not Applicable</b> The development is not located within the Bishop Street Precinct.
<b>PO12</b> Development of sites adjoining Enoggera Creek locates active on-site recreation areas so they overlook the adjoining <a href="#">park</a> .	<b>AO12</b> Development locates on-site recreation areas along the rear property boundary.	<b>Not Applicable</b> The development is not located within the Bishop Street Precinct.
<b>If in Special area 1 – Musgrave Road</b>		
<b>PO13</b> Development ensures that building size, bulk and intensity of <a href="#">centre activities</a> within the mixed use development is consistent with the locality	<b>AO13.1</b> Development has a maximum <a href="#">gross floor area</a> of 75% the site area.	<b>Not Applicable</b> The development is not located within the Special Area 1 – Musgrave Road.
	<b>AO13.2</b> Development has a minimum of	<b>Not Applicable</b> The development is not

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>	<b>Response</b>
and does not diminish the dominance of the adjacent heritage place.	65% of the total <u>gross floor area</u> which is used for residential purposes.	located within the Special Area 1 – Musgrave Road.
<b>PO14</b> Development does not compromise the functions of the <u>local road</u> hierarchy.	<b>AO14</b> Development does not provide vehicle access from Musgrave Road or Enoggera Terrace.	<b>Not Applicable</b> The development is not located within the Special Area 1 – Musgrave Road.
<b>PO15</b> Development: contributes to a pedestrian-friendly commercial node on Enoggera Terrace;  does not have parking that dominates street frontages.	<b>AO15</b> Development is built to the Enoggera Terrace frontage and incorporates an awning over the footpath.	<b>Not Applicable</b> The development is not located within the Special Area 1 – Musgrave Road.
<b>If in Special area 2 – Skate Arena</b>		
<b>PO16</b> Development is consistent with the bulk and scale of the existing structure and conserves the cultural heritage values of the heritage place.	<b>AO16.1</b> Development has a <u>gross floor area</u> that does not exceed the gross floor area of the existing structure.	<b>Not Applicable</b> The development is not located within the Special Area 2 – Skate Arena.
	<b>AO16.2</b> Development is contained within the existing building envelope.	<b>Not Applicable</b> The development is not located within the Special Area 2 – Skate Arena.
<b>PO17</b> Development does not compromise the functions of the <u>local road</u> hierarchy.	<b>AO17</b> Development does not provide vehicular access from Enoggera Terrace.	<b>Not Applicable</b> The development is not located within the Special Area 2 – Skate Arena.
<b>If in the Hillside character precinct (Ithaca district neighbourhood plan/NPP-008)</b>		
<b>Development pattern and form</b>		
<b>PO18</b> Development for residential	<b>AO18.1</b> Development has a <u>building</u>	<b>Not Applicable</b> The development is not





Performance outcomes	Acceptable outcomes	Response
<p>purposes must be compatible with traditional character house scale and designed and sited to retain and reinforce the predominant development pattern and form of:</p> <p>(a) separate allotments, whether or not the site area exceeds predominant lot sizes in the area or the site is an amalgamation of allotments;</p> <p>(b) buildings of a traditional character house scale uniformly spaced and consistently stepped across well treed hillsides when viewed from the visual catchment;</p> <p>(c) the design and scale of elevation and building form of the rear of extended or new buildings must consider the views of the building from surrounding areas, and the impact of the proposal on properties at the rear of the premises.</p>	<p><u>footprint</u>, boundary <u>setbacks</u> and siting in relation to adjoining development that reflects the predominant development pattern and form of development in the area.</p>	<p>located within the Hillside Character Precinct.</p>
	<p><b>AO18.2</b></p> <p>Development of buildings feature orthogonal plan forms with outside walls aligned to those on adjoining allotments or within the development.</p>	<p><b>Not Applicable</b></p> <p>The development is not located within the Hillside Character Precinct.</p>
<p><b>Building height, scale and proportions</b></p>		
<p><b>PO19</b></p> <p>Development for a residential purpose has a height, scale and proportions compatible with traditional character houses when</p>	<p><b>AO19.1</b></p> <p>Development of buildings are designed to appear as a series of separate blocks, each of a size and scale similar to that of a traditional character house, using either</p>	<p><b>Not Applicable</b></p> <p>The development is not located within the Hillside Character Precinct.</p>



Performance outcomes	Acceptable outcomes	Response
viewed from the visual catchment.	physical separation or: <ul style="list-style-type: none"> <li>(a) significant recesses and projections of the exterior wall plane;</li> <li>(b) articulation through steps in the horizontal plane of the roof;</li> <li>(c) roof geometry incorporating significant variety, such as pitched roofs of minimum 27.5° pitch;</li> <li>(d) elevation and roof treatment using a variety of materials, colours and finishes compatible with traditional character houses to achieve the appearance of separate blocks;</li> <li>(e) landscaped areas to achieve the appearance of separate blocks, and include trees capable of deep planting and growing to roof height.</li> </ul>	
	<p><b>AO19.2</b></p> <p>Development has <u>building heights</u> exceeding the prescribed acceptable outcome only where:</p> <ul style="list-style-type: none"> <li>(a) use of traditional character elements or site responsive construction methods has resulted in non-compliance with the prescribed acceptable outcome;</li> <li>(b) any additional <u>building height</u> or <u>storeys</u> are incorporated into a building form appearing to comply with the prescribed acceptable outcome, such as outcomes</li> </ul>	<p><b>Not Applicable</b></p> <p>The development is not located within the Hillside Character Precinct.</p>

Performance outcomes	Acceptable outcomes	Response
	<p>where 2-storey development is prescribed and a third storey is incorporated into a roof space area.</p> <p>Note—Site-responsive construction methods, such as posts or piers, minimise the amount of alteration to site topography. Traditional character elements are pitched roofs of a minimum 27.5° pitch.</p>	
	<p><b>AO19.3</b></p> <p>Development has a <u>site cover</u> exceeding the prescribed acceptable outcome only where the development is designed to reduce building bulk in accordance with <u>AO19.1</u>.</p>	<p><b>Not Applicable</b></p> <p>The development is not located within the Hillside Character Precinct.</p>
	<p><b>AO19.4</b></p> <p>Development has eaves heights that reflect the predominant development pattern and form of development in the area:</p> <ul style="list-style-type: none"> <li>(a) along undulating ridgelines;</li> <li>(b) horizontally across hillsides;</li> <li>(c) vertically down hillsides.</li> </ul>	<p><b>Not Applicable</b></p> <p>The development is not located within the Hillside Character Precinct.</p>
	<p><b>AO19.5</b></p> <p>Development above <u>ground level</u> does not have a uniform elevation treatment longer than 10m, without variation, articulation or openings.</p>	<p><b>Not Applicable</b></p> <p>The development is not located within the Hillside Character Precinct.</p>
<p><b>PO20</b></p> <p>Development must be designed, sited and landscaped to minimise the impact of incompatible building bulk, maintain and</p>	<p><b>AO20</b></p> <p>No acceptable outcome is prescribed.</p>	<p><b>Not Applicable</b></p> <p>The development is not located within the Hillside Character Precinct.</p>

Performance outcomes	Acceptable outcomes	Response
<p>enhance the traditional character and built form of this precinct in terms of building:</p> <ul style="list-style-type: none"> <li>(a) bulk, form and scale;</li> <li>(b) eaves heights;</li> <li>(c) elevation treatment;</li> <li>(d) construction materials;</li> <li>(e) by using quality contemporary architecture respectful of its setting;</li> <li>(f) development along ridgelines must not dominate the skyline and must be designed and sited to contribute to a consistent rhythm and sense of scale along the ridgeline when viewed from the visual catchment.</li> </ul>		
<p><b>PO21</b></p> <p>Development along ridgelines does not dominate the skyline and is designed and sited to contribute to a consistent rhythm and sense of scale along the ridgeline when viewed from the visual catchment.</p>	<p><b>AO21</b></p> <p>No acceptable outcome is prescribed.</p>	<p><b>Not Applicable</b></p> <p>The development is not located within the Hillside Character Precinct.</p>
<b>Landscape character, physical setting and topography</b>		
<p><b>PO22</b></p> <p>Development minimises impacts to existing significant vegetation and provides replacement</p>	<p><b>AO22</b></p> <p>Development:</p> <ul style="list-style-type: none"> <li>(a) designs and sites buildings or other structures, driveways and</li> </ul>	<p><b>Not Applicable</b></p> <p>The development is not located within the Hillside Character Precinct.</p>



Performance outcomes	Acceptable outcomes	Response
<p>vegetation on the site of advanced size and maturity where significant vegetation is removed.</p>	<p>hard-stand areas to maximise the retention of vegetation on the site;</p> <p>(b) replaces significant vegetation removed as a result of the development with vegetation of advanced size and maturity that contributes to the special character of the area.</p> <p>Note—Trees featuring a trunk diameter width of 250mm or greater measured at 1m above <u>ground level</u> are considered significant vegetation. Advanced size and maturity is vegetation of 100L minimum stock size planted in sufficient quantity to achieve a total canopy area of 50% of the removed vegetation when mature.</p>	
<p><b>PO23</b></p> <p>Development must be designed and sited to retain or reinforce the landscape character and physical setting of the locality, and to break up building bulk and buildings must appear to be uniformly sited on well-treed hillsides and consistently spaced along major ridgelines.</p>	<p><b>AO23.1</b></p> <p>Development provides <u>communal open space</u> and ground storey private open space required for residential development is provided at a minimum dimension of 5m.</p>	<p><b>Not Applicable</b></p> <p>The development is not located within the Hillside Character Precinct.</p>
	<p><b>AO23.2</b></p> <p>Development ensures that boundary <u>setbacks</u> are a minimum of:</p> <p>(a) 6m to the rear boundary;</p> <p>(b) 12m to the rear boundary on sites steeper than 1 in 8 gradient (long axis from the front boundary to rear boundary of the site);</p> <p>(c) 6m to any adjoining site's front or rear boundary in the case of rear allotments.</p>	<p><b>Not Applicable</b></p> <p>The development is not located within the Hillside Character Precinct.</p>
	<p><b>AO23.3</b></p>	<p><b>Not Applicable</b></p>



Performance outcomes	Acceptable outcomes	Response
	<p>Development comprising a carport, car parking space or other structures associated with a <u>multiple dwelling</u> is not located in the <u>setback</u> area.</p> <p>Note—In the case of <u>corner lots</u>, the rear boundary is that boundary which abuts other rear boundaries.</p>	<p>The development is not located within the Hillside Character Precinct.</p>
<p><b>PO24</b></p> <p>Development, including buildings or other structures, driveways and hard-stand areas, must be designed and sited to minimise cut-and-fill disturbance on the site and to soften visual impact.</p>	<p><b>AO24.1</b></p> <p>Development incorporates:</p> <ul style="list-style-type: none"> <li>(a) foundation systems that minimise disturbance to the landscape, such as post-and-pier type foundations;</li> <li>(b) slab-on-ground foundations only on those parts of a site with gradients less than 1 in 8 and where cut and fill is minimal;</li> <li>(c) benching, cut and fill, or construction of retaining walls of a minor nature only (i.e. fill does not exceed 1m and/or the combined height of any retaining wall and fence does not exceed 2m) and is designed so it is not noticeable after construction has been completed;</li> <li>(d) driveways and hard-stand areas only on those parts of a site with gradients less than 1 in 4.</li> </ul> <p><b>AO24.2</b></p> <p>Development provides retaining walls that are set back from any boundary and are stepped, terraced and landscaped.</p>	<p><b>Not Applicable</b></p> <p>The development is not located within the Hillside Character Precinct.</p> <p><b>Not Applicable</b></p> <p>The development is not located within the Hillside Character Precinct.</p>



Performance outcomes	Acceptable outcomes	Response
<b>Public Domain</b>		
<b>PO25</b> Development provides <u>long term infrastructure</u> for the land for community facilities network to meet the recreational needs of residents and workers.	<b>AO25</b> Development protects land for community facilities in the general location specified in <u>Figure b</u> and in accordance with the <u>Long term infrastructure plans</u> .	<b>Not Applicable</b> The development is not located within the Hillside Character Precinct.



## K.9 SPRING HILL NEIGHBOURHOOD PLAN CODE

### 7.2.19.5.2 – Overall Outcomes

Overall Outcomes	Response
<b>3. Neighbourhood Plan Overall Outcomes are:</b>	
(a) Spring Hill is a diverse neighbourhood, with higher density mixed use activities bordering the CBD and along major streets, bounding pockets of small-scale, fine-grain residential dwellings.	<b>Complies</b>  The proposed development supports the intent of the Spring Hill Neighbourhood Plan to provide for mixed use activities through the extensive revitalisation of Victoria Park / Barrambin.
(b) Spring Hill supports an inclusive community and provides a range of housing options for a diverse mix of people, jobs in a variety of sectors, a range of community services and a choice of meeting and gathering places.	<b>Not Applicable</b>  The proposed development does not include residential uses.
(c) Development in Spring Hill reflects the unique character of the neighbourhood and its importance as one of the earliest suburbs settled in Brisbane. This is characterised by large areas of traditional residential dwellings built before 1885 on small allotments within a network of narrow streets and laneways. These buildings and areas make a significant contribution to Brisbane's heritage and character and are to be retained.	<b>Not Applicable</b>  The site does not consist of any existing residential development to retain as part of the development.
(d) Development protects and reinforces Spring Hill's extensive heritage and character through the retention, conservation and re-use of heritage places and character buildings.	<b>Complies</b>  The development promotes the character of Victoria Park / Barrambin as a heritage place. The cultural heritage significance of the park will not be significantly damaged or diminished by the proposal, and the works ensure the future use of heritage places by improving connectivity and access, improving heritage values.  For further information, please refer to <b>Appendix M – Heritage Impact Assessment.</b>
(e) Development provides a sensitive design response to character dwellings, heritage	<b>Complies</b>



Overall Outcomes	Response
<p>places, and commercial character buildings that respects the visual integrity of these buildings, and the positive contribution that they make to the character and built form of Spring Hill.</p>	<p>The proposed development provides for careful revitalisation of the Victoria Park / Barrambin heritage place while maintaining visual integrity, implementing mitigation measures for improving elements of the existing Victoria Park Bistro, driving range, putt-putt and function facilities, and re-establishing and maintaining waterholes and landscaped areas.</p>
<p>(f) Development reinforces the diverse architecture and urban form that sets Spring Hill apart from other parts of Brisbane and is responsive to each site’s specific shape, size, topography, context and setting.</p>	<p><b>Complies</b></p> <p>The proposed development is unique to Spring Hill and the broader Brisbane region as this revitalisation project will create a space with exceptional architectural and urban design elements that will enhance the use of the space and generate activity throughout the Designation Area.</p>
<p>(g) Development is designed to take advantage of Brisbane’s subtropical climate and delivers high quality, subtropical architecture. Buildings, the public realm and landscaped spaces are designed to be open, engaging and green, with shaded spaces and opportunities to interact with the street, and contribute to Brisbane’s identity and lifestyle.</p>	<p><b>Complies</b></p> <p>The proposed development will provide additional terrestrial and aquatic habitat that is native to the region and is reflective of the local and regional landscape.</p> <p>The park will also be designed to be resilient to the local subtropical climate, by providing flood resilience, cooling effects, and shade trees.</p>
<p>(h) Development provides new and enhanced arcades and streetscape treatments in accordance with Figure a to improve the quality and quantity of public spaces in the neighbourhood plan area and enhance recreational opportunities. Improved footpaths and active frontages enhance street amenity and reinforce pedestrian movement.</p>	<p><b>Not Applicable</b></p> <p>The site location does not consist of any arcades or streetscape treatments indicated in Figure a.</p>
<p>(i) Development in the Principal centre zone, District centre zone, Mixed use zone or Community facilities zone provides slender towers that are sited and designed to maintain the openness of street vistas with adequate spacing between buildings to</p>	<p><b>Not Applicable</b></p> <p>The development is not located within the Principal Centre Zone, District Centre Zone, Mixed Use Zone or Community Facilities Zone.</p>

Overall Outcomes	Response
allow for light penetration, air circulation, views and vistas, and privacy, particularly for residential towers.	
(j) Development in the District centre zone, Mixed use zone or Community facilities zone is set back from, and provides a highly landscaped design response to, adjoining sites in the Character residential zone or Low-medium density residential zone to minimise privacy and amenity impacts on residents.	<p><b>Not Applicable</b></p> <p>The development is not located within the District Centre Zone, Mixed Use Zone or Community Facilities Zone.</p>
(k) Development in the Community facilities zone provides physical and visual connections that contribute to the amenity and legibility of the overall pedestrian network. Development integrates with surrounding uses through an articulated and responsive built form, including a strong interface with the public domain at street frontages and welcoming front entrances.	<p><b>Not Applicable</b></p> <p>The development is not located within the Community Facilities Zone.</p>
(l) Development in the Low-medium density residential zone provides a mix of residential options in close proximity to the City Centre (CBD), including Dual occupancy, Dwelling house, and Multiple dwelling uses.	<p><b>Not Applicable</b></p> <p>The development is not located within the Low-medium Residential Zone.</p>
(m) Development in the Character residential zone protects traditional housing stock.	<p><b>Not Applicable</b></p> <p>The development is not located within the Character Residential Zone.</p>
<p><b>4. The City Centre Expansion Precinct (NPP-001) Overall Outcomes</b></p>	
(a) The City Centre expansion precinct contains a mix of commercial, retail, residential, community and recreational uses, providing a transition in height between the CBD and development in the Boundary Street heart precinct and Spring Hill mixed use precinct.	<p><b>Not Applicable</b></p> <p>The development is not located within the City Centre Expansion Precinct.</p>
(b) The Principal centre zone develops as a strong economic centre for Spring Hill,	<p><b>Not Applicable</b></p>

Overall Outcomes	Response
<p>encouraging investment and employment in the area and leveraging off its proximity to the CBD and existing major health care and education institutions in the neighbourhood plan area. The Principal centre zone accommodates the highest densities and most diverse range of uses at a scale that is subordinate to the CBD.</p>	<p>The development is not located within the City Centre Expansion Precinct.</p>
<p>(c) Development facilitates improvements to existing, and the creation of additional, pedestrian connections from Wickham Terrace and Leichhardt Street to Astor Terrace to improve permeability throughout Spring Hill. The key wayfinding spines of Little Edward, Upper Edward, Leichhardt and Wharf Streets are enhanced.</p>	<p><b>Not Applicable</b></p> <p>The development is not located within the City Centre Expansion Precinct.</p>
<p>(d) Astor Terrace is recognised as a weekday, evening and weekend meeting place. Through development, Astor Terrace becomes a key destination for entertainment activities, comprising live music and entertainment venues, and for small ground level active uses including cafes, restaurants and bars.</p>	<p><b>Not Applicable</b></p> <p>The development is not located within the City Centre Expansion Precinct.</p>
<p><b>5. The Spring Hill Mixed Use Precinct (NPP-002) Overall Outcomes</b></p>	
<p>(a) Development is of a height and scale that is subordinate to development in the City Centre expansion precinct.</p>	<p><b>Not Applicable</b></p> <p>The development is not located within the Spring Hill Mixed Use Precinct.</p>
<p>(b) Development in the Mixed use zone or Community facilities zone is set back from, and provides a highly landscaped design response to adjoining sites in the Character residential zone or Low-medium density residential zone to minimise privacy and amenity impacts on residents.</p>	<p><b>Not Applicable</b></p> <p>The development is not located within the Spring Hill Mixed Use Precinct.</p>
<p>(c) Development in the Mixed use zone provides a range of built form outcomes which include commercial, residential and</p>	<p><b>Not Applicable</b></p>

Overall Outcomes	Response
creative uses that support the City Centre expansion precinct.	The development is not located within the Spring Hill Mixed Use Precinct.
(d) Development in the Character residential zone maintains the low-rise character of 1 and 2 storey dwellings, while encouraging the reuse of character housing for non-residential activities that maintain the domestic appearance of traditional character houses.	<b>Not Applicable</b> The development is not located within the Spring Hill Mixed Use Precinct.
<b>6. The Boundary Street Heart Precinct (NPP-003) Overall Outcomes</b>	
(a) Development in the District centre zone reinforces Boundary Street as the ‘heart’ of Spring Hill through support for a mix of uses and as a location for higher-order services.	<b>Not Applicable</b> The development is not located within the Boundary Street Heart Precinct.
(b) Development is of a height and scale that is subordinate to development in the City Centre expansion precinct.	<b>Not Applicable</b> The development is not located within the Boundary Street Heart Precinct.
(c) Development in the District centre zone or Mixed use zone is set back from, and provides a highly landscaped design response to adjoining sites in the Character residential zone or Low-medium density residential zone to minimise privacy and amenity impacts on residents.	<b>Not Applicable</b> The development is not located within the Boundary Street Heart Precinct.
(d) Development in the Mixed use zone supports existing community facilities in the area through the promotion of complementary uses, including Health care service and Short-term accommodation.	<b>Not Applicable</b> The development is not located within the Boundary Street Heart Precinct.
(e) Development promotes Boundary Street as a pedestrian friendly street through a combination of ground level activation, high quality street building and streetscape design, and welcoming front entrances.	<b>Not Applicable</b> The development is not located within the Boundary Street Heart Precinct.
<b>7. Spring Hill East Precinct (NPP-004) Overall Outcomes</b>	



Overall Outcomes	Response
<p>(a) Development maintains a mix of small-scale residential, higher density mixed use, and community (education) facilities land uses in the precinct.</p>	<p><b>Complies</b></p> <p>The proposed development complies with the overall outcome through providing a range of community (education) facilities, as well as mixed uses at various scales appropriate to the park setting.</p>
<p>(b) Development in the Mixed use zone is set back from, and provides a highly landscaped design response to adjoining sites in the Character residential zone or Low-medium density residential zone to minimise privacy and amenity impacts on residents.</p>	<p><b>Not Applicable</b></p> <p>The development is not located within the Mixed Use Zone.</p>
<p>(c) The Neighbourhood centre zoned land on Water Street maintains a local activity centre function providing a variety of uses and activities that service local residents. No further expansion of commercial activities into residential areas is to occur.</p>	<p><b>Not Applicable</b></p> <p>The development is not located within the Neighbourhood Centre Zone or along Water Street.</p>
<p>(d) Development in the Mixed use zone provides a transition between the lower density residential portions of Spring Hill to the higher density city frame areas of Bowen Hills and Fortitude Valley. Development is of a higher intensity along St Pauls Terrace, to provide a height transition to the Principal centre zoned land on the opposite side of the road.</p>	<p><b>Not Applicable</b></p> <p>The development is not located within the Mixed Use Zone.</p>
<p>(e) Development in the Low-medium density residential zone along Gregory Terrace forms an urban residential edge to Victoria Park opposite.</p>	<p><b>Not Applicable</b></p> <p>The development is not located within the Low-medium density residential zone.</p>
<p>(f) Bedford Playground Park continues to be a central public open space for residents of Spring Hill, offering a range of local and district level informal recreation experiences. Complementary community uses continue to operate from existing community buildings in the park.</p>	<p><b>Not Applicable</b></p> <p>The development does not include Bedford Playground Park as part of the proposed designation.</p>



### 7.2.19.5.3 – Performance outcomes and acceptable outcomes

**Table 7.2.19.5.3.A—Performance outcomes and acceptable outcomes**

Performance outcomes	Acceptable outcomes	Response
<b>If in the <u>Principal centre zone</u>, <u>District centre zone</u>, <u>Mixed use zone</u>, or <u>Community facilities zone</u></b>		
<p><b>PO1</b></p> <p>Development is of a height, scale and form that achieves the intended outcome for the precinct, improves the amenity of the neighbourhood plan area, contributes to a cohesive streetscape and built form character and is:</p> <ul style="list-style-type: none"> <li>(a) consistent with anticipated density and assumed infrastructure demand;</li> <li>(b) aligned to community expectations about the number of storeys to be built;</li> <li>(c) proportionate and commensurate with the utility of the site area and frontage width;</li> <li>(d) designed to avoid significant and undue adverse amenity impact to adjoining development;</li> <li>(e) sited to enable existing and future buildings to be well separated from each other and to avoid affecting the potential development of an adjoining site.</li> </ul> <p>Note—Development that exceeds the intended number of storeys or building height can place disproportionate pressure on the transport network, public space or community facilities in particular.</p>	<p><b>AO1</b></p> <p>Development complies with the number of storeys in <u>Table 7.2.19.5.3.B—Maximum building height and maximum tower site cover</u>.</p> <p>Note—Neighbourhood plans will mostly specify the maximum number of storeys where zone outcomes have been varied in relation to building height. Some neighbourhood plans may also specify the height in metres. Development must comply with both parameters where maximum number of storeys and height in metres are specified.</p>	<p><b>Not Applicable</b></p> <p>The development is not located within the Principal Centre Zone, District Centre Zone, Mixed Use Zone or the Community Facilities Zone.</p>



Performance outcomes	Acceptable outcomes	Response
<p>Note—Development that is over-scaled for its site can result in an undesirable dominance of vehicle access, parking and manoeuvring areas that significantly reduce streetscape character and amenity.</p>		
<p><b>PO2</b></p> <p>Development is designed to respond to its site context and setting and exhibits outstanding architectural merit.</p>	<p><b>AO2</b></p> <p>No acceptable outcome is prescribed.</p>	<p><b>Not Applicable</b></p> <p>The development is not located within the Principal Centre Zone, District Centre Zone, Mixed Use Zone or the Community Facilities Zone.</p>
<p><b>PO3</b></p> <p>Development is of a scale and form that contributes to a cohesive streetscape and built form character, and:</p> <p>(a) does not cause significant and undue adverse amenity impacts to adjoining properties, or prejudice their development;</p> <p>(b) is sited and designed to enable existing and future buildings to be well separated from each other to allow for light penetration, air circulation between buildings, and the preservation of views, vistas and resident privacy;</p> <p>(c) protects the amenity of properties located in the <u>Character residential zone</u> or <u>Low medium density residential zone</u>;</p> <p>(d) respects the existing built form of properties identified in the <u>Heritage overlay</u>, <u>Pre-1911 building overlay</u>, and the <u>Commercial character building overlay</u>.</p>	<p><b>AO3.1</b></p> <p>Development ensures setbacks are in accordance with <u>Table 7.2.19.5.3.D—Boundary setback requirements</u>.</p>	<p><b>Not Applicable</b></p> <p>The development is not located within the Principal Centre Zone, District Centre Zone, Mixed Use Zone or the Community Facilities Zone.</p>
	<p><b>AO3.2</b></p> <p>Development has a maximum tower site cover in accordance with <u>Table 7.2.19.5.3.B—Maximum building height and maximum tower site cover</u>.</p>	<p><b>Not Applicable</b></p> <p>The development is not located within the Principal Centre Zone, District Centre Zone, Mixed Use Zone or the Community Facilities Zone.</p>
<p><b>PO4</b></p>	<p><b>AO4.1</b></p>	<p><b>Not Applicable</b></p>



Performance outcomes	Acceptable outcomes	Response
<p>Development in the <u>Principal centre zone</u>, or <u>District centre zone</u>, or <u>Mixed use zone</u> incorporates a street building with a façade treatment that is designed to:</p> <p>(a) address and activate the street and any adjacent publicly accessible space with a high level of permeability, landscaping, shade and shelter;</p> <p>(b) contribute to an attractive streetscape;</p> <p>(c) create a smooth transition from indoors to outdoors;</p> <p>(d) respond to the subtropical climate by opening up to the elements while providing shade and comfort.</p>	<p>Development in the <u>Principal centre zone</u>, or <u>District centre zone</u>, or <u>Mixed use zone</u> includes a building form that incorporates a street building. Refer to <u>Figure c</u> for guidance.</p>	<p>The development is not located within the Principal Centre Zone, District Centre Zone, Mixed Use Zone or the Community Facilities Zone.</p>
	<p><b>AO4.2</b></p> <p>Development has a maximum street building height in accordance with the following:</p> <p>(a) if in the <u>Principal centre zone</u>, no greater than 3 storeys; or</p> <p>(b) if in the <u>District centre zone</u> or <u>Mixed use zone</u>, no greater than 2 storeys.</p>	<p><b>Not Applicable</b></p> <p>The development is not located within the Principal Centre Zone, District Centre Zone, Mixed Use Zone or the Community Facilities Zone.</p>
	<p><b>AO4.3</b></p> <p>Development of a street building incorporates:</p> <p>(a) balconies, openings and louvres to create a high degree of permeability that allow building occupants to overlook the street and any adjacent publicly accessible space;</p> <p>(b) outdoor spaces that allow building occupants to access open air;</p> <p>(c) vertical landscaping, shade structures, and articulation that provide shade and shelter for pedestrians on the street and the building.</p> <p>Refer to <u>Figure c</u> for guidance.</p>	<p><b>Not Applicable</b></p> <p>The development is not located within the Principal Centre Zone, District Centre Zone, Mixed Use Zone or the Community Facilities Zone.</p>
<p><b>PO5</b></p> <p>Development exhibits best practice subtropical design and presents a highly landscaped environment, including:</p> <p>(a) landscaping and outdoor spaces that make the most</p>	<p><b>AO5</b></p> <p>Development provides landscaped outdoor spaces equivalent to a minimum 30% of the site area.</p> <p>Note—Outdoor space does not include spaces where more than 70% of the</p>	<p><b>Not Applicable</b></p> <p>The development is not located within the Principal Centre Zone, District Centre Zone, Mixed Use Zone or the Community Facilities Zone.</p>





Performance outcomes	Acceptable outcomes	Response
<p>of Brisbane's subtropical climate, while mitigating heat;</p> <p>(b) landscaped subtropical spaces and water features on ground levels, roofs, balconies, terraces, and edges of buildings.</p>	<p>perimeter is enclosed, or balconies that are less than 12m<sup>2</sup>.</p>	
<p><b>PO6</b></p> <p>Development exhibits best-practice climate responsive design, including orientation, to mitigate heat and reduce the need for mechanical heating, cooling and lighting.</p>	<p><b>AO6</b></p> <p>No acceptable outcome is prescribed.</p>	<p><b>Not Applicable</b></p> <p>The development is not located within the Principal Centre Zone, District Centre Zone, Mixed Use Zone or the Community Facilities Zone.</p>
<p><b>PO7</b></p> <p>Development provides a landscape buffer within the setback area of a special boundary identified on <a href="#">Figure b</a> to facilitate:</p> <p>(a) visual privacy to and between sites;</p> <p>(b) visual amenity;</p> <p>(c) shading and occupant amenity;</p> <p>(d) appropriate transition to adjoining character housing.</p>	<p><b>AO7</b></p> <p>No acceptable outcome is prescribed.</p>	<p><b>Not Applicable</b></p> <p>The development is not located within the Principal Centre Zone, District Centre Zone, Mixed Use Zone or the Community Facilities Zone.</p>
<p><b>Additional criteria if in the Major health care zone precinct of the <u>Community facilities zone</u></b></p>		
<p><b>PO8</b></p> <p>Development of the lower 2 storeys of the building:</p> <p>(a) exhibits a human-scale, having regard to the characteristics of surrounding development;</p> <p>(b) supports a comfortable and attractive pedestrian environment.</p>	<p><b>AO8</b></p> <p>No acceptable outcome is prescribed.</p>	<p><b>Not Applicable</b></p> <p>The development is not located within the Major Health Care Zone Precinct of the Community Facilities Zone.</p>
<p><b>PO9</b></p>	<p><b>AO9</b></p>	<p><b>Not Applicable</b></p>



Performance outcomes	Acceptable outcomes	Response
<p>Development provides <u>arcades</u> to create an integrated and continuous pedestrian network that facilitates movement within and through large sites and along key thoroughfares.</p>	<p>Development provides <u>arcades</u> running from street to street within the locations indicated in <u>Figure a</u> that:</p> <ul style="list-style-type: none"> <li>(a) provides pedestrian access during hours of operation of the use;</li> <li>(b) integrates with adjoining buildings;</li> <li>(c) links established pedestrian networks, parking and public transport facilities;</li> <li>(d) is finished with high quality materials considering public safety;</li> <li>(e) is provided at-grade with an adjoining public area and connects safely without any lip or step;</li> <li>(f) incorporates crime prevention through environmental design principles to maximise safety;</li> <li>(g) has signage at each end identifying the connection provided.</li> </ul> <p>Note—Crime prevention principles can be found in the <u>Crime prevention through environmental design planning scheme policy</u>.</p>	<p>The development is not located within the Major Health Care Zone Precinct of the Community Facilities Zone.</p>



## K.10 CENTRE OR MIXED USE CODE

### 9.3.3.2(2) – Overall Outcomes

Overall Outcomes	Response
<p>(a) Development involving a new use in an existing building is appropriate for its location and does not negatively impact on the amenity of the local area or adjoining residents.</p>	<p><b>Complies</b></p> <p>Given the expansive nature of the site, the proposed development will be well-located within the site to minimise adverse impacts on the amenity of the local area and nearby sensitive uses.</p>
<p>(b) Development is tailored to the location of the site considering its intensity of activity, range of uses and proximity to higher capacity public transport services, government services, community facilities and other infrastructure and presents a coordinated and integrated building, open space and innovative landscaping response to the street and adjoining public spaces.</p>	<p><b>Complies</b></p> <p>The redevelopment of the Victoria Park / Barrambin is carefully considered to ensure the intensity of land uses proposed appropriately complements the site’s overarching function as a park.</p> <p>Further, given the site’s strategic location to key public transport networks (Herston Busway Station and Kelvin Grove Busway Station), the proposal represents a coordinated development that integrates buildings, open space and innovative landscaping design.</p>
<p>(c) Development involving new premises contributes to the economic activity and vitality of the location and is appropriate to its relative catchment and expected hours of operation.</p>	<p><b>Complies</b></p> <p>The redevelopment of the Victoria Park / Barrambin ensures the proposal contributes to the economic activity and vitality of the location.</p>
<p>(d) Development ensures that the site area and frontage is sufficient for the scale and form of development and is sufficient to manage the impacts to a lower intensity use or a sensitive use in and adjoining the development.</p>	<p><b>Complies</b></p> <p>The site area and frontage are sufficient for the scale and form of development proposed over the land to adequately manage impacts to lower intensity and residential uses in the surrounding area.</p>
<p>(e) Development contributes to the overall structure and integration of the site with the local area and:</p>	<p><b>Complies</b></p> <p>The proposal is well integrated within the site and overall structure of the local area to ensure it does not impact on the development potential of adjoining sites. Further, the development</p>

Overall Outcomes	Response
<p>(a) does not isolate or negatively impact on the development potential of adjoining sites;</p> <p>(b) provides opportunities for the integration of pedestrian and cyclist access and parking across adjoining sites, to enhance permeability, legibility, safety, convenience and comfort for all users;</p> <p>(c) where in the Emerging community zone, offers small-scale, low-impact local convenience services within a neighbourhood centre that meets only the needs of residents anticipated or currently living within the surrounding area unless a neighbourhood plan specifies otherwise.</p>	<p>integrates pedestrian and cyclists access across the site to enhance permeability, legibility, safety, convenience and comfort for all users.</p> <p>It is noted the site is not within the Emerging Community Zone.</p>
<p>(f) Development provides physical and visual connections to high-frequency transport nodes, contributing to the overall pedestrian network to support an enduring pedestrian-oriented environment.</p>	<p><b>Complies</b></p> <p>The proposal provides physical and visual connections to high-frequency transport nodes through the provision of internal pathways that lead to the Herston busway access and Kelvin Grove busway access.</p> <p>The proposal also incorporates way-finding techniques such as signage to provide further connections to these busway stations. These elements contribute to the overall pedestrian network to support a pedestrian-oriented environment.</p>
<p>(g) Development intensity, bulk, scale and form is:</p> <p>(a) consistent with the intended function, spatial arrangement and type of centre or corridor, as expressed in the zone, zone precinct and neighbourhood plan outcomes;</p> <p>(b) articulated and detailed to achieve a positive streetscape outcome.</p>	<p><b>Complies</b></p> <p>The redevelopment of the Victoria Park / Barrambin is carefully considered to ensure the intensity, bulk, scale and form is consistent with the function of the Sport and Recreational Zone, Open Space Zone, Special Purpose Zone, Ithaca District Neighbourhood Plan and Spring Hill Neighbourhood Plan.</p> <p>Whilst the proposed buildings are located internally in the site, the proposal incorporates high quality architectural design to achieve a</p>



Overall Outcomes	Response
	positive visual appearance when viewed from the public space.
(h) Development provides adaptable and flexible space, particularly on the lower levels of a building, to support use and activity changes over time.	<p><b>Complies</b></p> <p>The proposal is currently designed to provide adaptable and flexible space to support use and activity changes over time in response to market demands.</p>
(i) Development for a building exhibits subtropical design elements and a visually appealing street edge that continues local character form such as traditional strip shopfronts, where appropriate, to contribute to Brisbane's sustainability, character and identity.	<p><b>Will Comply</b></p> <p>Given the nature of the proposal being an LGID, it represents a high level plan of designation. Accordingly, detailed design of the proposal is currently unknown.</p> <p>Notwithstanding, the design of the buildings will incorporate subtropical design elements to provide a built form that positively contributes to the streetscape outcome of the local area.</p>
(j) Development ensures that the design of buildings reflects an intense urban form while providing open space and landscaping appropriate to the use and scale of the development, and which positively contributes to the streetscape character and local identity.	<p><b>Will Comply</b></p> <p>Given the nature of the proposal being an LGID, it represents a high level plan of designation. Accordingly, detailed design of the proposal is currently unknown.</p> <p>Notwithstanding, the design of the buildings will provide an appropriate urban form suited to the nature of the site, whilst providing generous open space and landscaping.</p>
(k) Development provides a range of public, communal and private open spaces on site to support both public usage and building occupant needs which are distinct and afforded the appropriate level of access and privacy.	<p><b>Complies</b></p> <p>The proposed development provides generous public and communal open spaces on site to support public usage and building occupant needs.</p>
(l) Development provides high-quality on-site landscaping that reduces urban heat island effects and contributes to the subtropical landscape character and microclimate of the locality and site with deep- planting areas for the protection of significant vegetation	<p><b>Complies</b></p> <p>Given the nature of the proposal being a public parkland, the development provides high-quality on-site landscaping to reduce urban heat island effects and contributes to the subtropical</p>



Overall Outcomes	Response
<p>and establishment of large, subtropical shade trees.</p>	<p>landscape character and microclimate of the locality.</p> <p>The proposed redevelopment of Victoria Park / Barrambin seeks to rewild a major portion of the parkland, enhancing deep-planting areas and the protection of significant vegetation on site.</p>
<p>(m) Development provides car parking which is legible and clearly distinct for the different user groups of a mixed use development such as customers and staff, residents and visitors.</p>	<p><b>Complies</b></p> <p>The proposal provides dedicated car parking areas that is legible and distinct for various user groups.</p>
<p>(n) Development provides safe, convenient and accessible on-site vehicle parking that does not adversely impact on the quality and amenity of an adjoining streetscape, public space or residents.</p>	<p><b>Complies</b></p> <p>The proposal provides safe, convenience and accessible on-site vehicle parking that does not negatively impact on the quality and amenity of the streetscape or public space.</p>
<p>(o) Development provides an active frontage and integrated streetscape interface that creates a pedestrian-scaled, comfortable, attractive, sheltered and safe public realm, and supports pedestrian activity on Brisbane's subtropical streets.</p>	<p><b>Not Applicable</b></p> <p>The development represents a public parkland with various land uses proposed within the site.</p> <p>Notwithstanding, the proposed buildings will incorporate active frontages to provide opportunities for casual surveillance within the parkland.</p>
<p>(p) Development uses side boundary setbacks and built form height transitions in or adjoining a low density residential area to manage the interface with those areas and reflect the amenity, privacy, form and character of those areas.</p>	<p><b>Not Applicable</b></p> <p>The site does not adjoin low density residential areas.</p>
<p>(q) Development manages visual, air, odour and noise impacts through appropriate use mix, siting and building design, to achieve a level of amenity consistent with the zone, zone precinct and neighbourhood plan outcomes, and recognising that residential amenity in a centre and mixed use area will</p>	<p><b>Complies</b></p> <p>The proposal will manage visual, air, odour and noise impacts through an appropriate use mix, siting and building design that is consistent with the level of amenity expected for the Sport and Recreational Zone, Open Space Zone, Special</p>



Overall Outcomes	Response
not be to the same level that might be expected in residential zones and areas.	Purpose Zone, Ithaca District Neighbourhood Plan and Spring Hill Neighbourhood Plan.
(r) Development for a sensitive use is compatible with nearby existing uses that have the potential for off-site air emissions, considers the health and wellbeing of occupants and does not adversely impact on the continued operation of those existing uses.	<b>Not Applicable</b> The development does not involve a sensitive use.
(s) Development, particularly on landmark sites, retains and supports site features, such as views, heritage, significant vegetation and significant corner sites, and provides character and design elements to strengthen local identity and city distinctiveness.	<b>Not Applicable</b> The development is not located on a landmark site.
(t) Development for an adult store is not accommodated in the Neighbourhood centre zone or Mixed use zone, or where in proximity to an existing childcare centre, place of worship or educational establishment that caters for children of primary or secondary school age.	<b>Not Applicable</b> The development does not involve an adult store.

### 9.3.3.3 – Performance outcomes and acceptable outcomes

**Table 9.3.3.3.A—Performance outcomes and acceptable outcomes**

Performance Outcomes	Acceptable Outcomes	Response
<b>Section A—If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development</b>		
<b>PO1</b> Development: (a) has hours of operation which are controlled so that the use does not detrimentally impact on the	<b>AO1.1</b> Development: (a) for accommodation activities, dwelling unit or emergency services has unlimited hours of operation;	<b>AO1.1 (a) and AO1.1(b) Not Applicable</b> The development does not involve accommodation activities, club, bar, function facility, hotel or nightclub entertain facilities. Accordingly,

Performance Outcomes	Acceptable Outcomes	Response
<p>amenity of adjoining residents;</p> <p>(b) does not result in noise emissions that exceed the noise (planning) criteria in Table 9.3.3.3.F, low frequency noise criteria in Table 9.3.3.3.G and night-time noise criteria in Table 9.3.3.3.H in a sensitive zone or a nearby sensitive use, except music noise where located in a Special entertainment precinct identified in a neighbourhood plan.</p> <p>Note—A noise impact assessment report prepared in accordance with the Noise impact assessment planning scheme policy can assist in demonstrating achievement of this performance outcome.</p>	<p>(b) for a club, if licensed, bar, function facility, hotel or nightclub entertainment facility does not generate noise which is clearly audible and detectable, or impacts on the amenity of a resident, in a dwelling or other sensitive use;</p> <p>Note—Development for a club, if licensed, bar, function facility, hotel or nightclub entertainment facility is not expected to achieve this outcome.</p> <p>(c) for any other use:</p> <ul style="list-style-type: none"> <li>i. where in the Principal centre zone or Major centre zone has unlimited hours of operation;</li> <li>ii. where in the District centre zone, Neighbourhood centre zone or Mixed use zone: <ul style="list-style-type: none"> <li>A. has hours of operation, including for deliveries, which are limited to 6am to 10pm; or</li> <li>B. does not generate noise which is clearly audible and disturbing in a dwelling or other sensitive use;</li> </ul> </li> <li>iii. where in any other zone: <ul style="list-style-type: none"> <li>A. has hours of operation, including for deliveries,</li> </ul> </li> </ul>	<p>AO1.1(a) and (b) are not applicable.</p> <p><b>Will Comply with AO1.1(c)</b></p> <p>Given the nature of the proposal being an LGID, it represents a high level plan of designation. Accordingly, details of the operational hours are currently unknown.</p> <p>Notwithstanding, if required, reasonable and relevant conditions can be imposed to ensure compliance with AO1.1(c).</p>





Performance Outcomes	Acceptable Outcomes	Response
	<p>which are limited to 6am to 8pm; or</p> <p>B. does not generate noise which is clearly audible and disturbing in a dwelling or other sensitive use.</p>	
<p><b>PO2</b></p> <p>Development protects the visual amenity of the centre, public realm and any adjacent residential use.</p>	<p><b>AO2</b></p> <p>Development including mechanical plant, refuse and recycling area, vent and exhaust is not visible from:</p> <p>(a) a street or public space;</p> <p>(b) an adjacent residential use.</p> <p>Note—Mechanical plant includes generators, motors, compressors and pumps e.g. airconditioning, refrigeration and coldroom motors.</p>	<p><b>Will Comply with AO2</b></p> <p>Given the nature of the proposal being an LGID, it represents a high level plan of designation. Accordingly, detailed design of the proposal is currently unknown.</p> <p>Notwithstanding, the proposal will ensure mechanical plant or equipment is visually screened from surrounding sensitive uses as per AO2.</p>
<p><b>PO3</b></p> <p>Development:</p> <p>(a) avoids or minimises air emissions;</p>	<p><b>AO3.1</b></p> <p>Development ensures that air pollutants, including odour, are not released external to the development except where</p>	<p><b>Will Comply with AO3.1</b></p> <p>Given the nature of the proposal being an LGID, it represents a high level plan of designation. Accordingly,</p>

Performance Outcomes	Acceptable Outcomes	Response
<p>(b) complies with the air quality (planning) criteria in Table 9.3.3.3.I and odour criteria in Table 9.3.3.3.J in a sensitive zone or sensitive use.</p> <p>Note—An air quality impact report prepared in accordance with the Air quality planning scheme policy can assist in demonstrating achievement of this performance outcome.</p>	<p>complying with AO3.2 and AO3.3.</p>	<p>detailed design of the proposal is currently unknown.</p> <p>Notwithstanding, the proposal will ensure it does not involve release of air pollutants external to the development except for instances where complying with AO3.2 and AO3.3 (refer to responses below).</p>
	<p><b>AO3.2</b></p> <p>Development ensures that if food and cooking odour is released, exhaust vent outlets are discharged vertically and directed away from any sensitive use with the following constraints:</p> <p>(a) separated by a minimum of 6m from a sensitive use, including any outdoor air intake of a sensitive use;</p> <p>(b) does not cause an odour or air emission which is detectable and disturbing at a sensitive use.</p>	<p><b>Will Comply with AO3.2</b></p> <p>Given the nature of the proposal being an LGID, it represents a high level plan of designation. Accordingly, detailed design of the proposal is currently unknown.</p> <p>The location of exhaust vents of the food and drink outlet tenant is subject to detailed design.</p> <p>However, conditions of approval can ensure that compliance with this acceptable outcome is achieved.</p>
	<p><b>AO3.3</b></p> <p>Development ensures that exhaust vents from any car park or bus station are separated from any sensitive use by a minimum of 15m.</p>	<p><b>Complies with AO3.3</b></p> <p>All proposed car parking areas are separated from any sensitive use by a minimum of 15m. It is noted that as parking is all at grade, no exhaust vents are proposed.</p>
<p><b>PO4</b></p> <p>Development for a sensitive use is located to achieve the air quality planning criteria in Table 9.3.3.3.I and odour criteria in Table 9.3.3.3.J.</p>	<p><b>AO4</b></p> <p>Development for a sensitive use is located at least 150m from a spray painting workshop.</p>	<p><b>Not Applicable</b></p> <p>The proposal is not for a sensitive use and the site is not located within 150m from a spray painting workshop.</p>



Performance Outcomes	Acceptable Outcomes	Response
<p>Note—An air quality impact report prepared in accordance with the Air quality planning scheme policy can assist in demonstrating achievement of this performance outcome.</p>	<p>Note—This distance is to be measured between the building containing the spray painting workshop and the property boundary of the sensitive use.</p>	
<p><b>PO5</b></p> <p>Development for outdoor lighting:</p> <p>(a) does not have an adverse impact on any person, activity or fauna because of light emissions, either directly or by reflection;</p> <p>(b) ensures that the external appearance of the premises is similar to adjoining non-residential premises with lighting that does not impact adversely on centre amenity and the public realm.</p>	<p><b>AO5.1</b></p> <p>Development provides for outdoor lighting:</p> <p>(a) with technical parameters, design, installation, operation and maintenance which comply with the requirements of AS 4282-1997 Control of the obtrusive effects of outdoor lighting;</p> <p>(b) which maintains a minimum of 20lux at the footpath level where in a zone in the centre zones category or the Mixed use zone.</p> <p>Note—The effect of outdoor lighting is to be mitigated where a window of a habitable room of a nearby dwelling will be illuminated beyond maximum permissible values outlined in AS 4282-1997 Control of the obtrusive effects of outdoor lighting.</p>	<p><b>Will Comply with AO5.1</b></p> <p>Outdoor lighting details are not known at this stage of the development.</p> <p>However, conditions of approval can ensure that any future outdoor lighting is installed in a manner consistent with the requirements specified in AO5.1.</p>
	<p><b>AO5.2</b></p> <p>Development ensures that floodlighting is restricted to types that do not produce an upward component of light where mounted horizontally such as a full cut off luminaire.</p>	<p><b>Not Applicable</b></p> <p>No flood lighting is required as part of this development proposal.</p>
	<p><b>AO5.3</b></p> <p>Development facade has no flashing lights.</p>	<p><b>Not Applicable</b></p> <p>The proposal does not include flashing lights.</p>



<b>Performance Outcomes</b>	<b>Acceptable Outcomes</b>	<b>Response</b>
<p><b>PO6</b></p> <p>Development for urban purposes is serviced adequately with:</p> <p>(a) water supply which meets the stated standard of service for intended use and fire-fighting purposes;</p> <p>(b) waste disposal.</p>	<p><b>AO6</b></p> <p>Development provides for all lots to be provided with reticulated water supply and sewerage.</p>	<p><b>Complies with AO6</b></p> <p>The proposed development will ensure all lots are provided with reticulated water supply and sewerage.</p> <p>Refer to <b>Appendix Q – Civil Engineering and Serviceability Technical Report</b> for further details.</p>
<b>Additional criteria for development if for a food and drink outlet</b>		
<p><b>PO7</b></p> <p>Development mitigates impacts on residential amenity in or adjoining the building through:</p> <p>(a) providing an outdoor dining area that is appropriately located;</p> <p>(b) ensuring external dining and entertainment areas are visually and acoustically screened from an adjoining dwelling.</p>	<p><b>AO7</b></p> <p>Development provides for external dining or entertainment areas to be:</p> <p>(a) located in or directly adjacent to the public realm;</p> <p>(b) visually and acoustically screened from an adjoining dwelling.</p>	<p><b>Will Comply with AO7</b></p> <p>Given the nature of the proposal being an LGID, it represents a high level plan of designation. Accordingly, detailed design of the proposal is currently unknown.</p> <p>Notwithstanding, where external dining or entertainment areas are provided, these will be designed in compliance with AO7.</p>
<b>Additional criteria for development if for a garden centre or hardware and trade supplies</b>		
<p><b>PO8</b></p> <p>Development contributes to the creation of a vibrant and attractive public realm and centre amenity.</p>	<p><b>AO8.1</b></p> <p>Development provides for the gross floor area for any individual tenancy to be no greater than 1,5000 m<sup>2</sup> if in the Centre frame zone precinct of the Mixed use zone or the Corridor zone precinct of the Mixed use zone.</p>	<p><b>Not Applicable</b></p> <p>The development does not involve a garden centre or hardware and trade supplies.</p>
	<p><b>AO8.2</b></p> <p>Development:</p>	<p><b>Not Applicable</b></p> <p>The development does not involve a garden centre or hardware and trade supplies.</p>



Performance Outcomes	Acceptable Outcomes	Response
	(a) is not located on land identified as active frontage – primary; or  (b) if located on land identified as active frontage – primary, is located behind a highly active non-residential use.	
	<b>AO8.3</b>  Development if located on an active frontage – secondary: (a) ensures that: <ul style="list-style-type: none"> <li>i. separate tenancies do not amalgamate to create a frontage wider than 20m;</li> <li>ii. windows are not obscured with signage or fixtures;</li> <li>iii. the tenancy interior is able to be viewed from the street; or</li> </ul> (b) is located behind active non-residential uses.	<b>Not Applicable</b>  The development does not involve a garden centre or hardware and trade supplies.
<b>Additional criteria if for development if a shop or shop component of a shopping centre</b>		
<b>PO9</b>  Development contributes to the creation of a vibrant and attractive public realm and centre amenity.	<b>AO9</b>  Development provides for a gross floor area of no greater than 1,500m <sup>2</sup> for any individual tenancy in the Centre frame zone precinct of the Mixed use zone or Corridor zone precinct of the Mixed use zone.	<b>Not Applicable</b>  The development does not involve a shop or shopping centre.
<b>Additional criteria for development if for a showroom</b>		
<b>PO10</b>  Development contributes to the creation of a vibrant and	<b>AO10.1</b>  Development provides a gross floor area of no greater than 1,500m <sup>2</sup> for any individual tenancy if in the Centre frame	<b>Not Applicable</b>  The development does not involve a showroom.



Performance Outcomes	Acceptable Outcomes	Response
attractive public realm and centre amenity.	zone precinct of the Mixed use zone or the Corridor zone precinct of the Mixed use zone.	
	<p><b>AO10.2</b></p> <p>Development located on an active frontage – primary:</p> <p>(a) ensures that:</p> <ul style="list-style-type: none"> <li>i. separate tenancies do not amalgamate to create frontages wider than 10m;</li> <li>ii. windows are not obscured with signage or fixtures;</li> <li>iii. the tenancy interior is able to be viewed from the street; or</li> </ul> <p>(b) is located behind active non-residential uses.</p> <p>Note—Highly active non-residential uses are required on an active frontage – primary to create the greatest degree of pedestrian activity and interaction. These uses are mostly accommodated in small individual tenancies with narrow building frontages, such as shops, restaurants and cafes.</p>	<p><b>Not Applicable</b></p> <p>The development does not involve a showroom.</p>
<b>Additional criteria for development if for an adult store</b>		
<p><b>PO11</b></p> <p>Development for an adult store is located to avoid a conflict with an existing childcare centre, place of worship or educational establishment that</p>	<p><b>AO11</b></p> <p>Development for an adult store is separated from an existing childcare centre, place of worship or educational establishment that caters for children of primary or</p>	<p><b>Not Applicable</b></p> <p>The development does not involve an adult store.</p>



Performance Outcomes	Acceptable Outcomes	Response
caters for children of primary or secondary school age.	secondary school age, by the greater of the following:  (a) 200 metres according to the shortest route a person may lawfully take, by vehicle or on foot; or  (b) 100 metres measured in a straight line.	
<b>Section B—If for assessable development involving demolition</b>		
<b>PO12</b>  Development provides that a vacant development site presents an attractive temporary parkland and does not impact adversely on the visual amenity of the centre or mixed use area or the public realm.	<b>AO12</b>  Development for the demolition of a building, where redevelopment is delayed for more than 3 months, ensures the site is:  (a) cleared of all rubble, debris and demolition materials;  (b) turfed so it can be mowed;  (c) landscaped with perimeter planting consisting of advanced specimens of fast-growing species in compliance with the Planting species planning scheme policy;  (d) provided with drainage to prevent ponding;  (e) maintained so that there is no sediment run-off onto adjacent premises, roads or footpaths;  (f) provided with public access where public safety can be maintained;  (g) provided with at least 50% transparent street-front fencing if fenced;	<b>Not Applicable</b>  The development does not involve demolition.



Performance Outcomes	Acceptable Outcomes	Response
	(h) maintained to ensure no nuisance or amenity impacts to adjacent premises, residents, roads or footpaths.	
<b>Section C—If for assessable development</b>		
<p><b>PO13</b></p> <p>Development ensures that the site is of sufficient area and frontage width to:</p> <ul style="list-style-type: none"> <li>(a) achieve convenient and safe vehicle, pedestrian and cyclist access;</li> <li>(b) minimise traffic hazard and inconvenience;</li> <li>(c) achieve sufficient car parking and manoeuvring on site for short-term and long-term use by customers, building occupants, residents, visitors and service providers;</li> <li>(d) accommodate adequate services areas to minimise adverse impacts on neighbours;</li> <li>(e) allow service providers convenient access to service areas;</li> <li>(f) minimise the proportion of frontage dedicated to driveways;</li> <li>(g) manage building bulk, scale and form;</li> <li>(h) accommodate sufficient areas of deep planting and landscaping for amenity and recreation and to</li> </ul>	<p><b>AO13</b></p> <p>Development ensures that:</p> <ul style="list-style-type: none"> <li>(a) the site area and frontage width is in compliance with the requirements identified in a neighbourhood plan; or</li> <li>(b) if no neighbourhood plan applies, or the neighbourhood plan does not address the site area and frontage width, the site area is a minimum of 800m<sup>2</sup> and has a minimum frontage width of 20m.</li> </ul> <p>Note—The site frontage is measured at the boundary line on the primary road.</p>	<p><b>Complies with AO13</b></p> <p>The site exceeds 800m<sup>2</sup> and the primary street frontage to Herston Road is greater than 20 metres.</p>





Performance Outcomes	Acceptable Outcomes	Response
<p>contribute to an attractive subtropical public realm;</p> <p>(i) allow room for useable open space to promote casual surveillance and good public realm interface.</p>		
<p><b>PO14</b></p> <p>Development does not isolate or negatively impact on the development potential or future amenity of an adjoining site.</p>	<p><b>AO14</b></p> <p>Development ensures that:</p> <p>(a) the site area and frontage width of an adjoining site within a zone in the centre zones category or the Mixed use zone:</p> <ul style="list-style-type: none"> <li>i. complies with the minimum requirements set out in a neighbourhood plan; or</li> <li>ii. does not isolate lots less than 800m<sup>2</sup> in area or with a frontage width less than 20m or prohibit access to an existing access easement arrangement or laneway; or</li> </ul> <p>(b) a concept plan for the development demonstrates that development can be physically achieved on an adjoining site at a later stage, commensurate with the intent of the zone and zone precinct or neighbourhood plan requirements.</p>	<p><b>Not Applicable</b></p> <p>The site does not adjoin sites within the Centre Zones category or the Mixed Use Zone.</p>
<p><b>PO15</b></p> <p>Development enhances the role and function of the centre or mixed use area as a place</p>	<p><b>AO15</b></p> <p>Development is designed and sited in compliance with:</p>	<p><b>Complies with AO15</b></p> <p>The development is consistent with the Ithaca District Neighbourhood Plan and</p>



Performance Outcomes	Acceptable Outcomes	Response
<p>of economic and community activity considering its strategic location, form and character intent and the catchment which it services, through its overall structure and integration in its location with use and site planning including building, open space, landscape and parking which:</p> <ul style="list-style-type: none"> <li>(a) retain or respect valued site features;</li> <li>(b) reflect local valued streetscape forms, features and character;</li> <li>(c) contribute to the desired character and form of the local area;</li> <li>(d) align buildings and towers to the street pattern and respects the continuity of street facades;</li> <li>(e) are transit supportive;</li> <li>(f) connect with the neighbourhood or local structure;</li> <li>(g) provide direct and convenient site access for pedestrians and cyclists to local transport networks, key destinations and public transport facilities;</li> <li>(h) provides for safe vehicle access;</li> <li>(i) provides opportunities for integrated access and parking with adjoining developments;</li> </ul>	<ul style="list-style-type: none"> <li>(a) the structure outlined in a neighbourhood plan, an existing development approval or a preliminary approval that is relevant to the full nature and extent of the development; or</li> <li>(b) a structure plan prepared in accordance with the Structure planning scheme policy where in the Emerging community zone.</li> </ul>	<p>Spring Hill Neighbourhood Plan.</p> <p>This is demonstrated by the assessment provided in relation to the Ithaca District Neighbourhood Plan Code and Spring Hill Neighbourhood Plan Code elsewhere in this appendix.</p>



Performance Outcomes	Acceptable Outcomes	Response
<p>(j) locates uses to minimise impacts on adjoining residents;</p> <p>(k) assists with mitigation of air and noise quality impacts on the health and amenity of building occupants and residents.</p> <p>Refer to Figure a.</p> <p>Note—A structure plan prepared in accordance with the Structure planning scheme policy can assist in demonstrating achievement of this performance outcome. A structure plan must be prepared where in the Emerging community zone.</p>		
<p><b>PO16</b></p> <p>Development adjoining or in the vicinity of a railway or busway station is transit supportive to:</p> <p>(a) facilitate safe, logical and direct pedestrian access to the railway and busway station entry points;</p> <p>(b) activate public space and the edges of the railway or busway station environment;</p> <p>(c) create vibrant and attractive street environments;</p> <p>(d) enable casual surveillance of streets, public spaces and the immediate station environment entries and platform;</p>	<p><b>AO16</b></p> <p>Development frontage is treated as an active frontage—primary where within 200m walking distance of a dedicated public pedestrian access point of a railway or busway station.</p>	<p><b>Complies with PO16</b></p> <p>Whilst the Herston Busway Station and Kelvin Grove Busway Station is located within the Designation Area, the overarching intent of the Victoria Park / Barrambin redevelopment is to provide a mix of low-intensity uses within a natural bushland setting. Accordingly, providing an active frontage will not be in keeping consistent with the character and purpose of the broader parkland.</p> <p>However, the proposal complies with PO16 for the following reasons:</p> <ul style="list-style-type: none"> <li>▪ The proposal integrates pedestrian routes that lead to the Herston busway access and Kelvin Grove busway access to facilitate</li> </ul>



Performance Outcomes	Acceptable Outcomes	Response
<p>(e) provide a high level of personal and community safety, and physical and visual integration with the station.</p> <p>Refer to <a href="#">Figure b</a>.</p>		<p>safe, logical and direct pedestrian access.</p> <ul style="list-style-type: none"> <li>▪ The provision of the busway access points to Herston and Kelvin Grove Bus Stations promotes activation of the public space that edges the busway station environment.</li> <li>▪ The proposal incorporates unique landscape design and way-finding techniques to create vibrant and attractive public realm environments.</li> <li>▪ The proposed use mix and integration of buildings within the parkland will provide opportunities for casual surveillance of streets and public spaces.</li> <li>▪ The provision of lighting and signage will provide visual and physical integration with the stations.</li> </ul>
<p><b>PO17</b></p> <p>Development protects, provides or supports as appropriate public spaces and structuring elements within the centre or mixed use area and site to:</p> <p>(a) provide pedestrian and cycle connections to key public transport facilities, community facilities or services and the</p>	<p><b>AO17.1</b></p> <p>Development provides public spaces and links, including public roads and verges, parks or urban common and cross block links, in the locations identified in:</p> <p>(a) an overlay; or</p> <p>(b) a neighbourhood plan; or</p> <p>(c) an existing development approval; or</p>	<p><b>Complies with AO17.1</b></p> <p>The LGID proposal represents the redevelopment of the Victoria Park / Barrambin, in accordance with the Community Purposes Network Overlay.</p>



Performance Outcomes	Acceptable Outcomes	Response
<p>surrounding neighbourhood;</p> <p>(b) create a permeable and interconnected activity centre or corridor;</p> <p>(c) provide sufficient open space for pedestrian activity and use by building occupants, residents, customers and visitors.</p>	<p>(d) a preliminary approval; or</p> <p>(e) as otherwise identified as part of a structure planning process as part of development.</p> <p>Note— Refer to the Streetscape hierarchy overlay and code for further information. Refer to the Park planning and design code for the design of parks. Refer to the Infrastructure design code for further guidance on the design of public infrastructure.</p>	
	<p><b>AO17.2</b></p> <p>Development provides publicly accessible spaces and links (privately owned), including plazas, arcades, pedestrian pathways, shelters and queuing areas for public transport, in the locations identified in:</p> <p>(a) an overlay; or</p> <p>(b) a neighbourhood plan; or</p> <p>(c) an existing development approval; or</p> <p>(d) a preliminary approval; or</p> <p>(e) as otherwise identified as part of a structure planning process as part of development.</p>	<p><b>Not Applicable</b></p> <p>The site is not required to provide a plaza, arcade, pathway or shelter under the relevant neighbourhood plans or overlays.</p> <p>There is no existing overarching development approval, preliminary approval or structure plan over the site.</p>
	<p><b>AO17.3</b></p> <p>Development for a park, public open space or plaza, is co-located with community services and civic facilities</p>	<p><b>Complies with AO17.3</b></p> <p>The proposed development involves a park, public open space and plaza, which is collocated with community services and civic facilities.</p>
<p><b>PO18</b></p>	<p><b>AO18</b></p>	<p><b>Will Comply with AO18/PO18</b></p>

Performance Outcomes	Acceptable Outcomes	Response
<p>Development provides a land use mix which:</p> <ul style="list-style-type: none"> <li>(a) supports the intended function of the centre or mixed use area;</li> <li>(b) does not prevent commercial or employment growth;</li> <li>(c) includes: <ul style="list-style-type: none"> <li>i. complementary uses such as retail, employment, residential and community facilities;</li> <li>ii. uses that provide for the everyday needs of the local community;</li> <li>iii. a fine grain of uses particularly on active frontages and adjoining public footpaths and spaces;</li> <li>iv. residential uses in centres including live-work configurations.</li> </ul> </li> </ul>	<p>Development provides a land use mix or maximum gross floor area or plot ratio for particular uses that:</p> <ul style="list-style-type: none"> <li>(a) is in compliance with any limit set in a neighbourhood plan; or</li> <li>(b) if no neighbourhood plan applies, or no requirements are specified in a neighbourhood plan: <ul style="list-style-type: none"> <li>i. is no more than 50% residential in a Principal centre zone or Major centre zone;</li> <li>ii. or otherwise no acceptable outcome is prescribed.</li> </ul> </li> </ul>	<p>Given the nature of the proposal being an LGID, it represents a high level plan of designation. Accordingly, detailed design of the proposal is currently unknown.</p> <p>Notwithstanding, the proposed land use mix or maximum gross floor area or plot ratio for the proposed uses will be provided in compliance with AO18/PO18.</p>
<p><b>PO19</b></p> <p>Development for a residential use does not compromise the economic function or activity of a centre and street level activation.</p>	<p><b>AO19</b></p> <p>Development for a residential use is not located on the ground floor where in a zone in the centre zones category or the Mixed use zone, except if:</p> <ul style="list-style-type: none"> <li>(a) located behind an active frontage with a non-residential use; or</li> <li>(b) located in the Frame zone precinct of a zone in the centre zones category or Corridor zone precinct of a zone in the centre zones</li> </ul>	<p><b>Not Applicable</b></p> <p>The proposal is not for a residential use.</p>



Performance Outcomes	Acceptable Outcomes	Response
	<p>category and providing a transition to adjoining lower intensity or residential neighbourhoods; or</p> <p>(c) in a Mixed use zone the ground floor of which includes adaptable building design; or</p> <p>(d) short-term accommodation that has a foyer or a non-residential use providing a minimum of 50% active frontage to the street or public space.</p>	
<p><b>PO20</b></p> <p>Development minimises the adverse impact of a use on building occupants and residents in or adjoining the site through appropriate land use mix.</p> <p>Note—Low impact commercial activities are shops, banks, offices and similar.</p>	<p><b>AO20</b></p> <p>Development provides:</p> <p>(a) co-location of low impact commercial activities where air or noise impacts are not detectable and disturbing in a dwelling or other sensitive use;</p> <p>(b) co-location of uses with potential air or noise impacts away from sensitive uses;</p> <p>(c) mitigation of impacts resulting from co-location of food and drink outlet uses such as a restaurant with residential uses in the same building;</p> <p>(d) that nightclub entertainment facilities are not co-located with residential or other sensitive development within the same building;</p> <p>(e) that the location of exhaust or ventilation outlets from</p>	<p><b>Complies with AO20</b></p> <p>The development complies with AO20 for the following reasons:</p> <ul style="list-style-type: none"> <li>▪ There are no sensitive uses proposed and the proposed centre activities are unlikely to generate significant air or noise impacts that would cause nuisance to sensitive uses in the area.</li> <li>▪ The proposal does not involve a residential use.</li> <li>▪ The proposal does not involve a nightclub entertainment facility</li> <li>▪ Conditions of approval can ensure that the location of exhaust or ventilation outlets from any future food and drink outlet will be located far away from sensitive uses as practicable.</li> </ul>



Performance Outcomes	Acceptable Outcomes	Response
	<p>food outlets, drycleaners, salons, car parks and bus stations as far from a sensitive use as practicable;</p> <p>(f) adequate separation distances between service stations and any sensitive use;</p> <p>(g) dwelling balconies and windows do not overlook ventilation stacks and bulk waste bin storage areas.</p>	<ul style="list-style-type: none"> <li>▪ The proposal does not involve a service station or any sensitive uses.</li> <li>▪ The proposed development does not involve any dwellings.</li> </ul>
<p><b>PO21</b></p> <p>Development ensures that the building bulk and scale is consistent with the intended form and character of the centre, mixed use or local area considering:</p> <p>(a) existing buildings to be retained;</p> <p>(b) existing significant vegetation;</p> <p>(c) significant infrastructure constraints;</p> <p>(d) adjoining existing and proposed building height;</p> <p>(e) adjoining existing and proposed building setbacks and separation of buildings necessary to ensure impacts on amenity and privacy are minimised;</p> <p>(f) building height transitions where required.</p>	<p><b>AO21</b></p> <p>Development is contained within the building envelope for the site by applying:</p> <p>(a) the maximum building height;</p> <p>(b) building height transition requirements, where required;</p> <p>(c) front, rear and side setback requirements;</p> <p>(d) building separation requirements;</p> <p>(e) car parking setback requirements;</p> <p>(f) active frontage requirements for stand-alone shopping centres or shops or for development in traditional strip centres or corridors.</p> <p>Refer to Figure c and Figure d examples.</p> <p>Note—The building envelope must include all requirements from any</p>	<p><b>Will Comply with AO21/PO21</b></p> <p>Given the nature of the proposal being an LGID, it represents a high level plan of designation. Accordingly, detailed design of the proposal is currently unknown.</p> <p>Notwithstanding, the proposed buildings will be designed and sited in accordance with AO21/PO21.</p>





Performance Outcomes	Acceptable Outcomes	Response
	<p>applicable overlay codes or a neighbourhood plan.</p> <p>Note—This can be demonstrated by a building envelope plan, elevations and sections.</p>	
<p><b>PO22</b></p> <p>Development ensures that the building height is consistent with the centre or mixed use area intent and local and street context considering:</p> <ul style="list-style-type: none"> <li>(a) the size of the lot;</li> <li>(b) the scale of development reinforcing the preferred city-wide form;</li> <li>(c) proximity to high-frequency public transport services;</li> <li>(d) the height of existing adjoining buildings and proposed heights;</li> <li>(e) street conditions such as street width;</li> <li>(f) the topography of an area and site slope;</li> <li>(g) view points and corridors;</li> <li>(h) solar access to key public spaces.</li> </ul>	<p><b>AO22</b></p> <p>Development ensures that the maximum building height is in compliance with:</p> <ul style="list-style-type: none"> <li>(a) a neighbourhood plan; or</li> <li>(b) if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements in Table 9.3.3.3.B. <p>Note—The building height is determined by the number of storeys rather than metres except where varied by a neighbourhood plan. Some neighbourhood plans may also specify a maximum height of buildings in metres.</p> <p>Note—Roofs are excluded from the calculation of maximum height of buildings to encourage interesting subtropical roof forms able to respond to solar orientation and site context.</p> </li></ul>	<p><b>Will Comply with AO22/PO22</b></p> <p>Given the nature of the proposal being an LGID, it represents a high level plan of designation. Accordingly, detailed design of the proposal is currently unknown.</p> <p>Notwithstanding, the proposed buildings will be designed in accordance with AO22/PO22.</p>
<p><b>PO23</b></p> <p>Development where identified in a neighbourhood plan as a building height transitions, or where sharing a common boundary with, or located fronting a minor road that is opposite, premises in the Low–medium density residential zone, Low density residential</p>	<p><b>AO23.1</b></p> <p>Development where identified in a neighbourhood plan as a building height transitions or where sharing a common boundary with premises in the Low–medium density residential zone, Low density residential zone or Character residential zone provides a</p>	<p><b>Will Comply with AO23.1/PO23</b></p> <p>Given the nature of the proposal being an LGID, it represents a high level plan of designation. Accordingly, detailed design of the proposal is currently unknown.</p> <p>Notwithstanding, the proposed buildings will be designed in</p>



Performance Outcomes	Acceptable Outcomes	Response
<p>zone or Character residential zone provides buildings that are reduced in bulk and form to provide a transitional built form of a compatible scale which protects the amenity of lower density residential areas bordering centre or mixed use areas by:</p> <p>(a) stepping down in height and scale;</p> <p>(b) minimising impacts including those from overlooking and visual dominance;</p> <p>(c) maintaining adequate levels of natural ventilation and light penetration to a habitable room, balcony and private open space.</p>	<p>building height transition which complies with:</p> <p>(a) a neighbourhood plan; or;</p> <p>(b) if no neighbourhood plan applies, or no requirements are specified in the neighbourhood plan, the following:</p> <p>i. the building height within 10m of the common boundary is no more than 1 storey greater than the maximum acceptable outcome for building height on the adjoining site;</p> <p>ii. the building height within 20m of the common boundary is no more than 2 storeys greater than the maximum acceptable outcome for building height on the adjoining site;</p> <p>iii. all structures, except adjoining boundary fences, are set back a minimum of 4m from the common boundary;</p> <p>iv. an acoustic and visual screen fence of 2m height is provided on the common boundary.</p>	<p>accordance with AO23.1/PO23.</p>
	<p><b>AO23.2</b></p> <p>Development where located fronting a minor road that is</p>	<p><b>Not Applicable</b></p> <p>The site does not front a minor road that is opposite premises</p>



Performance Outcomes	Acceptable Outcomes	Response
	<p>opposite premises in the Low–medium density residential zone, Low density residential zone or Character residential zone provides a building height transition which complies with:</p> <ul style="list-style-type: none"> <li>(a) a neighbourhood plan; or</li> <li>(b) if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the following:               <ul style="list-style-type: none"> <li>i. the building height within 10m of the front boundary is no more than 2 storeys greater than the maximum acceptable outcome for building height on a site located on the opposite side of the minor road;</li> <li>ii. all structures, except boundary fences, are set back a minimum of 4m from the front boundary;</li> <li>iii. buildings are provided with modulation and articulation with variations in the wall and roof plane every 10m.</li> </ul> </li> </ul> <p>Note—Minor road is defined in the Transport, access, parking and servicing planning scheme policy. Where mixed residential and non-residential development, site access may be provided from a minor road for the residential component of the development.</p>	<p>in the Low–medium density residential zone, Low density residential zone or Character residential zone.</p>



Performance Outcomes	Acceptable Outcomes	Response
<p><b>PO24</b></p> <p>Development ensures that the front boundary setbacks:</p> <ul style="list-style-type: none"> <li>(a) positively define the street edge;</li> <li>(b) relate to the existing streetscape and setback pattern and reinforce the preferred character and form intent;</li> <li>(c) provide for connections between footpaths, public spaces and private entries where level differences are proposed;</li> <li>(d) provide for the queuing of patrons at entertainment venues;</li> <li>(e) consider waiting areas at bus stops, taxi ranks and display windows;</li> <li>(f) where a residential use and outside the core of a centre, takes on a more residential interface with the street;</li> <li>(g) where facing lower intensity development or a residential neighbourhood provide for an appropriate interface and transition;</li> <li>(h) provide for deep-planting areas and landscaping where a built to the front boundary edge is not required.</li> </ul>	<p><b>AO24</b></p> <p>Development ensures that the front boundary setback for non-residential and residential development in a zone in the centre zones category or the Mixed use zone are in compliance with:</p> <ul style="list-style-type: none"> <li>(a) a neighbourhood plan; or</li> <li>(b) if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements in Table 9.3.3.3.C.</li> </ul>	<p><b>Not Applicable</b></p> <p>The site is not within the Centre Zones category or the Mixed Use Zone.</p>
<p><b>PO25</b></p>	<p><b>AO25</b></p> <p>Development ensures that the rear and secondary street</p>	<p><b>Not Applicable</b></p>



Performance Outcomes	Acceptable Outcomes	Response
<p>Development ensures that the rear boundary and secondary street setbacks:</p> <ul style="list-style-type: none"> <li>(a) provide for deep-planting areas;</li> <li>(b) support building separation to provide visual and acoustic privacy without screening where residential uses are adjoining or proposed;</li> <li>(c) maximise the opportunity to retain and protect existing mature vegetation;</li> <li>(d) enable a suitable frontage treatment to be presented where there is a transition to a residential neighbourhood.</li> </ul>	<p>boundary setbacks for non-residential and residential development in a centre or mixed use or for a centre activity or mix of uses are in compliance with:</p> <ul style="list-style-type: none"> <li>(a) a neighbourhood plan; or</li> <li>(b) if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements in Table 9.3.3.3.C.</li> </ul>	<p>The site is not within the Centre Zones category or the Mixed Use Zone.</p>
<p><b>PO26</b></p> <p>Development ensures that the side boundary setbacks:</p> <ul style="list-style-type: none"> <li>(a) minimise the impact of development on the amenity and privacy of adjoining existing residents;</li> <li>(b) contribute to the rhythm and pattern of the streetscape in keeping with the intended neighbourhood character;</li> <li>(c) provide for breezes and sunlight where a residential use is included on upper levels above podium levels;</li> <li>(d) consider future development.</li> </ul>	<p><b>AO26</b></p> <p>Development ensures that side boundary setbacks for non-residential and residential development in a centre or mixed use or for a centre activity or mix of uses are in accordance with:</p> <ul style="list-style-type: none"> <li>(a) a neighbourhood plan; or</li> <li>(b) if no neighbourhood plan applies or no requirements are specified in the neighbourhood plan, the requirements in Table 9.3.3.3.C.</li> </ul>	<p><b>Not Applicable</b></p> <p>The site is not within the Centre Zones category or the Mixed Use Zone.</p>



Performance Outcomes	Acceptable Outcomes	Response
<p><b>PO27</b></p> <p>Development ensures that the separation of buildings within a site and to an adjoining existing or future building which includes a residential dwelling:</p> <p>(a) is consistent with the form and character intent for the local area;</p> <p>(b) is located to provide residential amenity including access to natural light, sunlight and breeze;</p> <p>(c) provides a degree of visual privacy via site planning and design without a reliance on fixed screening;</p> <p>(d) reasonably addresses and considers the amenity of adjoining residents and future development potential.</p>	<p><b>AO27.1</b></p> <p>Development ensures that the building separation within a site and to adjoining buildings is in compliance with Table 9.3.3.3.E.</p> <p>Note—This is demonstrated by a site context plan that includes adjoining and adjacent buildings and strategies to address separation issues.</p>	<p><b>Will Comply with AO27.1/PO27</b></p> <p>Given the nature of the proposal being an LGID, it represents a high level plan of designation. Accordingly, detailed design of the proposal is currently unknown.</p> <p>Notwithstanding, the proposed buildings will be designed in accordance with AO27.1/PO27.</p>
	<p><b>AO27.2</b></p> <p>Development ensures that the building separation to an adjoining residential building:</p> <p>(a) complies with Table 9.3.3.3.E; or</p> <p>(b) positions the primary balcony or private open space to street or rear;</p> <p>(c) offsets balconies or habitable rooms so they are positioned outside the cone of vision of existing or approved habitable rooms or outdoor spaces; or</p> <p>(d) uses moveable or adjustable screening to regulate privacy between lots or dwellings which do not exceed balcony screening acceptable outcomes.</p> <p>Note—Separation distances are intended to protect amenity and provide for private open spaces on upper levels that do not require full screening for privacy.</p>	<p><b>Not Applicable</b></p> <p>The development does not involve residential buildings and the site does not adjoin premises containing residential buildings.</p>

Performance Outcomes	Acceptable Outcomes	Response
	<p>Note—Considered site planning and design and strategies such as offsetting balconies, the location of private space, selective screening and other design elements can reduce the boundary separation requirements.</p>	
<p><b>PO28</b></p> <p>Development is of an intensity that supports both the strategic and local role and function of the centre or mixed use area and the development of a vibrant public realm considering the capacity of infrastructure.</p>	<p><b>AO28</b></p> <p>Development has a gross floor area or plot ratio which:</p> <ul style="list-style-type: none"> <li>(a) complies with a neighbourhood plan; or</li> <li>(b) if no neighbourhood plan applies or a neighbourhood plan does not specify a gross floor area or plot ratio, is provided for in a building contained within the building envelope that does not exceed the maximum building footprint for the site.</li> </ul>	<p><b>Will Comply with AO28/PO28</b></p> <p>Given the nature of the proposal being an LGID, it represents a high level plan of designation. Accordingly, detailed design of the proposal is currently unknown.</p> <p>Notwithstanding, the proposed buildings will be designed in accordance with AO28/PO28.</p>
<p><b>PO29</b></p> <p>Development has a building footprint or site cover which:</p> <ul style="list-style-type: none"> <li>(a) is of an appropriate form and intensity for the activity centre or mixed use location;</li> <li>(b) balances built form with open space, parking and landscaping at ground level;</li> <li>(c) limits areas of external surface car parking;</li> <li>(d) provides for landscaping and deep planting areas.</li> </ul>	<p><b>AO29</b></p> <p>Development provides a maximum building footprint or site cover which:</p> <ul style="list-style-type: none"> <li>(a) complies with the requirements in a neighbourhood plan;</li> <li>(b) if no neighbourhood plan applies or no requirements are specified in a neighbourhood plan, the maximum building footprint or site cover is 90%.</li> </ul> <p>Note—The building footprint or site cover includes at-grade car parking areas that are covered with shelter. Enclosed car parking areas are</p>	<p><b>Will Comply with AO29/PO29</b></p> <p>Given the nature of the proposal being an LGID, it represents a high level plan of designation. Accordingly, detailed design of the proposal is currently unknown.</p> <p>Notwithstanding, the proposed buildings will be designed in accordance with AO29/PO29.</p>

Performance Outcomes	Acceptable Outcomes	Response
	included if they protrude more than 1m above ground level.	
<p><b>PO30</b></p> <p>Development ensures that the podium building forms:</p> <ul style="list-style-type: none"> <li>(a) positively contribute to centre or mixed use character;</li> <li>(b) are consistent with the local or street form and character intent;</li> <li>(c) are proportional to the total height;</li> <li>(d) do not negatively impact on the streetscape;</li> <li>(e) do not negatively impact on the amenity of adjoining residents or building occupants;</li> <li>(f) are set back considering the height, length, degree of enclosure and treatment of walls.</li> </ul>	<p><b>AO30.1</b></p> <p>Development with podium design including setback:</p> <ul style="list-style-type: none"> <li>(a) complies with the requirements in a neighbourhood plan;</li> <li>(b) if no neighbourhood plan applies, or if no requirements are specified in the neighbourhood plan: <ul style="list-style-type: none"> <li>i. is set back in accordance with Table 9.3.3.3.C and Table 9.3.3.3.D if parking is included in a podium;</li> <li>ii. is not built to the boundary on a boundary where a building height transition is required;</li> <li>iii. provides a continuous frontage built to the alignment where continuity with adjoining buildings is important;</li> <li>iv. is of a height that matches to the existing streetscape and to neighbouring buildings;</li> <li>v. does not exceed 3 storeys, if no podium or parapet line is established in the</li> </ul> </li> </ul>	<p><b>Not Applicable</b></p> <p>The development does not involve a podium structure.</p>





Performance Outcomes	Acceptable Outcomes	Response
	<p style="text-align: center;">immediate streetscape.</p> <p><b>AO30.2</b> Development ensures that podium walls:</p> <ul style="list-style-type: none"> <li>(a) are built to the side or rear boundary of an allotment;</li> <li>(b) are blank;</li> <li>(c) have no windows or openings.</li> </ul>	<p><b>Not Applicable</b></p> <p>The development does not involve a podium structure.</p>
<p><b>PO31</b></p> <p>Development ensures that built to boundary walls do not negatively impact on the amenity of adjoining residents or building occupants.</p>	<p><b>AO31</b></p> <p>Development ensures that its built to boundary walls are:</p> <ul style="list-style-type: none"> <li>(a) not located on a boundary adjoining land located within the Low density residential zone or Character residential zone;</li> <li>(b) not located on a boundary where a building height transition is required;</li> <li>(c) not located in front or rear setbacks;</li> <li>(d) constructed with pre-finished and low-maintenance materials.</li> </ul>	<p><b>Not Applicable</b></p> <p>The development does not involve a built to boundary walls.</p>
<p><b>PO32</b></p> <p>Development for a building in a centre or mixed use area provides for adaptable use over time, in particular on the ground storey and lower levels with:</p> <ul style="list-style-type: none"> <li>(a) a mix of adaptable floor plates at ground storey and podium levels;</li> </ul>	<p><b>AO32</b></p> <p>Development includes a minimum floor-to-ceiling height of 4.2m on the ground storey if:</p> <ul style="list-style-type: none"> <li>(a) identified as an active frontage in a neighbourhood plan; or</li> <li>(b) in the Principal centre zone, Major centre zone,</li> </ul>	<p><b>Will Comply with AO32/PO32</b></p> <p>The site contains the Herston Busway Station and Kelvin Grove Busway Station. However, given the nature of the proposal being an LGID, it represents a high level plan of designation. Accordingly, detailed design of the proposal is currently unknown.</p>

Performance Outcomes	Acceptable Outcomes	Response
<p>(b) higher floor-to-ceiling heights, capable of accommodating commercial, retail or other non-residential uses at different stages of the building's life cycle.</p>	<p>District centre zone or Mixed-use zone; or</p> <p>(c) within 200m walking distance of a dedicated public pedestrian access point of a railway or bus station.</p>	<p>Notwithstanding, the proposed buildings will be designed in accordance with AO32/PO32.</p>
<p><b>PO33</b></p> <p>Development ensures that building bulk and scale:</p> <p>(a) is consistent with the form and character intent for the local area and street;</p> <p>(b) is reduced by design elements to provide:</p> <ul style="list-style-type: none"> <li>i. visual interest and contribution to the character of the centre or mixed use area;</li> <li>ii. reflection of valued local form elements such as podium or parapet heights in traditional strip shopping centres;</li> <li>iii. adequate amenity for building occupants and residents in terms of access to natural light and ventilation;</li> <li>iv. a comfortable and attractive pedestrian environment;</li> <li>v. a building base which exhibits a human-scale and fine-grain building rhythm;</li> </ul>	<p><b>AO33.1</b></p> <p>Development ensures that the length of a uniform treatment of an elevation above ground level without variation, substantial articulation or openings is no more than 30m.</p> <p>Note—Substantial articulation is a full break of 6m or a change in building line of 2m plus or minus for a length not less than 5m.</p>	<p><b>Will Comply with AO33.1/PO33</b></p> <p>Given the nature of the proposal being an LGID, it represents a high level plan of designation. Accordingly, detailed design of the proposal is currently unknown.</p> <p>Notwithstanding, the proposed buildings will be designed in accordance with AO33.1/PO33.</p>
	<p><b>AO33.2</b></p> <p>Development reduces building bulk by a combination of:</p> <ul style="list-style-type: none"> <li>(a) balconies orientated towards the street;</li> <li>(b) variation in materials, colours, or textures including between levels;</li> <li>(c) recessions and projections in the roof and wall plane;</li> <li>(d) variations in the building form.</li> </ul>	<p><b>Will Comply with AO33.2/PO33</b></p> <p>Given the nature of the proposal being an LGID, it represents a high level plan of designation. Accordingly, detailed design of the proposal is currently unknown.</p> <p>Notwithstanding, the proposed buildings will be designed in accordance with AO33.2/PO33.</p>
	<p><b>AO33.3</b></p> <p>Development maximises recessed forms and openings around the building perimeter to allow external space to merge with the interior of the building, except where they</p>	<p><b>Will Comply with AO33.3/PO33</b></p> <p>Given the nature of the proposal being an LGID, it represents a high level plan of designation. Accordingly,</p>

Performance Outcomes	Acceptable Outcomes	Response
vi. variations in horizontal and vertical profile.	would compromise safety and security.	detailed design of the proposal is currently unknown.  Notwithstanding, the proposed buildings will be designed in accordance with AO33.3/PO33.
	<b>AO33.4</b> Development of the lower 3 storeys of the building includes: (a) awnings and sun-protection devices; (b) operable elements within the facade; (c) elements of a finer scale than the main structural framing; (d) display windows, showcases or public art where identified as an active frontage.  Refer to Figure j.	<b>Will Comply with AO33.4/PO33</b>  Given the nature of the proposal being an LGID, it represents a high level plan of designation. Accordingly, detailed design of the proposal is currently unknown.  Notwithstanding, the proposed buildings will be designed in accordance with AO33.4/PO33.
<b>PO34</b>  Development of buildings is finished with high-quality materials, selected for their durability and the contribution they make to the character of the centre or mixed use area.	<b>AO34.1</b> Development: (a) respects and reflects the architectural theme in the area; (b) respects the traditional frontages, facades, architectural qualities and traditional materials of buildings within the area; (c) does not necessarily imitate historical architectural styles.  Refer to Figure j.	<b>Will Comply with AO33.2/PO33</b>  Given the nature of the proposal being an LGID, it represents a high level plan of designation. Accordingly, detailed design of the proposal is currently unknown.  Notwithstanding, the proposed buildings will be designed in accordance with AO34.1/PO34.



Performance Outcomes	Acceptable Outcomes	Response
	<p><b>AO34.2</b></p> <p>Development provides materials and finishes which are all easily maintained and do not readily stain, discolour or deteriorate.</p>	<p><b>Will Comply with AO34.2/PO34</b></p> <p>Given the nature of the proposal being an LGID, it represents a high level plan of designation. Accordingly, detailed design of the proposal is currently unknown.</p> <p>Notwithstanding, the proposed buildings will be designed in accordance with AO34.1/PO34.</p>
<p><b>PO35</b></p> <p>Development for a building exhibits subtropical design elements to support a building's occupant, resident and user comfort and outdoor activities and living.</p>	<p><b>AO35.1</b></p> <p>Development includes ventilation in and around a building through strong sectional and facade articulation, breezeways, open courtyards and landscaped areas.</p>	<p><b>Will Comply with AO35.1/PO35</b></p> <p>Given the nature of the proposal being an LGID, it represents a high level plan of designation. Accordingly, detailed design of the proposal is currently unknown.</p> <p>Notwithstanding, the proposed buildings will be designed in accordance with AO35.1/PO35.</p>
	<p><b>AO35.2</b></p> <p>Development includes weather protection and sun shading to:</p> <ul style="list-style-type: none"> <li>(a) all pedestrian entries;</li> <li>(b) shopfronts;</li> <li>(c) publicly accessible pedestrian connections;</li> <li>(d) external doors and windows to habitable rooms;</li> <li>(e) outdoor spaces intended for cafe or restaurant use.</li> </ul>	<p><b>Will Comply with AO35.2/PO35</b></p> <p>Given the nature of the proposal being an LGID, it represents a high level plan of designation. Accordingly, detailed design of the proposal is currently unknown.</p> <p>Notwithstanding, the proposed buildings will be designed in accordance with AO35.2/PO35.</p>

Performance Outcomes	Acceptable Outcomes	Response
	<p><b>AO35.3</b></p> <p>Development:</p> <p>(a) incorporates deep recesses, eaves and sun-shading devices on the northfacing building facades;</p> <p>(b) is shaded and incorporates elements such as adjustable screens, awnings or pergolas, innovative landscaping including green walls and green roofs, or planting on the west-facing building facades.</p>	<p><b>Will Comply with AO35.3/PO35</b></p> <p>Given the nature of the proposal being an LGID, it represents a high level plan of designation. Accordingly, detailed design of the proposal is currently unknown.</p> <p>Notwithstanding, the proposed buildings will be designed in accordance with AO35.3/PO35.</p>
<p><b>PO36</b></p> <p>Development for rooftops and building caps:</p> <p>(a) is interesting, subtropical and contextually and climatically appropriate in form;</p> <p>(b) is responsive to orientation and solar access;</p> <p>(c) is attractive and not marred by a cluttered display of plant and equipment.</p> <p>Note—The building height is determined by the number of storeys and excludes roofs, except where varied by a neighbourhood plan, to encourage interesting, subtropical and contextually appropriate roof forms.</p>	<p><b>AO36.1</b></p> <p>Development provides rooftops and building caps which:</p> <p>(a) contribute to the architectural distinction of the building and roofs;</p> <p>(b) include combinations and variations of forms created through pitches, gables, skillions or other features.</p> <p><b>AO36.2</b></p> <p>Development for rooftops and building caps are designed to:</p> <p>(a) incorporate and screen service structures, lift motor rooms, mechanical plant and equipment as architectural features;</p> <p>(b) enable the future inclusion of service structures, lift motor rooms and</p>	<p><b>Will Comply with AO36.1/PO36</b></p> <p>Given the nature of the proposal being an LGID, it represents a high level plan of designation. Accordingly, detailed design of the proposal is currently unknown.</p> <p>Notwithstanding, the proposed buildings will be designed in accordance with AO36.1/PO36.</p> <p><b>Will Comply with AO36.2/PO36</b></p> <p>Given the nature of the proposal being an LGID, it represents a high level plan of designation. Accordingly, detailed design of the proposal is currently unknown.</p> <p>Notwithstanding, the proposed buildings will be designed in</p>



Performance Outcomes	Acceptable Outcomes	Response
	<p>mechanical plant and equipment, such as satellite dishes and telecommunications facilities, in an unobtrusive manner.</p>	<p>accordance with AO36.2/PO36.</p>
	<p><b>AO36.3</b></p> <p>Development where rooftops are used for open space, ensures plant and equipment is visually and acoustically screened from the communal open space.</p>	<p><b>Will Comply with AO36.3/PO36</b></p> <p>Given the nature of the proposal being an LGID, it represents a high level plan of designation. Accordingly, detailed design of the proposal is currently unknown.</p> <p>Notwithstanding, the proposed buildings will be designed in accordance with AO36.3/PO36.</p>
<p><b>PO37</b></p> <p>Development provides shelter for pedestrian movement:</p> <ul style="list-style-type: none"> <li>(a) on a street frontage;</li> <li>(b) through a site with a cross block link;</li> <li>(c) to key building entrances or publicly accessible parts of the site.</li> </ul>	<p><b>AO37.1</b></p> <p>Development for a pedestrian shelter is provided by an awning which:</p> <ul style="list-style-type: none"> <li>(a) is consistent with the character of the centre;</li> <li>(b) abuts footpaths;</li> <li>(c) is provided and maintained by the building owner on their premises;</li> <li>(d) protects the normal flow of pedestrians;</li> <li>(e) is continuous across the frontage of a site;</li> <li>(f) aligns to provide continuity with shelter on an adjoining premises;</li> <li>(g) is a minimum of 3.2m and is generally not more than</li> </ul>	<p><b>Will Comply with AO37.1/PO37</b></p> <p>The proposal provides pedestrian shelter throughout the parkland. However, given the nature of the proposal being an LGID, it represents a high level plan of designation. Accordingly, detailed design of the proposal is currently unknown.</p> <p>Notwithstanding, the proposed pedestrian shelter will be designed in accordance with AO37.1/PO37.</p>



Performance Outcomes	Acceptable Outcomes	Response
	<p>4.2m above pavement height;</p> <p>(h) extends from the face of the building or the premises line;</p> <p>(i) does not extend past a vertical plane 1.5m inside the kerb line to enable street trees to be planted and grow;</p> <p>(j) has a 0.5m clearance to any tree trunk and main branches;</p> <p>(k) aligns with existing awnings if the verge has been widened;</p> <p>(l) is cantilevered from the main building with any posts within the verge being non load bearing;</p> <p>(m) uses materials that provide appropriate shade.</p> <p>Refer to Figure k.</p>	
	<p><b>AO37.2</b></p> <p>Development for an awning over a footpath is lit with a lighting system which:</p> <p>(a) is in compliance with AS/NZS 1158.3.1:2005 Lighting for roads and public spaces, Category P3 and AS 4282-1997 Control of the obtrusive effects of outdoor lighting</p> <p>(b) provides a minimum of 20lux at ground level.</p>	<p><b>Will Comply with AO37.2/PO37</b></p> <p>The proposal provides pedestrian shelter throughout the parkland. However, given the nature of the proposal being an LGID, it represents a high level plan of designation. Accordingly, detailed design of the proposal is currently unknown.</p> <p>Notwithstanding, the proposed awnings will be designed in accordance with AO37.2/PO37.</p>



Performance Outcomes	Acceptable Outcomes	Response
<p><b>PO38</b></p> <p>Development provides site entrances which:</p> <ul style="list-style-type: none"> <li>(a) define the threshold between public and private space;</li> <li>(b) provide safe, secure and convenient access to the site for building occupants and visitors;</li> <li>(c) provide a sufficiently scaled and sheltered entry and meeting space;</li> <li>(d) provide clear building signage and numbering for emergency access;</li> <li>(e) provide lighting;</li> <li>(f) provide conveniently located mailboxes.</li> </ul>	<p><b>AO38.1</b></p> <p>Development entrances are clearly visible from the street, and are not obscured by fencing, walls, advertising or dense landscaping.</p>	<p><b>Complies with AO38.1</b></p> <p>The proposed development provides entrances that are clearly visible from the street.</p>
	<p><b>AO38.2</b></p> <p>Development provides for:</p> <ul style="list-style-type: none"> <li>(a) a clear path of travel from the public footpath to building entry;</li> <li>(b) activity generators adjacent to the entrance;</li> <li>(c) seating or other facilities such as short-term bicycle parking near the entry.</li> </ul>	<p><b>Will Comply with AO38.2/PO38</b></p> <p>The development provides a clear path of travel from the public pathway to building entrances.</p> <p>It is noted that the nature of the proposal is a LGID, which represents a high level plan of designation. Accordingly, detailed design of the proposal is currently unknown.</p> <p>Notwithstanding, the proposed centre uses will be designed in accordance with AO38.2/PO38.</p>
	<p><b>AO38.3</b></p> <p>Development provides:</p> <ul style="list-style-type: none"> <li>(a) signage and cues to distinguish between public areas, publicly accessible private areas and private areas;</li> <li>(b) street numbers and building names which are clearly identifiable from the street for pedestrians and emergency access.</li> </ul> <p>Note—Cues to differentiate territory may include fences, vegetation, lighting, footpath detailing and changes in level.</p>	<p><b>Complies with AO38.3</b></p> <p>The signage associated with the development will be visible from the street.</p>



Performance Outcomes	Acceptable Outcomes	Response
<p><b>PO39</b></p> <p>Development of buildings defines the street edge and reinforces the desired character of the centre or corridor through:</p> <ul style="list-style-type: none"> <li>(a) orientation to the street;</li> <li>(b) minimal front boundary setback;</li> <li>(c) providing overlooking and casual surveillance from upper level balconies and windows;</li> <li>(d) clearly defined building entrances;</li> <li>(e) high-quality finishes at the ground storey pedestrian level.</li> </ul>	<p><b>AO39.1</b></p> <p>Development provides a front building elevation that is parallel or nearly parallel to the street frontage.</p>	<p><b>Not Applicable</b></p> <p>Given the expansive nature of the site and the overarching intent of the proposal being the redevelopment of Victoria Park / Barrambin, the development primarily focuses on the rehabilitation of the parkland.</p> <p>Notwithstanding, ancillary recreational activities provided on site, which are well-integrated within the parkland. The proposed centre uses on site will offer overlooking and casual surveillance opportunities with clearly defined building entrances and high-quality finishes that complement the natural setting of the site.</p>
	<p><b>AO39.2</b></p> <p>Development is orientated to overlook streets and other public spaces with windows and balconies located on upper levels, designed to provide casual surveillance opportunities.</p> <p>Refer to Figure j.</p>	<p><b>Will Comply with AO39.2/PO39</b></p> <p>Given the nature of the proposal being an LGID, it represents a high level plan of designation. Accordingly, detailed design of the proposal is currently unknown.</p> <p>Notwithstanding, the proposed buildings will be designed in accordance with AO39.2/PO39 to provide casual surveillance opportunities to public spaces.</p>
	<p><b>AO39.3</b></p> <p>Development for a building which is not located on the front boundary, ensures the setback:</p>	<p><b>Will Comply with AO39.3/PO39</b></p> <p>The proposal does not provide buildings along the front boundary. However, given the nature of the LGID proposal represents a high level plan of</p>



Performance Outcomes	Acceptable Outcomes	Response
	<p>(a) is open and accessible for pedestrians along its entire length and width;</p> <p>(b) is clear of columns and other obstructions;</p> <p>(c) has a pavement matching the gradient of the adjoining pavement and connecting pedestrian areas on neighbouring sites;</p> <p>(d) connects without any lip or step to adjoining pavements or abutting pedestrian areas on neighbouring sites.</p> <p>Refer to Figure k.</p>	<p>designation, detailed design of the proposal is currently unknown.</p> <p>Notwithstanding, the proposed buildings will be designed in accordance with AO39.3/PO39.</p>
	<p><b>AO39.4</b></p> <p>Development for steps, escalators, ramps or lifts is set back 1.2m from the main building line to maximise pedestrian flow and safety and allow for adequate waiting space.</p>	<p><b>Will Comply with AO39.4/PO39</b></p> <p>Given the nature of the proposal being an LGID, it represents a high level plan of designation. Accordingly, detailed design of the proposal is currently unknown.</p> <p>Notwithstanding, where involving steps, escalators, ramps or lifts, the proposed centre uses will be designed in accordance with AO39.4/PO39.</p>
<p><b>PO40</b></p> <p>Development for a building 8 storeys and over ensures that the design mitigates the impacts of ground level wind acceleration on pedestrians and building occupants,</p>	<p><b>AO40</b></p> <p>Development provides wind mitigation for a building which is 8 storeys to 15 storeys that:</p> <p>(a) is in accordance with a neighbourhood plan; or</p> <p>(b) if a neighbourhood plan does not specify any</p>	<p><b>Not Applicable</b></p> <p>The proposal does not involve a building that is 8 storeys to 15 storeys.</p>



Performance Outcomes	Acceptable Outcomes	Response
<p>considering the site context and neighbouring structures.</p>	<p>criteria, uses at least 2 of the following strategies:</p> <ul style="list-style-type: none"> <li>i. building orientation, plan shape, massing and facade articulation to avoid tall and wide facades that face prevailing winds;</li> <li>ii. a podium and tower building form with a tower set back at least 10m from all streets above the podium level to deflect wind downdrafts from penetrating to street level (but a podium is not suitable for communal or private open space);</li> <li>iii. canopies and awnings to protect pedestrians;</li> <li>iv. trellis structures and a dense network of trees at ground or podium level.</li> </ul> <p>Note—This is demonstrated by submission of a wind impacts report from a suitably qualified professional.</p>	
<p><b>PO41</b></p> <p>Development provides car parking which:</p> <ul style="list-style-type: none"> <li>(a) minimises the impact on the quality of adjoining streetscapes or public spaces or the amenity of adjoining residents in terms of location, bulk,</li> </ul>	<p><b>AO41.1</b></p> <p>Development provides car parking which is:</p> <ul style="list-style-type: none"> <li>(a) not visible from the street, other public spaces or adjoining properties; or</li> <li>(b) located below ground or behind dwellings or active</li> </ul>	<p><b>Complies with AO41.1</b></p> <p>The proposed car parking area is appropriately screened with landscaped design to ensure it is not visible from the street or adjoining properties.</p> <p>It is noted that given the nature of an LGID represents a high level plan of designation,</p>

Performance Outcomes	Acceptable Outcomes	Response
<p>form and amenity impacts including noise, light or odours;</p> <p>(b) takes account of the following:</p> <ul style="list-style-type: none"> <li>i. the location of active frontages and public spaces;</li> <li>ii. setback distances to mitigate impacts;</li> <li>iii. the proximity of dwelling houses or existing multiple dwellings on adjoining sites;</li> <li>iv. the scale and detail of any parking structure walls when viewed from the street and adjoining properties;</li> <li>v. the visual impact of open car parking and vehicle movement areas on the street and adjoining properties;</li> <li>vi. convenient, safe and legible vehicle access and car parking for users.</li> </ul>	<p>uses for the full street frontage;</p> <p>(c) set back from front, rear and side boundaries in compliance with a neighbourhood plan or if no neighbourhood plan applies or no requirements are specified in a neighbourhood plan, the requirements in Table 9.3.3.3.D.</p> <p>Note—Car parking which extends 1m above ground level will be counted in the maximum height and will be subject to the relevant boundary setback requirements.</p>	<p>detailed design of the proposal is currently unknown.</p> <p>Notwithstanding, the proposed car parking will be sited in compliance with AO41.1/PO41.</p>
	<p><b>AO41.2</b></p> <p>Development does not provide a basement parking structure which:</p> <ul style="list-style-type: none"> <li>(a) extends above ground level forward of the main building line;</li> <li>(b) impacts on connections between the public footpath or space and the development.</li> </ul>	<p><b>Not Applicable</b></p> <p>The development does not involve a basement parking structure.</p>
	<p><b>AO41.3</b></p> <p>Development only provides car parking located above ground if:</p> <ul style="list-style-type: none"> <li>(a) it is fully integrated within the building design and is sleeved by development to required active frontages; or</li> <li>(b) it offers short-term car parking for customer,</li> </ul>	<p><b>Complies with AO41.3</b></p> <p>The proposed above ground car parking area is intended for short-term car parking for customers, visitors and service providers, representing a portion of the total required car parking. The proposed car park has been designed to not impact on active frontage requirements.</p>



Performance Outcomes	Acceptable Outcomes	Response
	<p>visitors or service providers, that is a portion of the total required car parking, and does not impact on active frontage requirements; or</p> <p>(c) it is located to the side or rear of the site away from the primary street or active frontage.</p> <p>Refer to Figure e.</p>	
	<p><b>AO41.4</b></p> <p>Development for a multistorey or podium car park:</p> <p>(a) is not located on the street frontage and is behind smaller uses to create an active frontage and avoid long blank walls particularly adjacent to a primary entrance from a key pedestrian connection; or</p> <p>(b) includes building facade details that extend to disguise the car parking floors; or</p> <p>(c) is screened to become a visually interesting structure.</p> <p>Refer to Figure f.</p>	<p><b>Not Applicable</b></p> <p>The development does not involve a multistorey or podium car park.</p>
	<p><b>AO41.5</b></p> <p>Development ensures that visitor or customer car parking is:</p> <p>(a) clearly signposted;</p> <p>(b) lit at night;</p>	<p><b>Complies with 41.5</b></p> <p>The proposed car parking area is clearly signposted, lit at night and not located behind a security barrier.</p>

Performance Outcomes	Acceptable Outcomes	Response
	<p>(c) not located behind a security barrier.</p> <p>Note—The detailed design is in accordance with the Transport, access, parking and servicing code and planning scheme policy.</p>	
<p><b>PO42</b></p> <p>Development for a publicly accessible plaza, arcade and pathway provided as part of development is easily accessed, attractive and supports personal safety.</p> <p>Refer to Figure i.</p>	<p><b>AO42.1</b></p> <p>Development provides for pedestrian and cyclist movement adjoining and through a site at street level or at-grade.</p> <p>Note—Grade-separated pedestrian movement systems, such as an overhead bridge or underpass, are avoided because they are less attractive and safe for users.</p>	<p><b>Complies with AO42.1</b></p> <p>The proposal provides an extensive network of pedestrian and cyclist routes adjoining and through the site at street level and at-grade.</p>
	<p><b>AO42.2</b></p> <p>Development for a plaza, arcade, pathway and other external area in the site which is intended for public access at night complies with:</p> <p>(a) AS/NZS 1158.3.1:2005 Lighting for roads and public spaces Category P3;</p> <p>(b) AS 4282-1997 Control of the obtrusive effects of outdoor lighting.</p>	<p><b>Will Comply with AO42.2</b></p> <p>The proposal involves a forecourt plaza at the Parkland’s Main Entry Precinct and arrival plaza at the Parkland Centre Precinct as part of the broader Victoria Park / Barrambin redevelopment.</p> <p>Outdoor lighting details are not known at this stage of the development. However, conditions of approval can ensure that any future outdoor lighting is installed in a manner consistent with the requirements specified in AO42.2.</p>
<p><b>PO43</b></p> <p>Development for a plaza:</p>	<p><b>AO43.1</b></p> <p>Development for a plaza identified in a neighbourhood plan, approved centre concept</p>	<p><b>Will Comply with AO43.1/PO43</b></p> <p>The proposal involves a forecourt plaza at the</p>

Performance Outcomes	Acceptable Outcomes	Response
<p>(a) promotes pedestrian and cyclist movement;</p> <p>(b) links with transport interchanges;</p> <p>(c) provides opportunities for the flexible use of the space by the community;</p> <p>(d) provides an edge which contributes to the plaza's character and activation.</p>	<p>plan, structure plan or where proposed as a part of development:</p> <p>(a) is provided in the location identified;</p> <p>(b) is of a regular shape and has a minimum frontage to a road of 10m;</p> <p>(c) has a minimum size of 400m ;</p> <p>(d) is integrated with surrounding development;</p> <p>(e) has a minimum dimension of 20m;</p> <p>(f) is located at the level of the ground storey of adjoining buildings;</p> <p>(g) is suitable for pedestrian and cyclist access;</p> <p>(h) includes a minimum of 50% hard-paved area;</p> <p>(i) includes a minimum of 20% deep- planting area to accommodate subtropical shade trees;</p> <p>(j) is a minimum 75% open to the sky.</p>	<p>Parkland's Main Entry Precinct and arrival plaza at the Parkland Centre Precinct as part of the broader Victoria Park / Barrambin redevelopment.</p> <p>Given the nature of the LGID proposal represents a high level plan of designation, details of the plaza are not known at this stage of the development. However, conditions of approval can ensure that the plazas are provided in a manner consistent with the requirements specified in AO43.1/AO43.</p>
	<p><b>AO43.2</b></p> <p>Development ensures that a minimum of 50% of the adjacent building frontages to a plaza contain active frontages and building entries.</p>	<p><b>Not Applicable</b></p> <p>The proposed centre uses are not proposed adjacent to the Herston busway access or Kelvin Grove busway access.</p>
	<p><b>AO43.3</b></p> <p>Development does not provide for a vehicle entry, driveway,</p>	<p><b>Complies with AO43.3</b></p> <p>The proposal does not provide vehicle entrances, driveway, car parking, bin storage or</p>

Performance Outcomes	Acceptable Outcomes	Response
	<p>car parking, bin storage or servicing in a plaza.</p>	<p>servicing in the proposed plazas.</p>
	<p><b>AO43.4</b></p> <p>Development does not provide for a mechanical ventilation outlet or vent on a frontage adjoining a plaza.</p>	<p><b>Complies with AO43.4</b></p> <p>The proposal does not provide mechanical ventilation outlets or vents at the plaza frontages.</p>
	<p><b>AO43.5</b></p> <p>Development for a plaza:</p> <p>(a) is publicly accessible during the hours of operation of the use;</p> <p>(b) provides equitable access to and movement in the plaza in accordance with AS 1428.1-2009 Design for access and mobility;</p> <p>(c) has a dominant ground level that is less than 1m above or below the dominant adjacent street level;</p> <p>(d) is designed such that the majority of the plaza space, that is an area which is more than 50%, is visible from the dominant adjacent public street.</p>	<p><b>Complies with AO43.5</b></p> <p>The proposed forecourt plaza at the Parkland Main Entry Precinct and arrival plaza at the Parkland Centre complies with AO43.5 for the following reasons:</p> <ul style="list-style-type: none"> <li>▪ The plazas are publicly accessible at all times;</li> <li>▪ The plazas are designed to provide equitable access and movement; and</li> <li>▪ The plaza is more than 50% visible from the respective frontages and/or internal pathways.</li> </ul>
<p><b>PO44</b></p> <p>Development for an arcade:</p> <p>(a) provides public access and connection to facilitate direct, convenient, comfortable and safe access with centre or mixed use areas or developments to key destinations;</p>	<p><b>AO44</b></p> <p>Development for an arcade identified in a neighbourhood plan, approved centre concept plan, structure plan or where proposed as a part of development:</p> <p>(a) provides pedestrian access during hours of operation of the use;</p>	<p><b>Not Applicable</b></p> <p>The site is not identified within the relevant neighbourhood plans as requiring an arcade. Further, the proposal does not involve an arcade.</p>





Performance Outcomes	Acceptable Outcomes	Response
<p>(b) has a strong street presence and clear entry;</p> <p>(c) has an active frontage and use;</p> <p>(d) has high-quality finishes and materials;</p> <p>(e) addresses public safety.</p> <p>Note—An arcade is a publicly accessible privately owned connection.</p>	<p>(b) integrates with adjoining buildings;</p> <p>(c) links established pedestrian networks, parking and public transport facilities;</p> <p>(d) has a minimum corridor width of 6m, including a minimum unobstructed pavement width of 3m;</p> <p>(e) has an active use edge;</p> <p>(f) is finished with high-quality materials considering public safety;</p> <p>(g) is provided at-grade with an adjoining public area and connects safely without any lip or step;</p> <p>(h) incorporates crime prevention through environmental design principles to maximise safety;</p> <p>(i) has signage at each end identifying the connection provided;</p> <p>(j) is straight and allows for visual connection to the other end.</p> <p>Note—Crime prevention principles can be found in the Crime prevention through environmental design planning scheme policy.</p> <p>Note—Development for cross block links is addressed in the Streetscape hierarchy overlay code.</p>	

Performance Outcomes	Acceptable Outcomes	Response
<p><b>PO45</b></p> <p>Development provides and maintains a continuous, accessible, attractive, direct, convenient and legible connection and pathway for pedestrians and cyclists.</p>	<p><b>AO45</b></p> <p>Development for a pedestrian connection within the site which is publicly accessible (privately owned):</p> <ul style="list-style-type: none"> <li>(a) is clearly delineated and separated from parking bays;</li> <li>(b) provides direct convenient connection to entries;</li> <li>(c) is suitable for all users;</li> <li>(d) is properly illuminated at all times;</li> <li>(e) is covered or shaded where open;</li> <li>(f) is finished in different materials or colour to parking bays;</li> <li>(g) has a width which complies with a neighbourhood plan, approved centre concept plan or structure plan or is otherwise a minimum of 3m wide;</li> <li>(h) includes a separate bikeway if appropriate;</li> <li>(i) is designed in compliance with the Infrastructure design planning scheme policy.</li> </ul>	<p><b>Complies with AO45</b></p> <p>Publicly accessible pedestrian connections within the site will comply with AO45 for the following reasons:</p> <ul style="list-style-type: none"> <li>▪ Pedestrian connections will be clearly delineated and separated from parking bays.</li> <li>▪ The pedestrian pathways are connected to the site and building entrances.</li> <li>▪ Is carefully designed to provide equitable access throughout the site.</li> <li>▪ Will provide shading to create a comfortable pedestrian environment.</li> <li>▪ Is of a sufficient width that is a minimum of 3m wide.</li> </ul>
<p><b>PO46</b></p> <p>Development for public toilets is located sensitively so that:</p> <ul style="list-style-type: none"> <li>(a) the use is supported;</li> <li>(b) public surveillance is provided;</li> </ul>	<p><b>AO46</b></p> <p>Development for a publicly accessible toilet:</p> <ul style="list-style-type: none"> <li>(a) is located near spaces or pathways with high pedestrian activity and use;</li> </ul>	<p><b>Will Comply with AO46</b></p> <p>The proposal provides public accessible toilets within the parkland. However, given the nature of the Master Plan is high level, detailed design is currently unknown.</p>



Performance Outcomes	Acceptable Outcomes	Response
(c) the development is not visually intrusive.	(b) has amenity that is visible from the spaces or pathways with high pedestrian activity and use; (c) is not visually intrusive; (d) is accessed via a direct legible pathway that is consistently lit in compliance with AS/NZS 1158.3.1:2005 Lighting for roads and public spaces Category P3; (e) has high mounted vandal-resistant luminaires for external lighting, and lighting in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting, Table 2.1, Illuminance in the vertical plane, Curfewed hours.	Notwithstanding, the publicly accessible toilets will be designed in compliance with AO46.
<b>PO47</b> Development for pedestrian access and movement is defined and controlled to ensure privacy and security.	<b>AO47</b> Development for mixed use restricts access from the street or publicly accessible areas of the site to private residential dwellings or communal open space.	<b>Not Applicable</b> The proposal does not involve private residential uses.
<b>PO48</b> Development supports pedestrian movement and pedestrian access which is barrier free to a building entry and a publicly accessible space.	<b>AO48.1</b> Development for fencing is not located between the front boundary and main building line.  Note—If residential development is located on the ground storey and includes fencing, it is provided in accordance with the Multiple dwelling code.	<b>Not Applicable</b> The proposal does not involve fencing.



Performance Outcomes	Acceptable Outcomes	Response
	<p><b>AO48.2</b></p> <p>Development for fencing on common side or rear boundaries to a public space is a maximum of:</p> <p>(a) 1.2m, where fence construction is solid or less than 50% transparent;</p> <p>(b) 1.5m, where fence construction is at least 50% transparent.</p>	<p><b>Not Applicable</b></p> <p>The proposal does not involve fencing.</p>
	<p><b>AO48.3</b></p> <p>Development for a retaining wall is:</p> <p>(a) stepped to minimise impact on the streetscape and pedestrian environment;</p> <p>(b) a maximum of 0.6m in height if directly abutting the verge and footpath.</p>	<p><b>Not Applicable</b></p> <p>The proposal does not involve a retaining wall.</p>
<p><b>PO49</b></p> <p>Development for an ATM or vending machine is located to avoid obstructing the footway with loitering queues, through their siting away from drinking fountains, seating or public telephones.</p>	<p><b>AO49</b></p> <p>Development for an ATM or vending machine:</p> <p>(a) is set back a minimum of 1.5m from street furniture, street trees and garden beds;</p> <p>(b) includes a visually permeable barrier located in the development site to prevent queues forming across a footpath or pedestrian way.</p>	<p><b>Not Applicable</b></p> <p>The proposal does not involve an ATM or vending machine.</p>
<p><b>PO50</b></p> <p>Development for a stand-alone shopping centre or a shop positively contributes to a</p>	<p><b>AO50.1</b></p> <p>Development involving a new premises or an extension of a</p>	<p><b>Not Applicable</b></p> <p>The proposal does not involve a stand-alone shopping centre or shop.</p>



Performance Outcomes	Acceptable Outcomes	Response
<p>neighbourhood structure with built form and active frontage to the street providing direct connection for pedestrians into the centre or shop without the need to navigate any surrounding car parking.</p>	<p>stand-alone shopping centre or shop:</p> <ul style="list-style-type: none"> <li>(a) is in compliance with a neighbourhood plan; or</li> <li>(b) if no neighbourhood plan applies, or a neighbourhood plan does not specify, provides an active frontage – primary for a minimum of 1 street frontage.</li> </ul> <p>Refer to Figure g.</p>	
	<p><b>AO50.2</b></p> <p>Development for a stand-alone shopping centre or shop with more than 1 street frontage ensures that:</p> <ul style="list-style-type: none"> <li>(a) a primary frontage is treated as active frontage – primary;</li> <li>(b) the extent of active frontage treatment on the other frontages is a minimum of 25%.</li> </ul>	<p><b>Not Applicable</b></p> <p>The proposal does not involve a stand-alone shopping centre or shop.</p>
	<p><b>AO50.3</b></p> <p>Development for a stand-alone shopping centre or shop located on an arterial road, provides for:</p> <ul style="list-style-type: none"> <li>(a) a minimum of 25% active frontage connection to this street front;</li> <li>(b) a strong internal pedestrian oriented 'street' with an active frontage.</li> </ul>	<p><b>Not Applicable</b></p> <p>The proposal does not involve a stand-alone shopping centre or shop.</p>



Performance Outcomes	Acceptable Outcomes	Response
<p><b>PO51</b></p> <p>Development within an existing traditional strip centre or corridor:</p> <p>(a) contributes to the existing character and structure;</p> <p>(b) provides a continuous pedestrian environment at street level.</p>	<p><b>AO51</b></p> <p>Development within an existing traditional strip centre or corridor provides a streetscape which:</p> <p>(a) is in compliance with a neighbourhood plan; or</p> <p>(b) if no neighbourhood plan applies or a neighbourhood plan does not specify requirements for a streetscape, ensures that the development:</p> <ul style="list-style-type: none"> <li>i. has a minimum of 1 active frontage – primary;</li> <li>ii. is set back in keeping with existing adjoining uses;</li> <li>iii. locates large-format retail or employment uses at ground floor behind smaller uses and tenancies to the street;</li> <li>iv. is consistent in height with existing development;</li> <li>v. maintains a consistent street edge with parapet height and awnings at the base of the building with upper levels set back from the front alignment.</li> </ul> <p>Refer to Figure h.</p>	<p><b>Not Applicable</b></p> <p>The development is not within an existing traditional strip centre or corridor.</p>
<p><b>PO52</b></p>	<p><b>AO52.1</b></p>	<p><b>Not Applicable</b></p>

Performance Outcomes	Acceptable Outcomes	Response
<p>Development contributes to the role of the street or public space as the focus for vibrant commercial activity and community life and provides active frontages through:</p> <ul style="list-style-type: none"> <li>(a) intensive activation of the ground storey with highly active non-residential uses which encourage the greatest degree of pedestrian activity and interaction;</li> <li>(b) strong physical and visual integration between the ground storey and the adjoining verge or public space to seamlessly integrate indoor and outdoor spaces;</li> <li>(c) building design which provides a visually interesting, interactive and continuous built form and rhythm to the street;</li> <li>(d) richly detailed, human-scaled and fine-grained building frontages;</li> <li>(e) a safe, enjoyable and continuous pedestrian environment without obstruction or interruption from vehicular crossovers and manoeuvring;</li> <li>(f) a subtropical urban design and built form which encourages outdoor lifestyles and engagement with the public realm.</li> </ul>	<p>Development which requires an active frontage – primary, identified in a neighbourhood plan, approved centre concept plan, structure plan, or as a part of the development provides:</p> <ul style="list-style-type: none"> <li>(a) a continuous built form to the street at the nominated setback;</li> <li>(b) a ground storey fully occupied by highly active non-residential uses;</li> <li>(c) a 1st and 2nd storey featuring windows or balconies promoting interaction with and surveillance of the street;</li> <li>(d) awnings for the full building frontage;</li> <li>(e) lighting of publicly accessible areas including the underside of awnings;</li> <li>(f) at least 1 pedestrian entry and exit for every 10m of building frontage;</li> <li>(g) a minimum of 50% transparent external wall materials up to a height of 2.5m above pavement level;</li> <li>(h) a minimum ground-storey height of 4.2m.</li> </ul> <p>Note—Non-residential uses must be continuous along the active frontage – primary.</p> <p>Note—If a neighbourhood plan identifies an active frontage, but not</p>	<p>The site is not identified within the relevant neighbourhood plans as requiring an active frontage – primary.</p>



Performance Outcomes	Acceptable Outcomes	Response
<p>Note—Highly active non-residential uses create the greatest degree of pedestrian activity and interaction and are mostly accommodated in small individual tenancies with narrow building frontages, such as shops, restaurants and cafes.</p>	<p>whether it is primary or secondary, active frontage – primary criteria apply.</p> <p><b>AO52.2</b></p> <p>Development which requires an active frontage – secondary, identified in a neighbourhood plan, approved centre concept plan, structure plan, or as part of the development provides:</p> <ul style="list-style-type: none"> <li>(a) a continuous built form to the street at the nominated setback;</li> <li>(b) a ground storey substantially occupied by active non-residential uses;</li> <li>(c) a 1st and 2nd storey featuring windows and balconies promoting interaction with and surveillance of the street;</li> <li>(d) provides at least 1 pedestrian entry/exit for every 20m of building frontage;</li> <li>(e) a minimum 30% transparent external wall materials up to a height of 2.5m above pavement level;</li> <li>(f) a minimum ground-storey height of 4.2m.</li> </ul> <p>Note—Non-residential uses need not be continuous along an active frontage – secondary but should be located to activate critical locations such as intersections and pedestrian entries to buildings.</p>	<p><b>Not Applicable</b></p> <p>The site is not identified within the relevant neighbourhood plans as requiring an active frontage – secondary.</p>





Performance Outcomes	Acceptable Outcomes	Response
	<p>Note—If a neighbourhood plan identifies an active frontage, but not whether it is primary or secondary, active frontage – primary criteria apply.</p>	
<p><b>PO53</b></p> <p>Development of vehicle access and parking does not impact on an active frontage in a centres and mixed use area.</p>	<p><b>AO53.1</b></p> <p>Development which requires an active frontage – primary, identified in a neighbourhood plan, approved centre concept plan, structure plan, or as part of the development, ensures that vehicle and service access is:</p> <ul style="list-style-type: none"> <li>(a) not located on this active frontage – primary;</li> <li>(b) from a secondary frontage or from an adjoining premises if a shared driveway and access arrangement is established.</li> </ul>	<p><b>Not Applicable</b></p> <p>The site is not identified within the relevant neighbourhood plans as requiring an active frontage – primary.</p>
	<p><b>AO53.2</b></p> <p>Development which requires an active frontage – primary or active frontage – secondary identified in a neighbourhood plan, approved centre concept plan, structure plan or as part of the development, ensures that parking is not located adjacent to the frontage or is not visible from the street.</p>	<p><b>Not Applicable</b></p> <p>The site is not identified within the relevant neighbourhood plans as requiring an active frontage – primary or active frontage – secondary.</p>
<p><b>PO54</b></p> <p>Development provides building entries that support active frontage outcomes.</p>	<p><b>AO54</b></p> <p>Development of foyer space on an active frontage:</p> <ul style="list-style-type: none"> <li>(a) occupies a minimal proportion and subordinate part of the building frontage;</li> </ul>	<p><b>Not Applicable</b></p> <p>The development does not involve foyer space.</p>

Performance Outcomes	Acceptable Outcomes	Response
	<p>(b) is publicly accessible during normal business hours and visible from adjoining verges or public space;</p> <p>(c) contains activities and spaces such as reception desks, seating areas, cafes, shopfront galleries and display spaces that attract people.</p>	
<p><b>PO55</b></p> <p>Development provides landscaping on site to:</p> <p>(a) contribute positively to the subtropical character, amenity and microclimate of the site and the centre or mixed use area;</p> <p>(b) support the retention of existing significant vegetation and large subtropical shade trees;</p> <p>(c) support the establishment of subtropical streets and planting;</p> <p>(d) contribute to site amenity for building occupants, users, residents and adjoining residents;</p> <p>(e) balance the bulk and scale of the building and minimise impact to adjoining residents, uses and streetscape;</p> <p>(f) reduce the area of impervious surfaces and support stormwater quality;</p>	<p><b>AO55</b></p> <p>Development provides landscaping that:</p> <p>(a) integrates with site layout and building design at ground, podium, balcony and rooftop levels;</p> <p>(b) is sited to retain and protect existing significant vegetation;</p> <p>(c) buffers adjoining residential uses or areas, with advanced trees and a minimum of 2 tiers to achieve screening and visual softening;</p> <p>(d) supports building height transitions, where required;</p> <p>(e) is accessible for watering and maintenance;</p> <p>(f) screens or buffers driveways, service and loading areas, plant rooms or other utilities;</p> <p>(g) allows for the overlooking of the street and pedestrian entry areas from the building;</p>	<p><b>Complies with AO55</b></p> <p>The landscaping proposed on site complies with AO55 for the following reasons:</p> <ul style="list-style-type: none"> <li>▪ The landscaping is well integrated with the site layout and building designs.</li> <li>▪ The landscaping seeks to enhance rehabilitation of existing significant vegetation.</li> <li>▪ All landscaped areas will be accessible for watering and maintenance.</li> <li>▪ The landscape design strategically buffers driveways, service and loading areas, and plant rooms.</li> <li>▪ The landscape design enables overlooking of the street and pedestrian entry areas from the centre use buildings.</li> </ul>

Performance Outcomes	Acceptable Outcomes	Response
<p>(g) reduce glare and manage heat;</p> <p>(h) contribute to the mitigation of noise, air and visual impacts of major transport infrastructure;</p> <p>(i) contribute to a safe and useable pedestrian environment.</p>	<p>(h) emphasises clear pedestrian entry points.</p> <p>Note—No overall percentage of open space and landscaping is prescribed for non-residential development.</p> <p>Note—This is demonstrated in a landscape concept plan.</p> <p>Note—Landscape design incorporates planting in accordance with the Planting species planning scheme policy.</p> <p>Note—The location, design and provision of communal and private open space for residential uses must be in compliance with the Multiple dwelling code.</p>	<ul style="list-style-type: none"> <li>▪ The proposed landscape design emphasises clear pedestrian entry points.</li> </ul>
<p><b>PO56</b></p> <p>Development incorporates deep planting which:</p> <p>(a) supports the retention and protection of existing significant vegetation and large subtropical shade trees;</p> <p>(b) provides for the establishment of vegetation to contribute to the landscape character of the centre or mixed use area;</p> <p>(c) is grouped with deep-planting areas on adjacent sites to maximise contiguous areas of deep planting;</p> <p>(d) is open to the sky with access to light and rainfall and into the natural ground</p>	<p><b>AO56.1</b></p> <p>Development locates deep-planting areas:</p> <p>(a) to retain and protect existing significant vegetation and large subtropical shade trees;</p> <p>(b) to buffer adjacent residential areas;</p> <p>(c) to support building height transitions, where required;</p> <p>(d) to provide an entry statement;</p> <p>(e) to shade publicly accessible areas, private outdoor and communal open space.</p> <p><b>AO56.2</b></p> <p>Development:</p>	<p><b>Complies with AO56.1</b></p> <p>The proposal provides deep planting areas that retain, protect and enhance existing significant vegetation and large subtropical shade trees on site. A key area dedicated to deep planting is the southern portion of the site.</p> <p><b>Complies with AO56.2</b></p> <p>The development provides more than 10% of the site area for deep planting. All deep planting areas exceed the</p>

Performance Outcomes	Acceptable Outcomes	Response
<p>with no underground development;</p> <p>(e) is planted with large subtropical tree species that at maturity are complementary in scale and height to the building form;</p> <p>(f) is capable and supported to grow and at maturity provide effective shade or screening to buildings, outdoor spaces or adjoining uses;</p> <p>(g) balances hard-stand areas and provides shade and informal recreation spaces that are directly accessible from residences, building tenancies or the street frontage.</p>	<p>(a) provides for a minimum 10% of the site area for deep planting;</p> <p>(b) ensures that each deep-planting area has a minimum area of 25m<sup>2</sup> and a minimum dimension of 4m in any direction.</p>	<p>25m<sup>2</sup> area and 4m dimension requirements.</p>
	<p><b>AO56.3</b></p> <p>Development provides deep-planting areas that are:</p> <p>(a) exclusively for landscaping;</p> <p>(b) not containing vehicle manoeuvring areas, pedestrian paths, surface structures or infrastructure, sub-surface structures or infrastructure;</p> <p>(c) able to accommodate trees planted in natural ground with no development underneath;</p> <p>(d) 100% open to the sky;</p> <p>(e) able to be accessed for maintenance purposes.</p>	<p><b>Complies with AO56.3</b></p> <p>The proposed deep planting areas are exclusively for landscaping and is not interfered with by vehicle manoeuvring areas, pedestrian paths, surface structures or infrastructure.</p> <p>The proposed deep planting areas will not be obstructed by underground development. Further, the deep planting areas are 100% open to the sky and accessible for maintenance purposes.</p>
	<p><b>AO56.4</b></p> <p>Development provides trees in deep-planting areas which:</p> <p>(a) are capable of growing to a minimum canopy diameter of 5m and/or a minimum height of 5m within 5 years of planting;</p> <p>(b) are subtropical tree species consistent with the Planting species planning scheme policy.</p>	<p><b>Complies with AO56.4</b></p> <p>The trees proposed in the deep planting areas are capable of growing to a minimum canopy diameter and height of 5m within 5 years of planting.</p> <p>Additionally, subtropical tree species will be consistent with the Planting species planning scheme policy.</p>



Performance Outcomes	Acceptable Outcomes	Response
	<p>Note—Tree species should be chosen to respond to particular site location or design needs. Where site circumstances permit, tree species that are complementary in scale and height to the building form should be selected.</p> <p>Note—Tree height and canopy spread will be dependent on species.</p>	
	<p><b>AO56.5</b></p> <p>Development provides a minimum of 25% of all trees as advanced stock.</p>	<p><b>Complies with AO56.5</b></p> <p>The proposal will provide a minimum of 25% of trees as advanced stock.</p>
<p><b>PO57</b></p> <p>Development for an open air car park is landscaped to:</p> <ul style="list-style-type: none"> <li>(a) contribute positively to the landscape character of the centre or mixed use area;</li> <li>(b) reinforce and support pedestrian movement;</li> <li>(c) provide a comfortable environment for pedestrians;</li> <li>(d) reduce glare and heat;</li> <li>(e) reduce impervious areas;</li> <li>(f) establish shade cover within a period of 5 years.</li> </ul>	<p><b>AO57.1</b></p> <p>Development for an open air car park at or above ground level provides that setbacks are densely planted with a minimum of 1.5m wide landscaping.</p> <p>Note—Front setback is to be treated to address streetscape interface issues and requirements.</p>	<p><b>Will Comply with AO57.1/PO57</b></p> <p>The Plan of Designation for Victoria Park / Barrambin LGID represents a high level proposal, and thus detailed design is currently unknown. Notwithstanding, the open car park area will be designed and sited in accordance with AO57.1/PO57.</p>
	<p><b>AO57.2</b></p> <p>Development for a ground level open-air car park is designed with trees planted:</p> <ul style="list-style-type: none"> <li>(a) in a minimum 5.2m x 2.4m landscaped area between every 6 car parking spaces with a permeable surface treatment either side of the landscape area; or</li> <li>(b) at 6m intervals in a minimum 2.5m-wide landscaped bed, swale or other water sensitive urban design device adjacent to</li> </ul>	<p><b>Will Comply with AO57.2/PO57</b></p> <p>The Plan of Designation for Victoria Park / Barrambin LGID represents a high level proposal, and thus detailed design is currently unknown. Notwithstanding, the open car park area will be designed and sited in accordance with AO57.2/PO57.</p>

Performance Outcomes	Acceptable Outcomes	Response
	<p>parallel car parking spaces;</p> <p>(c) at a minimum rate of 1 shade tree for every 6 car parking spaces.</p>	
	<p><b>AO57.3</b></p> <p>Development ensures that trees planted in an open air car park area achieve a minimum 50% shade cover along internal pedestrian paths within 5 years of certification.</p> <p>Note—Further requirements are contained in the Landscape works code and the Planting species planning scheme policy.</p>	<p><b>Will Comply with AO57.3/PO57</b></p> <p>The Plan of Designation for Victoria Park / Barrambin LGID represents a high level proposal, and thus detailed design is currently unknown. Notwithstanding, the open car park area will be designed and sited in accordance with AO57.3/PO57.</p>
	<p><b>AO57.4</b></p> <p>Development uses landscaping to delineate safe pedestrian movement through open-air car parks.</p>	<p><b>Complies with AO57.4</b></p> <p>The proposal incorporates landscaping to delineate safe pedestrian movement through the open-air car park.</p>
<p><b>PO58</b></p> <p>Development which is not located on an active frontage provides landscaping on the street frontage to:</p> <p>(a) contribute to the centre or mixed use area or development's landscape character and the development of Brisbane's subtropical streetscapes and public spaces;</p> <p>(b) provide shade and pedestrian comfort and visual amenity;</p> <p>(c) contribute to the subtropical character of the</p>	<p><b>AO58</b></p> <p>Development setback from the road, where not including an active frontage treatment or the part of the frontage not treated as an active frontage, is provided with:</p> <p>(a) a minimum of 2m wide landscaping with advanced trees and low-level planting along the full street or public space frontage or balance part, excluding any driveway crossover and pedestrian access; or</p> <p>(b) a minimum of 3m wide landscaping with advanced trees and low-level</p>	<p><b>Not Applicable</b></p> <p>The proposed centre uses are well-located within the site and do not front the road.</p>

Performance Outcomes	Acceptable Outcomes	Response
<p>streetscape and public realm;</p> <p>(d) not impede the establishment of active frontages where required;</p> <p>(e) maintain views from the street to the building and frontage and consider personal safety.</p>	<p>planting, to establish a positive landscaped street edge where a service station or outdoor sales use.</p> <p>Note—It is envisaged that landscaping will be primarily located on frontages to arterial roads that are not suitable for active frontages.</p>	
<p><b>PO59</b></p> <p>Development for a building must not incorporate any type of glass or other surface likely to reflect specular rays that could create undue nuisance, discomfort or hazard to the surrounding locality.</p>	<p><b>AO59</b></p> <p>Development ensures that any reflective glass material has:</p> <p>(a) a level of light reflectivity not greater than 20%;</p> <p>(b) a level of heat transmission not less than 20%.</p>	<p><b>Will Comply with AO59/PO59</b></p> <p>The Plan of Designation for Victoria Park / Barrambin LGID represents a high level proposal, and thus detailed design is currently unknown. Notwithstanding, where reflective glass material is utilities, the proposal will be designed in accordance with AO59/PO59.</p>
<p><b>PO60</b></p> <p>Development minimises direct overlooking between buildings and to adjoining residential uses not located within the centre or mixed use area through site planning, building design, screening and landscaping.</p>	<p><b>AO60</b></p> <p>No acceptable outcome is prescribed.</p> <p>Note—Screening and fencing for a residential use is designed in accordance with the Multiple dwelling code.</p>	<p><b>Complies with PO60</b></p> <p>All proposed uses are interspersed throughout the site and appropriately screened through the provision of landscaped design.</p>
<p><b>PO61</b></p> <p>Development for residential uses in a zone in the centre zones category or the Mixed use zone maximises privacy and amenity for residents, taking into consideration the mix of uses within the area.</p> <p>Note—Residential development in a zone in the centre zones category or</p>	<p><b>AO61</b></p> <p>No acceptable outcome is prescribed.</p> <p>Note—Screening and fencing for a residential use is designed in accordance with the Multiple dwelling code.</p>	<p><b>Not Applicable</b></p> <p>The proposal does not involve residential uses.</p>

Performance Outcomes	Acceptable Outcomes	Response
<p>the Mixed use zone is not afforded the same level of visual privacy or amenity as within a residential area.</p>		
<p><b>PO62</b></p> <p>Development of garages, driveways and parking structures minimise impacts on the amenity of neighbouring dwellings.</p>	<p><b>AO62.1</b></p> <p>Development for a car park:</p> <p>(a) provides a 2m-high acoustic fence and a landscaped area 1.5m wide where located adjacent to a neighbouring dwelling;</p> <p>(b) is acoustically screened where the car park is used at night and where located adjacent to a neighbouring dwelling.</p>	<p><b>Not Applicable</b></p> <p>The proposed car park does not adjoin a residential dwelling.</p>
	<p><b>AO62.2</b></p> <p>Development for a driveway or vehicle movement area is screened by a 2m-high acoustic fence along the side or rear boundary if located adjacent to a residential dwelling.</p>	<p><b>Not Applicable</b></p> <p>The proposed driveway and vehicle movement area do not adjoin a residential dwelling.</p>
<p><b>PO63</b></p> <p>Development provides refuse and recycling collection and storage facilities that:</p> <p>(a) are located conveniently in an unobtrusive dedicated storage room or separate screened structure;</p> <p>(b) are located and managed so that adverse impacts on building occupants, neighbouring properties and the public realm are minimised;</p>	<p><b>AO63.1</b></p> <p>Development is designed and constructed to ensure refuse and recycling collection and storage facilities comply with the Refuse planning scheme policy.</p>	<p><b>Complies with AO63.1</b></p> <p>The refuse and recycling collection and storage will be appropriately designed.</p>
	<p><b>AO63.2</b></p> <p>Development is designed and constructed to ensure refuse and recycling collection and storage facilities do not have any odour, noise or visual impacts which are detectable</p>	<p><b>Complies with AO63.2</b></p> <p>All refuse and recycling collection and storage facilities will be located in a consolidated area on site that is accessible for all proposed uses. The refuse and recycling facilities will be screened to</p>





Performance Outcomes	Acceptable Outcomes	Response
<p>(c) provide for refuse and recycling including source separation;</p> <p>(d) are of a design which allows low-frequency service collection;</p> <p>(e) minimise ongoing building management cost for occupants.</p>	<p>and disturbing at the site or adjoining sites.</p> <p>Note—Refer to the Refuse planning scheme policy for further guidance.</p>	<p>alleviate negative impacts to surrounding users.</p>
<p><b>PO64</b></p> <p>Development creates a safe environment by incorporating the key elements of crime prevention through environmental design that are tailored to the land use and specific vulnerable elements and settings.</p>	<p><b>AO64</b></p> <p>Development incorporates the key elements of crime prevention through environmental design in its layout, building or structure design and landscaping by:</p> <p>(a) facilitating casual surveillance opportunities and including good sightlines to publicly accessible areas such as car parks, pathways, public toilets and communal areas;</p> <p>(b) defining different uses and ownerships through design and restricting access from non-residential uses into private residential dwellings;</p> <p>(c) promoting safety and minimising opportunities for graffiti and vandalism through exterior building design and orientation of buildings and use of active frontages;</p> <p>(d) ensuring publicly accessible areas such as car parks, pathways, public</p>	<p><b>Complies with AO64</b></p> <p>The proposed development incorporates elements of crime prevention through the following environmental design provisions:</p> <ul style="list-style-type: none"> <li>▪ Providing unobstructed sightlines to encourage casual surveillance and improve the legibility of the public realm. The proposal includes carefully considered pedestrian routes, whereby buildings, vegetation and fencing are oriented to maximise sightlines.</li> <li>▪ Various 24-hour public amenities are provided on site. These amenities will be well-lit at night and provide signage to assist with user safety and wayfinding.</li> <li>▪ The proposed buildings on site will incorporate carefully considered design strategies to reduce opportunities for crime. These include a materiality palette that reduces</li> </ul>



Performance Outcomes	Acceptable Outcomes	Response
	<p>toilets, communal areas are well lit;</p> <p>(e) including way-finding cues;</p> <p>(f) minimising predictable routes and entrapment locations near public spaces such as car parks, public toilets, ATMs, communal areas.</p> <p>Note—For guidance in achieving the key elements of crime prevention through environmental design refer to the Crime prevention through environmental design planning scheme policy.</p>	<p>antisocial behaviours such as graffiti and vandalism.</p> <ul style="list-style-type: none"> <li>▪ The proposed parkland includes wayfinding elements such as various signage throughout the park. The signage will include information signs, identification signs, directional signs, and major attraction signs.</li> <li>▪ The proposal considers sightlines and views within the design to minimise entrapment locations. 24-hour security will be provided to ensure safety and responsiveness for the parkland. These security systems will include the provision of monitoring rooms, a CCTV network and the installation of duress buttons at key locations along the primary pedestrian network.</li> </ul>
<p><b>PO65</b></p> <p>Development minimises the potential for graffiti and vandalism through appropriate design and landscaping which controls access, reduces canvas and allows for easy maintenance selection.</p>	<p><b>AO65</b></p> <p>Development design and landscaping incorporates graffiti and vandalism prevention techniques which:</p> <p>(a) deny access to potential canvas using access control techniques;</p> <p>(b) reduce potential canvases using canvas-reduction techniques;</p> <p>(c) ensure graffiti can be readily and quickly removed through easy</p>	<p><b>Complies with AO65</b></p> <p>The proposed buildings on site will incorporate carefully considered design strategies to reduce opportunities for crime. These include a materiality palette that reduces antisocial behaviours such as graffiti and vandalism.</p>



Performance Outcomes	Acceptable Outcomes	Response
	<p style="text-align: center;">maintenance selection techniques.</p> <p>Note—For guidance on graffiti and vandalism prevention techniques refer to the Graffiti prevention planning scheme policy.</p>	
<p><b>PO66</b></p> <p>Development does not adversely impact the structural integrity or ongoing operation and maintenance of sub-surface transport infrastructure which is an existing or endorsed proposed tunnel.</p>	<p><b>AO66</b></p> <p>Development demonstrates that it will not result in any impact on existing or planned sub-surface transport infrastructure through the submission of an engineering and geological report and certification or consent provided by the relevant infrastructure owner.</p>	<p><b>Complies with AO66</b></p> <p>The development will not result in impacts on existing sub-surface infrastructure.</p>
<b>If identified in a neighbourhood plan</b>		
<p><b>PO67</b></p> <p>Development minimises visual impacts to view corridors of local significance and enhances opportunities for observation of key vistas and views from identified view points.</p>	<p><b>AO67.1</b></p> <p>Development ensures building placement and design does not impact on a view corridor identified in a neighbourhood plan.</p> <p>Note—A neighbourhood plan may identify view corridors and may or may not identify any specific view points from which they are observed.</p>	<p><b>Not Applicable</b></p> <p>The site is not located on an identified view corridor.</p>
	<p><b>AO67.2</b></p> <p>Development creates opportunities for views and vistas from a view point identified in a neighbourhood plan.</p> <p>Note—A neighbourhood plan may identify view points and may or may not identify any specific view corridor that they observe.</p>	<p><b>Not Applicable</b></p> <p>The site is not located on an identified view corridor.</p>



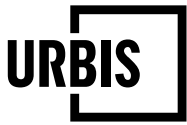
Performance Outcomes	Acceptable Outcomes	Response
<p><b>PO68</b></p> <p>Development on a significant corner site provides a prominent visual reference and contribution to the neighbourhood’s public realm by:</p> <ul style="list-style-type: none"> <li>(a) accommodating high levels of pedestrian movement at the corner and enhancing the pedestrian experience;</li> <li>(b) emphasising the corner setting through building form, expression, silhouette, scale, materials and landscaping;</li> <li>(c) reinforcing a sense of arrival to the neighbourhood plan area, precinct or sub-precinct through marking a node, an intersection or connection point in the neighbourhood;</li> <li>(d) respecting the prominence of any adjoining or nearby heritage places, traditional character buildings or local landmarks;</li> <li>(e) if a corner land dedication is required:               <ul style="list-style-type: none"> <li>i. accommodating a deep-planted feature tree within the dedication area;</li> <li>ii. providing a building envelope which acknowledges and respects the presence</li> </ul> </li> </ul>	<p><b>AO68.1</b></p> <p>Development is designed to emphasise the corner setting of a significant corner site identified in a neighbourhood plan and provides:</p> <ul style="list-style-type: none"> <li>(a) building entries on both street frontages;</li> <li>(b) a single main entry at the corner.</li> </ul>	<p><b>Not Applicable</b></p> <p>The site is not identified as a significant corner site in the relevant neighbourhood plans.</p>
	<p><b>AO68.2</b></p> <p>Development provides a corner land dedication on a significant corner site identified in a neighbourhood plan, adjacent to the existing verge area which:</p> <ul style="list-style-type: none"> <li>(a) complies with any dimensions identified in the neighbourhood plan;</li> <li>(b) accommodates a deep-planted large feature tree in compliance with the road corridor design section of the Infrastructure design planning scheme policy;</li> <li>(c) is embellished in compliance with the road corridor design section of the Infrastructure design planning scheme policy.</li> </ul> <p>Note—A neighbourhood plan may indicate if a corner land dedication is to be truncated or inverted. If the configuration is not specified, a truncated land dedication is to be provided where the building or podium is 2 storeys or fewer. Where an</p>	<p><b>Not Applicable</b></p> <p>The site is not identified as a significant corner site in the relevant neighbourhood plans.</p>

Performance Outcomes	Acceptable Outcomes	Response
<p>of the large feature tree canopy.</p> <p>Note—A neighbourhood plan will indicate whether or not a land dedication is required.</p>	<p>inverted corner land dedication is provided, the building design accommodates the feature tree canopy at maturity.</p> <p><b>AO67.3</b></p> <p>Development ensures that any part of the building including the basement but excluding awnings is outside the corner land dedication area.</p> <p>Note—A neighbourhood plan may indicate if a building is able to volumetrically extend into the corner land dedication area.</p>	<p><b>Not Applicable</b></p> <p>The site is not identified as a significant corner site in the relevant neighbourhood plans.</p>
<p><b>PO69</b></p> <p>Development on a landmark site provides a prominent visual reference and contribution to the city’s public realm by:</p> <p>(a) exhibiting subtropical architectural excellence through design, treatment and articulation;</p> <p>(b) defining the site and its setting through building form, expression, silhouette, scale, materials and landscaping;</p> <p>(c) reinforcing a sense of arrival to the neighbourhood plan area, precinct or sub-precinct through marking a node, an intersection or major connection point in the city;</p> <p>(d) respecting the prominence of any adjoining or nearby</p>	<p><b>AO69.1</b></p> <p>Development:</p> <p>(a) emphasises a landmark site identified in a neighbourhood plan and its setting;</p> <p>(b) addresses all elevations, with front, side and rear facades all displaying a high level of modulation and articulation;</p> <p>(c) both vertically and horizontally articulates building form and mass with proportions compatible with the height, scale and setting of the building;</p> <p>(d) provides an interesting and varied skyline and silhouette;</p> <p>(e) uses high-quality and durable materials and finishes;</p>	<p><b>Not Applicable</b></p> <p>The site is not identified as a landmark site in the relevant neighbourhood plans.</p>

Performance Outcomes	Acceptable Outcomes	Response
<p>heritage place or local landmark;</p> <p>(e) if a corner land dedication is required:</p> <ul style="list-style-type: none"> <li>i. accommodating a deep-planted large feature tree within the dedication area;</li> <li>ii. providing a building envelope that acknowledges and respects the presence of the large feature tree canopy;</li> <li>iii. accommodating high levels of pedestrian movement and enhancing the pedestrian experience.</li> </ul> <p>Note—A neighbourhood plan may indicate whether or not a land dedication is required.</p>	<p>(f) integrates landscaping, building entries and the public realm at the ground plane.</p> <p>Note—The Council's Independent design advisory panel may be invited to provide advice on developments in accordance with the provisions of the Independent design advisory panel planning scheme policy.</p> <p><b>AO69.2</b></p> <p>Development provides a corner land dedication adjacent to the existing verge area which:</p> <ul style="list-style-type: none"> <li>(a) complies with any dimensions identified in a neighbourhood plan;</li> <li>(b) accommodates a deep-planted feature tree in compliance with the Infrastructure design planning scheme policy;</li> <li>(c) is embellished in compliance with the Infrastructure design planning scheme policy.</li> </ul> <p>Note—A neighbourhood plan may indicate if a corner land dedication is to be truncated or inverted. If the configuration is not specified, a truncated land dedication is to be provided where the building or podium is 2 storeys or fewer. Where an inverted corner land dedication is provided, the building design accommodates the feature tree canopy at maturity.</p>	<p><b>Not Applicable</b></p> <p>The site is not identified as a landmark site in the relevant neighbourhood plans.</p>
<p><b>PO70</b></p>	<p><b>AO70</b></p> <p>Development provides a landscape buffer along the</p>	<p><b>Not Applicable</b></p> <p>The site is not identified within the relevant neighbourhood</p>



Performance Outcomes	Acceptable Outcomes	Response
<p>Development of a landscape buffer is provided in particular locations to facilitate:</p> <ul style="list-style-type: none"> <li>(a) visual privacy to and between sites;</li> <li>(b) visual amenity;</li> <li>(c) shading and occupant amenity;</li> <li>(d) local habitat.</li> </ul>	<p>boundaries of the site identified in a neighbourhood plan, which consists of:</p> <ul style="list-style-type: none"> <li>(a) 3 tiers of planting;</li> <li>(b) a combination of rounded canopy and columnar trees;</li> <li>(c) a maximum spacing of 1 tree for every 6m;</li> <li>(d) trees capable of growing to a minimum height of 8m;</li> <li>(e) shrubs and ground covers.</li> </ul> <p>Note—A neighbourhood plan will indicate the boundaries where the landscape buffer is to be provided and the dimensions of the area.</p>	<p>plans as requiring a landscape buffer.</p>



## K.11 COMMUNITY FACILITIES CODE

### 9.3.5.2(2) – Overall Outcomes

Overall Outcomes	Response
<p>(a) Development is of a design, siting, construction and built form that is suited to the facility, in accordance with the particular operational, functional and locational requirements of community services and facilities.</p>	<p><b>Complies</b></p> <p>The proposed development is suited to the type of facility, which is sited on an existing facility that is used for community purposes. It seeks to enhance the land through the introduction of outdoor and open-air recreation spaces as well as educational and cultural facilities. Built form on the site has been designed to reflect the site’s natural and cultural history both in scale and in materials.</p>
<p>(b) Development is integrated or co-located with other community facilities where possible to create a multifunctional service hub.</p>	<p><b>Complies</b></p> <p>The proposed development provides a range of different types of spaces and facilities that are well integrated with the surrounding urban areas. Some facilities will serve various functions and the park will offer a range of services. This includes opportunities for nature-based recreation, informal and formal sporting facilities, and indoor and outdoor spaces that can host events of various sizes.</p> <p>Community facilities such as the Education Hub, community edible garden, dog park and the Tree House and lookout will also be provided.</p>
<p>(c) Development provides co-location of facilities in metropolitan parks with sport and recreation premises to create multipurpose facilities that can be used for a wide range of recreation and community purposes and adapted to meet changing community demands over time.</p>	<p><b>Complies</b></p> <p>The proposed development offers a range of both sport and recreation facilities and open space, much of which has been designed to be multifunctional in nature and resilient to changing community needs.</p> <p>Many of the park’s spaces will be appropriate for multiple uses. For example, open grassed areas can also be used for small events and festivals, indoor spaces could also host educational experiences, and revegetated areas could present opportunities for research.</p>



Overall Outcomes	Response
<p>(d) Development that may limit the ongoing operation and expansion of existing uses or prejudice development of new facilities appropriate to the specific nature of the particular Community facilities zone precinct is excluded.</p>	<p><b>Complies</b></p> <p>The development will not limit the ongoing operation of existing uses and allows for the development of new community facilities on site in future where required.</p>
<p>(e) Development ensures that the level of public and active transport, or private vehicular accessibility and car parking, for users of the facility is appropriate to the purpose, and where possible, the use is clustered within or in close proximity to centres well-served by public and active transport.</p>	<p><b>Complies</b></p> <p>A key objective of the proposed development is to improve connections to the surrounding urban areas and improve accessibility for visitors. The park will be well serviced by public transport, particularly through the new Brisbane Metro and Cross River Rail stations.</p> <p>Improved active transport connections will be provided through new and upgraded bridge connections and pedestrian routes throughout the site. Car parking facilities will be provided to allow for private vehicle access.</p>
<p>(f) Development:</p> <ul style="list-style-type: none"> <li>a. is appropriately located according to the type of proposed use;</li> <li>b. is highly accessible and preferably integrated and co-located with complementary uses where possible;</li> <li>c. is of a scale, height and bulk that provides a high level of amenity;</li> <li>d. is generally consistent with the character of the area;</li> <li>e. transitions sensitively to surrounding uses;</li> <li>f. is supported by complementary uses of appropriate scale and purpose to directly serve the employees and activities of the zone precinct, and which do not compromise the commercial, retail or community service role and function of nearby centre activities.</li> </ul>	<p><b>Complies</b></p> <p>The park will serve as an important green space and sporting and recreational precinct for the surrounding urban areas.</p> <p>The site will be serviced by a range of public transport connections and will improve accessibility through the introduction of new and upgraded active transport bridge connections and routes.</p> <p>The majority of the site will consist of open or vegetated areas. The scale, height and bulk of the built elements will be of high quality and will use materials that respond to the natural context of the area including earth, stone, timber and fabric.</p> <p>The revegetation of the site will reinstate the natural character to much of the site. The design quality of the built elements will reflect Brisbane's subtropical climate and overall character that is typical to the surrounding area.</p> <p>The retention of certain trees, addition of landscaping planting and built elements at the boundaries, and at key entry points to the park will serve to create a sense of transition into the parkland.</p>

Overall Outcomes	Response
	<p>The park is designed to complement surrounding developments and will not compete with other uses. It will be supported by key surrounding developments, including the Herston Quarter and QUT Kelvin Grove campus.</p>
<p>(g) Development for major government facilities and services is of a form suitably specific to the facility in recognition of the particular operational, functional and locational requirements of the use.</p>	<p><b>Not Applicable.</b></p> <p>The development is not for a major government facility or service.</p>
<p>(h) Development impacts are considered in relation to the community benefit that the facility or service will provide to the broader community.</p>	<p><b>Complies</b></p> <p>The development will provide a range of community benefits, including contributions to public realm, cultural and historic heritage, environmental values, health and wellbeing, and economic benefits. These benefits have been considered in relation to the impacts of the development.</p>
<p>(i) Buildings and structures in the particular zone precincts are varied to present a variety of building forms, materials and facade treatments.</p>	<p><b>Complies</b></p> <p>The built elements of the proposed development will include a variety of forms, materials, and facades. Furniture will include elements such as bench seats, picnic settings and seating pods and while materials will include earth, stone, timber, concrete, steel and fabric.</p> <p>Built form will vary depending on function and use of the structure, consisting of smaller scale shelters and amenity blocks, to larger and taller facilities such as the Tree House and lookout.</p>
<p>(j) Development complements the prevailing scale, built form and streetscape of the zone or zone precinct and surrounding areas.</p>	<p><b>Complies</b></p> <p>The edges of the proposed development have been designed to integrate with surrounding areas and the streets which bound the site.</p> <p>Entry points and connections will be integrated with surrounding suburbs through improved active transport connections and considered tree planting and landscaping that improves or is in keeping with the existing streetscapes and landscape, particularly through inclusion of tropical and sub-tropical species that are commonly found across Brisbane.</p>

Overall Outcomes	Response
<p>(k) Development achieves satisfactory standards in managing the potential adverse impacts on the health, safety and amenity of adjoining sensitive uses, predominantly through maintaining adequate buffering between these land uses.</p>	<p><b>Complies</b></p> <p>Adverse impacts of the development on surrounding uses have been identified through various specialist technical studies undertaken for the LGID proposal and development of the Master Plan.</p> <p>These impacts will be managed during construction and operation and have been mitigated during design where appropriate. Detailed design will consider these impacts further.</p>
<p>(l) Development achieves a satisfactory standard of environmental performance by integrating into development principles of innovative, sustainable and efficient design, construction and operation, to encourage water conservation and responsiveness to climate.</p>	<p><b>Complies</b></p> <p>The LGID proposal for Victoria Park / Barrambin has ensured that the park incorporates best-practice sustainability principles.</p> <p>The proposed development will be a carbon neutral facility that is as energy efficient as possible. Water conservation measures will include using natural processes to cleanse water on site, and the capture and reuse of stormwater to support irrigation. The site's natural, existing function as a flood detention basin will be retained.</p>
<p>(m) Road, rail, public transport and active transport connectivity and accessibility between community facilities and key destinations is maximised, to ensure efficient and safe movement of people and goods, and a high level of accessibility for employees and visitors or patrons of the special purpose.</p>	<p><b>Complies</b></p> <p>The proposed development will improve transport connections with the surrounding area.</p> <p>New active transport links will be delivered as part of the development, through the new network of paths and cycle routes around the site and the addition of new and upgraded active transport bridges.</p> <p>The site will be well serviced by public transport connections at Exhibition Station and the Herston Busway.</p>
<p>(n) Development for a sensitive use is compatible with nearby existing uses that have the potential for off-site air emissions, considers the health and wellbeing of occupants and does not adversely impact on the continued operation of those existing uses.</p>	<p><b>Not Applicable</b></p> <p>The development does not include a sensitive use.</p>

### 9.3.5.3 – Performance outcomes and acceptable outcomes

Table 9.3.5.3.A—Performance outcomes and acceptable outcomes

Performance Outcomes	Acceptable Outcomes	Response
<b>Section A – If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development</b>		
<p><b>PO1</b></p> <p>Development ensures that the hours of operation are:</p> <p>(a) consistent with reasonable community expectations for the use and are consistent with the purpose of the zone or zone precinct;</p> <p>(b) controlled so that the community facility does not impact on the amenity of:</p> <p>i. a residence within the building where the use is located;</p> <p>ii. nearby sensitive uses.</p>	<p><b>AO1.1</b></p> <p>Development for a non-residential use has hours of operation, including the use of indoor activity areas and private open space, which are limited to 7am to 6pm.</p>	<p><b>Will Comply with PO1</b></p> <p>The majority of the park will be open 24 hours a day, 7-days a week, which is consistent with community expectations for parks and open spaces.</p> <p>Where appropriate, some facilities on site will have closure arrangements where there are potential safety or amenity impacts, such as the nature water play gully and adventure playground, which will be closed after dark.</p>
	<p><b>AO1.2</b></p> <p>Development has hours of operation for delivery vehicles which are limited to 7am to 6pm Monday to Saturday, excluding public holidays.</p>	<p><b>Will Comply with AO1.2</b></p> <p>The majority of the park will be open 24 hours a day, 7-days a week, which is consistent with community expectations for parks and open spaces.</p> <p>Delivery vehicles will occur during 7am to 6pm.</p> <p>Conditions of approval can ensure compliance with this acceptable outcome.</p>
<p><b>PO2</b></p> <p>Development ensures that noise generated does not exceed the noise (planning) criteria in Table 9.3.5.3.B and night-time noise criteria in Table 9.3.5.3.C at a sensitive zone or sensitive use.</p> <p>Note—A noise impact assessment report prepared in accordance with the Noise</p>	<p><b>AO2.1</b></p> <p>Development:</p> <p>(a) does not involve amplified music entertainment;</p> <p>(b) is conducted wholly within an enclosed building and does not involve external activity,</p>	<p><b>Will Comply with PO2 / AO2.1</b></p> <p>Specific details on activities undertaken within the site and associated noise levels are unknown at this current point in time.</p> <p>Notwithstanding, a Noise Impact Assessment has been prepared as part of this EAR to assess noise levels of potential land</p>

Performance Outcomes	Acceptable Outcomes	Response
<p>impact assessment planning scheme policy can assist in demonstrating achievement of this performance outcome.</p> <p>Note—Where the development involves an activity regulated by the Entertainment Venues and Events Local Law, the operating noise levels and requirements may be specified on a permit or approval issued under that law.</p>	<p>dining or entertainment areas;</p> <p>(c) provides a 2m high acoustic fence along any boundary with land in a residential zone;</p> <p>(d) ensures mechanical plant or equipment is acoustically screened from adjoining sensitive uses.</p> <p>Note—Mechanical plant includes generators, motors, compressors and pumps such as airconditioning, refrigeration or coldroom motors.</p>	<p>uses and activities occurring within the site. The outcomes of the assessment demonstrate that noise generated as part of the development will not exceed specified noise criteria.</p> <p>For further information, refer to <b>Appendix R – Noise Impact Assessment</b>.</p>
	<p><b>AO2.2</b></p> <p>Development does not generate noise that is clearly audible and creates a disturbance within a dwelling or its associated balcony or patio.</p>	<p><b>Not Applicable</b></p> <p>Specific details on activities undertaken within the site and associated noise levels are unknown at this current point in time.</p> <p>Notwithstanding, a Noise Impact Assessment has been prepared as part of this EAR to assess noise levels of potential land uses and activities occurring within the site. The outcomes of the assessment demonstrate that noise generated as part of the development will not exceed specified noise criteria and will result in adverse impacts of nearby sensitive uses.</p> <p>For further information, refer to <b>Appendix R – Noise Impact Assessment</b>.</p>
<p><b>PO3</b></p> <p>Development:</p> <p>(a) avoids or minimises air emissions;</p>	<p><b>AO3.1</b></p> <p>Development:</p> <p>(a) does not involve activities that generate air emission,</p>	<p><b>Complies with AO3.1</b></p> <p>The development contemplates small-scale food and drink outlets.</p> <p>Given the plan of designation and Master Plan for Victoria Park</p>

<b>Performance Outcomes</b>	<b>Acceptable Outcomes</b>	<b>Response</b>
<p>(b) complies with the following criteria at a sensitive zone or sensitive use:</p> <ul style="list-style-type: none"> <li>i. air quality planning criteria in Table 9.3.5.3.D;</li> <li>ii. odour criteria in Table 9.3.5.3.E.</li> </ul> <p>Note—An air quality impact report prepared in accordance with the Air quality planning scheme policy can assist in demonstrating achievement of this performance outcome.</p>	<p>including odour, dust, fumes or smoke beyond the site;</p> <p>(b) where cooking or food odour is released, exhaust is discharged vertically</p> <p>(c) and directed away from a sensitive use, and vents are separated by the following distances:</p> <ul style="list-style-type: none"> <li>i. a minimum of 6m horizontally from a sensitive use;</li> <li>ii. a minimum of 2m above a thoroughfare or roof with regular foot traffic.</li> </ul>	<p>/ Barrambin is conceptual, specific details on extent of air emissions are unknown.</p> <p>Notwithstanding, detailed design will ensure appropriate management of air emission from future food and drink outlet operations and other activities that generate air emissions. Conditions of approval can ensure compliance with this acceptable outcome.</p>
	<p><b>AO3.2</b></p> <p>Development ensures that all vents for a below-ground car park are separated from a sensitive use in accordance with AS 1668.2-2012 The use of ventilation and air-conditioning in buildings – Mechanical ventilation in buildings.</p>	<p><b>Not Applicable</b></p> <p>No below-ground car parks are proposed as part of the development.</p>
<p><b>PO4</b></p> <p>Development for a sensitive use is located to achieve the air quality (planning criteria in Table 9.3.5.3.D and odour criteria in Table 9.3.5.3.E.</p> <p>Note—An air quality impact report prepared in accordance with the Air quality planning scheme policy can assist in demonstrating achievement of this performance outcome.</p>	<p><b>AO4</b></p> <p>Development for a sensitive use is located at least 150m from a spray painting workshop.</p> <p>Note—This distance is to be measured between the building constraining the spray painting workshop and the property boundary of the sensitive use.</p>	<p><b>Not Applicable</b></p> <p>The development does not involve sensitive uses.</p>
<p><b>PO5</b></p> <p>Development for air conditioning, refrigeration and other mechanical plant, vents, exhausts and refuse and</p>	<p><b>AO5</b></p> <p>Development ensures that air conditioning, refrigeration and other mechanical plant, vents,</p>	<p><b>Will Comply with PO5 / AO5</b></p> <p>The Victoria Park / Barrambin Master Plan is conceptual and is</p>

Performance Outcomes	Acceptable Outcomes	Response
<p>recycling storage areas are compatible in appearance and arrangement with nearby premises to ensure adverse amenity impacts associated with the development are ameliorated.</p>	<p>exhausts and refuse and recycling storage areas are:</p> <p>(a) located so that they are not visually obtrusive when viewed from the street;</p> <p>(b) screened from an adjacent sensitive use.</p>	<p>subject to ongoing detailed design.</p> <p>Detailed design will ensure air conditioning, refrigeration and other mechanical plant, vents, exhausts and refuse and recycling storage areas are of an appearance that does not adversely impact surrounding areas.</p> <p>Conditions of approval can ensure compliance with this acceptable outcome.</p>
<p><b>PO6</b></p> <p>Development for outdoor lighting must not have an adverse impact on any person, activity or fauna because of light emissions, either directly or by reflection.</p>	<p><b>AO6.1</b></p> <p>Development provides for outdoor lighting with technical parameters, design, installation, operation and maintenance of outdoor lighting that comply with the requirements of AS 4282-1997 Control of the obtrusive effects of outdoor lighting.</p> <p>Note—The effects of outdoor lighting should be mitigated where windows of habitable rooms of nearby dwellings will be illuminated beyond maximum permissible values outlined in AS 4282-1997 Control of the obtrusive effects of outdoor lighting.</p>	<p><b>Complies with AO6.1</b></p> <p>The proposed lighting scheme for the park is depicted in Drawing URB00352-E01, which is enclosed within the Lighting Impact Analysis in <b>Appendix T</b>.</p> <p>The Lighting Impact Analysis demonstrates that the floodlighting and outdoor lighting will be compliant with the relevant standards and requirements.</p>
	<p><b>AO6.2</b></p> <p>Development ensures that floodlighting is restricted to the type that gives no upward component of light where mounted horizontally, that is a full cut off luminaire.</p>	<p><b>Complies with AO6.2</b></p> <p>The proposed lighting scheme for the park is depicted in Drawing URB00352-E01, which is enclosed within the Lighting Impact Analysis in <b>Appendix T</b>.</p> <p>The Lighting Impact Analysis demonstrates that the floodlighting and outdoor will be compliant with the relevant standards and requirements.</p>

Performance Outcomes	Acceptable Outcomes	Response
<p><b>PO7</b></p> <p>Development within the City core and City frame as identified in Figure a of the Transport, access, parking and servicing code provides for car parking spaces at rates to discourage private car use and encourage walking, cycling and the use of public transport.</p>	<p><b>A07</b></p> <p>Development within the City core and City frame as identified in Figure a of the Transport, access, parking and servicing code provides for on-site parking spaces at maximum parking rates in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.</p>	<p><b>Complies with PO7</b></p> <p>The site is not within the City core, but is located within the City frame.</p> <p>The development proposes car parking that exceeds the maximum parking rates specified for the site under the TAPS Code and TAPS PSP, and therefore seeks an alternative outcome.</p> <p>An assessment of the proposal's compliance with the TAPS PSP is provided within <b>Appendix P – Traffic and Transport Engineering Assessment</b>.</p>
<p><b>PO8</b></p> <p>Development outside the City core and City frame area as identified in Figure a of the Transport, access, parking and servicing code provides for a number of on-site car parking spaces that accommodate design peak car parking demands without overflow parking onto adjacent properties or adjacent streets.</p>	<p><b>A08</b></p> <p>Development:</p> <p>(a) outside the City core and City frame as identified in Figure a of the Transport, access, parking and servicing code provides for on-site car parking in compliance with the standards in the Transport, access, parking and servicing planning scheme policy; or</p> <p>(b) for which no parking standard is identified in the Transport, access, parking and servicing planning scheme policy, does not result in on-street parking.</p>	<p><b>Not Applicable</b></p> <p>The development is not located outside the City Frame.</p>
<p><b>PO9</b></p> <p>Development provides adequate facilities for bicycles.</p>	<p><b>A09</b></p> <p>Development provides for cyclist facilities in accordance with the standards in the Transport, access, parking and servicing planning scheme policy.</p>	<p><b>Complies with A09</b></p> <p>The development provides for cyclist facilities in accordance with the Transport, access, parking and servicing planning scheme policy.</p> <p>The development will include a range of dedicated and shared</p>



Performance Outcomes	Acceptable Outcomes	Response
		<p>primary and secondary cycle routes that connect with the broader network.</p> <p>Bicycle parking (bike racks and bike bollards) will be provided at key destinations around the park.</p>
<p><b>PO10</b></p> <p>Development must be serviced adequately with regard to water supply and waste disposal, and water supply must meet the stated standard of service for the intended use and fire fighting purposes.</p>	<p><b>AO10</b></p> <p>Development ensures that all lots are:</p> <p>(a) provided with reticulated water supply and sewerage; or</p> <p>(b) provided with appropriate on-site sewerage, where the development does not provide access to reticulated sewer for all lots.</p>	<p><b>Complies with AO10</b></p> <p>All sewer and water reticulation will be undertaken in accordance with the requirements and procedures of Queensland Urban Utilities, AS3500 and Brisbane City Council requirements.</p> <p>Each lot is currently serviced by its own water meter. A new internal network will provide the required fire flows to points of interest around the park.</p>
<b>If for a childcare centre</b>		
<p><b>PO11</b></p> <p>Development does not expose children to levels of soil contamination in excess of the health-based investigation levels outlined in the National environmental protection measure for assessment of site contamination (incorporating Schedule B (7a)).</p> <p>Note—This can be demonstrated by the preparation of a Stage 1 Preliminary investigation report that complies with the Draft guidelines for the assessment and management of contaminated land in Queensland, any succeeding guidelines, or other relevant state or federal guidelines, statutory measures or standards.</p>	<p><b>AO11</b></p> <p>Development is on a site that has not previously been used for industrial purposes or a notifiable activity (as defined in Schedule 3 of the Environmental Protection Act 1994) as demonstrated by a site history investigation report conducted by a suitably qualified person (as defined under Section 381 of the Environmental Protection Act 1994).</p>	<p><b>Not Applicable</b></p> <p>The development does not include a childcare centre.</p>

Performance Outcomes	Acceptable Outcomes	Response
<b>Section B – If for assessable development</b>		
<p><b>PO12</b></p> <p>Development on a site within a Community facility zone precinct must be protected for public use, and where a community facility use ceases, its replacement must be another community facility or a community facility integrated with another development.</p> <p>Editor's note—For example, premises formerly used as a school may be adapted to accommodate an arts or cultural services hub.</p>	<p><b>AO12</b></p> <p>Development of an existing community facility within a Community facility zone precinct may be transitioned to another type of use within the community facility activity group, where a demonstrable need of the community will be fulfilled.</p>	<p><b>Not Applicable</b></p> <p>The site is not within the Community Facility Zone Precinct.</p>
<p><b>PO13</b></p> <p>Development for a community facility which is purpose-built on public land delivers buildings or structures that are designed as multipurpose community hubs where possible, rather than stand-alone or single-use facilities to:</p> <p>(a) create a sense of place, belonging and community, and to provide a focal point for community activity;</p> <p>(b) increase efficiencies in built form;</p> <p>(c) provide a better return on infrastructure costs where enabling service providers to share facilities over an increased span of operating hours;</p> <p>(d) facilitate adaptation of the building or infrastructure to respond to changing community needs.</p>	<p><b>AO13</b></p> <p>No acceptable outcome is prescribed.</p>	<p><b>Complies with PO13 (where no acceptable outcome prescribed)</b></p> <p>The redevelopment of Victoria Park / Barrambin is to enhance the recreational offering for members of the community in Brisbane.</p> <p>The range of recreational, sporting and community facilities will attract and cater to users across Brisbane and South-East Queensland region.</p> <p>The focus of the redevelopment is to create new spaces for social respite, through provision of key activity nodes, such as the community edible gardens, urban pump track, the Tree House and lookout, and nature water play gully.</p> <p>The development incorporates environmentally sustainable initiatives such as stormwater harvesting and water recycling technologies to ensure long term maintenance of the park.</p>

<b>Performance Outcomes</b>	<b>Acceptable Outcomes</b>	<b>Response</b>
		A range of flexible, multi-purpose spaces are proposed to enable use by the public as well as surrounding schools.
<p><b>PO14</b></p> <p>Development design must be consistent with the reasonable expectations for built form, site layout and landscape design of development on surrounding land.</p>	<p><b>AO14</b></p> <p>Development is of a scale, height and bulk that is not greater than that of surrounding development.</p>	<p><b>Complies with AO14</b></p> <p>The development is for a park, and is overall of a lesser bulk, scale and height than the surrounding development.</p>
<p><b>PO15</b></p> <p>Development has a building form that is varied and building bulk that is reduced by design elements such as awnings, recesses and projections, and a range of materials, colours and textures.</p>	<p><b>AO15</b></p> <p>No acceptable outcome is prescribed.</p>	<p><b>Will Comply with PO15 (where no acceptable outcome prescribed)</b></p> <p>The built elements of the proposed development will include a variety of materials, including earth, stone, timber, concrete, steel and fabric. Built form will be reduced by design elements.</p>
<p><b>PO16</b></p> <p>Development does not impose adverse visual amenity impacts on surrounding sensitive uses.</p>	<p><b>AO16.1</b></p> <p>Development has a 2m wide landscaped buffer provided between boundaries with residential uses and vehicle movement and parking areas.</p>	<p><b>Not Applicable</b></p> <p>The site is bounded by roads and does not share a common boundary with residential premises.</p>
	<p><b>AO16.2</b></p> <p>Development has a building setback from a site boundary with a residential premises of a minimum of 3m, or half the height of the building at that point, whichever is greater.</p>	<p><b>Not Applicable</b></p> <p>The site is bounded by roads and does not share a common boundary with residential premises.</p>
	<p><b>AO16.3</b></p> <p>Development has a 2m high acoustic fence and screen landscaping provided along a site boundary adjoining a sensitive use.</p>	<p><b>Not Applicable</b></p> <p>The site is bounded by roads and does not adjoin a sensitive use.</p>

<b>Performance Outcomes</b>	<b>Acceptable Outcomes</b>	<b>Response</b>
<p><b>PO17</b></p> <p>Development ensures that building siting and design achieves a pleasant and manageable environment by allowing passage of cooling breezes and employing sun control devices to reduce glare, shade buildings and maintain comfortable indoor temperatures.</p>	<p><b>AO17.1</b></p> <p>Development is orientated to allow good access to sunlight and breezes.</p>	<p><b>Will Comply with AO17.1</b></p> <p>The proposed buildings presented in the Victoria Park / Barrambin Master Plan are conceptual and require further detailed design.</p> <p>Detailed design will ensure buildings are oriented to maximise access to sunlight and breezes.</p>
	<p><b>AO17.2</b></p> <p>Development has window placement and an internal layout which allows for cross ventilation.</p> <p>Note—North- or north-east facing windows, balconies or decks may provide lesser levels of than would otherwise be allowed by this code, where passive solar design is improved.</p>	<p><b>Will Comply with AO17.2</b></p> <p>The proposed buildings presented in the Victoria Park / Barrambin Master Plan are conceptual and require further detailed design. Detailed design will ensure enclosed buildings have a window placement and internal layout that allows for cross ventilation.</p>
<p><b>PO18</b></p> <p>Development provides for vehicular accessways that are designed and located to:</p> <p>(a) minimise on-site and off-site safety conflicts between pedestrians and vehicles;</p> <p>(b) ensure efficient pedestrian or vehicular ingress to or egress from the premises;</p> <p>(c) reduce the visual impact on the streetscape.</p>	<p><b>AO18.1</b></p> <p>Development has buildings and activity areas located to prevent potentially hazardous vehicular or pedestrian movements.</p>	<p><b>Will Comply with AO18.1</b></p> <p>Where there are buildings, they will be designed to prevent potentially hazardous vehicular or pedestrian movements.</p> <p>Hostile vehicle mitigation will be employed at high risk areas using strategically bollards, planters and seats.</p>
	<p><b>AO18.2</b></p> <p>Development ensures that the location of access ways maintain the integrity, quality and primacy of footpaths.</p>	<p><b>Will Comply with AO18.2</b></p> <p>The design of vehicle access will ensure that the integrity, quality and primary of footpaths are maintained.</p> <p>A key focus of the development is to ensure the provision of active transport connections to and throughout the site.</p>

Performance Outcomes	Acceptable Outcomes	Response
	<p><b>AO18.3</b></p> <p>Development provides convenient, safe and clearly visible pedestrian access to the site.</p>	<p><b>Complies with AO18.3</b></p> <p>Pedestrian access points will be clearly signed to ensure safe and clear wayfinding. There are various pedestrian access points around the site’s boundary, including via pedestrian bridges.</p>
<p><b>PO19</b></p> <p>Development ensures that on-site car parking is located so as to ensure that employee, patron and visitor car parking associated with the use:</p> <p>(a) does not dominate the frontage of the premises;</p> <p>(b) maintains the amenity of the street and adjacent properties.</p> <p>Note—On-site parking areas are provided for staff, patrons and visitors in accordance with the Transport, access, parking and servicing planning scheme policy.</p>	<p><b>AO19</b></p> <p>Development ensures that car parking:</p> <p>(a) is provided below or at the rear of a primary building for the use and is not within the front setback of the site;</p> <p>(b) where forward of the building line, car parking is integrated with high quality landscaping.</p> <p>Note—Refer to the Refuse planning scheme policy for further guidance.</p>	<p><b>Complies with PO19</b></p> <p>Car parking on site is located in a manner that does not dominate the frontage of the premises and maintains amenity for the surrounding streets and properties.</p> <p>Car parks are set back from the site boundary and are not located in proximity to the street or surrounding uses.</p>
<p><b>PO20</b></p> <p>Development ensures servicing, storage and refuse and recycling collection areas are:</p> <p>(a) unobtrusive;</p> <p>(b) located and managed so that adverse impacts on nearby sensitive uses, neighbouring properties and public domain are minimised.</p>	<p><b>AO20</b></p> <p>Development reduces the visual impacts of loading bays, site storage and access points for refuse and recycling collection by:</p> <p>(a) buffering with appropriate landscaping;</p> <p>(b) locating service areas away from public spaces, primary street frontages and sensitive uses.</p> <p>Note—Refer to the Refuse planning scheme policy for further guidance.</p>	<p><b>Will Comply with AO20</b></p> <p>Facilities associated with refuse and recycling collection will be designed and located away from street frontages, sensitive uses and public spaces and will be buffered where appropriate.</p> <p>For example, the green waste storage compound will be located at a distance from other key uses in the park near the Inner City Bypass.</p>

<b>Performance Outcomes</b>	<b>Acceptable Outcomes</b>	<b>Response</b>
<p><b>PO21</b></p> <p>Development ensures that outdoor lighting contributes to pedestrian safety and amenity while minimising light nuisance and light spill.</p>	<p><b>AO21</b></p> <p>Development provides a lighting system in accordance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting, while still being a minimum of 20lux at footpath level.</p>	<p><b>Will Comply with AO21</b></p> <p>The Applicant accepts reasonable and relevant conditions of approval to ensure the development provides outdoor lighting in compliance with the provisions of AS 4282-1997 Control of the obstructive effects of outdoor lighting.</p>
<p><b>PO22</b></p> <p>Development ensures that direct overlooking to adjoining residential dwellings is minimised by building layout, location and design of windows, balconies and screening devices.</p>	<p><b>AO22</b></p> <p>Development ensures that windows, balconies, verandahs, terraces or decks that have a direct view into windows of habitable rooms in an adjoining residential dwelling, are screened by:</p> <ul style="list-style-type: none"> <li>(a) fixed opaque glazing; or</li> <li>(b) fixed external screens; or</li> <li>(c) fencing, but only if the overlooking is from the ground storey.</li> </ul>	<p><b>Not Applicable</b></p> <p>The development does not have built structures with direct views into windows of habitable rooms and they are no adjoining residential dwellings.</p>
<p><b>PO23</b></p> <p>Development must create a safe environment by incorporating the key elements of crime prevention through environmental design.</p>	<p><b>AO23.1</b></p> <p>Development incorporates the key elements of crime prevention through environmental design in its layout, building or structure design and landscaping by:</p> <ul style="list-style-type: none"> <li>(a) facilitating casual surveillance opportunities and including good sightlines to publicly accessible areas such as car parks, pathways, public toilets and communal areas;</li> <li>(b) defining different uses and private and public ownership through design and restricting access from non-residential uses into private residential dwellings;</li> </ul>	<p><b>Will Comply with AO23.1</b></p> <p>The proposed development incorporates key elements of crime prevention through the following design measures:</p> <ul style="list-style-type: none"> <li>▪ As per AO23.1(a), unobstructed sight lines that encourage casual surveillance and improve navigation have been incorporated in the design of shared spaces. The development includes a carefully considered placement of pedestrian routes. The arrangement of buildings and vegetation will serve to maximise sightlines to high-risk areas.</li> </ul>

Performance Outcomes	Acceptable Outcomes	Response
	<p>(c) promoting safety and minimising opportunities for graffiti and vandalism through exterior building design, orientation of buildings and the use of active frontages;</p> <p>(d) ensuring publicly accessible areas such as car parks, pathways, public toilets and communal areas are well lit;</p> <p>(e) including way-finding cues;</p> <p>(f) minimising predictable routes and entrapment locations near public spaces such as car parks, public toilets, ATMs and communal areas.</p> <p>Note—For guidance in achieving the key elements of crime prevention through environmental design refer to the Crime prevention through environmental design planning scheme policy.</p>	<ul style="list-style-type: none"> <li>▪ As per AO23.1(b), amenities will have formalised operating areas. While some areas will remain open 24/7 some amenities will have closure arrangements outside daylight hours. Signage will be used to identify private and public spaces and any relevant opening hours, while lighting at paths and plazas will indicate areas of intended use.</li> <li>▪ As per AO23.1(c), building design strategies will reduce opportunities to commit crime. These include using a thoughtful selection of materials that seek to reduce antisocial behaviours including graffiti and vandalism.</li> <li>▪ As per AO23.1(d), publicly accessible areas and facilities will be well lit</li> <li>▪ As per AO23.1(a), wayfinding elements will include various types of signage at different locations. Different types of signage will be provided based on the location and include information signs, identification signs, directional signs, and major attraction signs.</li> <li>▪ As per AO23.1(f), sightlines and views have been considered in the design of potential entrapment locations, such as bridges. 24/7 security will be provided to ensure safety and responsiveness for the park, which will include the</li> </ul>

Performance Outcomes	Acceptable Outcomes	Response
	<p><b>AO23.2</b></p> <p>Development ensures that fencing adjoining waterway corridors, parkland and cycling and walking routes is low and visually permeable, with:</p> <p>(a) a maximum height of 1.2m, and at least 50% transparent; or</p> <p>(b) a maximum height of 0.9m if less than 50% transparent.</p>	<p>provision of monitoring rooms, a CCTV network, and the installation of duress buttons at key locations along the primary path network.</p> <p><b>Not Applicable</b></p> <p>No fencing is proposed as part of the development.</p>
<p><b>PO24</b></p> <p>Development minimises the potential for graffiti and vandalism through access control, canvas reduction and easy maintenance selection.</p>	<p><b>AO24</b></p> <p>Development incorporates graffiti and vandalism prevention techniques in its layout, building or structure design and landscaping by:</p> <p>(a) denying access to potential canvas through access control techniques;</p> <p>(b) reducing potential canvases through canvas reduction techniques;</p> <p>(c) ensuring graffiti can be readily and quickly removed through easy maintenance selection techniques.</p> <p>Note—For guidance on graffiti and vandalism prevention techniques refer to the Graffiti prevention planning scheme policy.</p>	<p><b>Will Comply with AO24</b></p> <p>A materiality manual has been prepared for the site, which will serve as a framework for the public realm environment. The development will ensure that materials are well-selected to improve reduce antisocial behaviours such as vandalism and graffiti.</p> <p>In order to improve perceptions of safety and reduce opportunities for vandalism, materials and finishes will be natural and soft and will focus on local timbers and natural stone where possible. Materials will be robust and easy to maintain. Other hardened materials, such as concrete, will be used minimally. More targeted and specific graffiti prevention measures will be incorporated into the development during detailed design.</p>



<b>Performance Outcomes</b>	<b>Acceptable Outcomes</b>	<b>Response</b>
<p><b>If for community facilities in zones other than the Community facilities zone</b></p> <p>Note—The performance outcomes and acceptable outcomes described below provide further assessment benchmarks for community facilities in specific zones to which this code is applicable.</p> <p>To the extent of any contrary direction or inconsistency with the general code provisions listed above, these more specific performance outcomes and acceptable outcomes prevail.</p>		
<p><b>PO25</b></p> <p>Development must be located to minimise the introduction of non-local traffic into residential streets which are minor roads.</p>	<p><b>AO25</b></p> <p>Development is not located on a minor road.</p>	<p><b>Complies with AO25</b></p> <p>Access points to the development are not provided from minor roads.</p>
<p><b>If for community facilities in the Emerging community zone or where impact assessable in any other zone</b></p>		
<p><b>PO26</b></p> <p>Development ensures that the community facility is co-located with or in close proximity to other community facilities, centre uses or focal points such as public transport interchanges or public open space.</p>	<p><b>AO26.1</b></p> <p>Development located in newly developing areas or outer suburban areas ensures that the community facility is located:</p> <p>(a) on a site identified for that purpose on an approved structure plan, master plan or park management plan; or</p> <p>(b) adjacent to community focal points such as shopping centres, major public transport interchanges, parkland, schools or sporting grounds.</p>	<p><b>Not Applicable</b></p> <p>The development is not in a newly developed area or outer suburban area.</p>
	<p><b>AO26.2</b></p> <p>Development located in a built-up inner or middle-suburban area ensures that the community facility is:</p> <p>(a) co-located with another community facility; or</p> <p>(b) b. located within 500m of a centre or other community facility.</p>	<p><b>Complies with AO26.2</b></p> <p>The development is located in close proximity to a number of medical facilities and hospital, and a university campus.</p>
<p><b>PO27</b></p>	<p><b>AO27.1</b></p>	<p><b>Complies with AO27.1</b></p>

<b>Performance Outcomes</b>	<b>Acceptable Outcomes</b>	<b>Response</b>
Development must be on a site with high accessibility.	<p>Development:</p> <p>(a) provides convenient and safe walking and cycling access from nearby public transport infrastructure and other public areas; or</p> <p>(b) is located in a high-use area such as a commercial building, shopping centre and other centre localities.</p>	<p>The park will be highly accessible, serviced by public transport, particularly through the new Brisbane Metro and Cross River Rail stations. Improved active transport connections will be provided through the Inner City Pedestrian and Cycle Bridge and upgrades to the existing land bridge, as well as pedestrian routes throughout the site.</p>
	<p><b>AO27.2</b></p> <p>Development ensures that the community facility is easily identifiable to facilitate ease of access by patrons.</p>	<p><b>Complies with AO27.2</b></p> <p>A number of clear entry precincts and plazas will be provided at different points around the park which will create a sense of welcome to the development.</p> <p>Elsewhere, signs and lighting will be provided to improve wayfinding to the park.</p>
<b>If for community facilities in the Emerging community zone</b>		
<p><b>PO28</b></p> <p>Development that is a club, community care centre, community use, educational establishment, emergency services or place of worship is encouraged to establish and contribute to a vital and contained community.</p>	<p><b>AO28</b></p> <p>Development including a club, community care centre, community use, educational establishment, emergency services or place of worship is located in accordance with a subdivision plan developed through a coordinated and integrated structure planning process.</p>	<p><b>Not Applicable</b></p> <p>The site is not located within the Emerging Community Zone.</p>
<b>If for a community use in the Open space zone of Sport and recreation zone</b>		
<p><b>PO29</b></p> <p>Development with community use activities requiring permanent facilities or infrastructure is located only in district or metropolitan parks or recreation facilities where it is compatible with and complements the sporting,</p>	<p><b>AO29</b></p> <p>Development with facilities or infrastructure for community use activities:</p> <p>(a) is located within district or metropolitan parks or recreation facilities;</p>	<p><b>Complies with AO29</b></p> <p>A majority of the site is within the Metropolitan and District Zone Precinct of the Sport and Recreational Zone.</p> <p>The proposed development includes a number of new sporting, leisure, and recreation</p>

<b>Performance Outcomes</b>	<b>Acceptable Outcomes</b>	<b>Response</b>
leisure and recreation experiences of community users.	(b) demonstrates a nexus with any existing sporting, leisure and recreation activities on a site.	facilities and maintains some of those currently existing on site, such as the Golf Driving Range and putt-putt facilities.
<b>PO30</b> Development with permanent structures and buildings for the community use and associated outdoor recreation infrastructure is of a scale, bulk and location compatible with the surrounding area.	<b>AO30</b> Development with buildings or structures associated with the community use is designed and located in accordance with a park master plan or park management plan adopted in the Park management plan planning scheme policy, or where no plan exists:  (a) is a minimum distance of 15m from any boundary to a residential premises;  (b) does not exceed a height of 9.5m.	<b>Complies with AO30</b> Development on the site will be designed and located in accordance with the plan of designation for Victoria Park / Barrambin.
<b>If for emergency services in the Environmental management zone or Rural zone</b>		
<b>PO31</b> Development with an emergency services use is located to facilitate efficient access and emergency responses.	<b>AO31</b> Development ensures that an emergency services use is located:  (a) on a suburban or arterial road;  (b) to support existing concentrations of centre activity uses or residential uses.	<b>Not Applicable</b> The proposed development is not for emergency services and is not located within the Environmental Management Zone or Rural Zone.



## K.12 PARK CODE

### 9.3.16.2(2) – Overall Outcomes

Overall Outcomes	Response
(a) Development is of a size and scale that is consistent with the intent of the park type and zone precinct.	<b>Complies</b> The proposed park is of a size and scale that is consistent with the intent of a Metropolitan Park type.
(b) Development of any park in the Environmental management zone or Conservation zone will preserve and enhance the biodiversity and ecological values of the land.	<b>Not Applicable</b> The park is not located within the Environmental Management Zone or Conservation Zone.
(c) Development uses landscaping, built structures and lighting which contribute to a high-quality public realm and reinforce a subtropical landscape.	<b>Complies</b> The proposal incorporates landscaping, built structures and lighting to create a high-quality public realm that reinforces the subtropical landscape of Brisbane.
(d) Development provides opportunities for multipurpose use for a variety of complementary community purposes and is easily adaptable for future change.	<b>Complies</b> The proposed parkland is co-located with a range of community facilities to create a multipurpose development that is adaptable for future change.
(e) Development ensures that access to and within the park is safe, convenient for all visitors and is appropriate to the park and intended use	<b>Complies</b> The proposed development provides access to and within the park that is safe, convenient for all visitors and appropriate to the park and intended use.

### 9.3.16.3 – Performance outcomes and acceptable outcomes

Table 9.3.16.3—Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	Response
PO1 Development ensures that:	AO1 Development is:	<b>Will Comply with AO1</b> A Master Plan is in the process of being refined for



Performance outcomes	Acceptable outcomes	Response
<p>(a) the type and form of the development is consistent with the range of activity and intensity of use envisaged within the zone and zone precinct while providing for a range of the following opportunities:</p> <p>(b) informal recreation;</p> <p>(c) community meeting and gathering space;</p> <p>(d) indoor or outdoor sporting activities;</p> <p>(e) active transport routes;</p> <p>(f) scenic and landscape amenity;</p> <p>(g) ecological conservation and linkages;</p> <p>(h) conservation of cultural heritage;</p> <p>(i) cultural expression and identity;</p> <p>(j) education or interpretive opportunities;</p> <p>(k) economic or tourism opportunities;</p> <p>(l) park infrastructure is: of a high quality;</p> <p>(m) compatible with being in a public area;</p> <p>(n) suited to the zone and zone precinct in which the land is, or is intended to be, included within;</p> <p>(o) access and circulation facilities throughout the park</p>	<p>(a) in compliance with a master or management plan adopted in the Park management plan planning scheme policy; or</p> <p>(b) in compliance with AO2 to AO10, as required.</p> <p>(c) Note—These park facilities are to be designed and constructed in compliance with the standards in the Infrastructure design planning scheme policy.</p> <p>Note—Embellishment standards for the public park network, that is trunk infrastructure, are specified in the Local government infrastructure plan. These works are also to be provided to the standards in the Infrastructure design planning scheme policy.</p>	<p>the redevelopment of Victoria Park.</p>



<b>Performance outcomes</b>	<b>Acceptable outcomes</b>	<b>Response</b>
provide safe access points and links to major activity spaces and facilities and other components of the public open space system.		
<b>PO2</b> Development is located, designed and constructed to deliver the desired standard of service for public park infrastructure as described in the Local government infrastructure plan.	<b>AO2</b> Development provides park facilities as trunk park infrastructure in accordance with the Local government infrastructure plan.	<b>Complies with AO2</b> The proposal provides park facilities as trunk park infrastructure as per the Local Government Infrastructure Plan.
<b>If in a zone other than the Environmental management zone or Conservation zone</b>		
<b>PO3</b> Development is of an appropriate size and scale for its park type as described in the Local government infrastructure plan and zone precinct to ensure that parks are predominantly open in landscape character and are readily maintainable by the Council.	<b>AO3.1</b> Development on land in the Local zone precinct excluding urban commons involves only building or structures complying with the following size thresholds:  (a) gazebos and shelters with a maximum individual building footprint of 50m <sup>2</sup> ;  (b) a maximum combined building footprint of 500m <sup>2</sup> for all new and existing buildings and structures or 10% of the park area, whichever is less.	<b>Not Applicable</b> The site is not designated within land in the Local Zone Precinct.
	<b>AO3.2</b> Development on land in the District zone precinct excluding urban commons involves only buildings or structures complying with the	<b>Complies with PO3</b> The proposed development of the park – as it relates to the LGID area - provides a maximum combined building footprint of less than 2%. However, the proposal includes park shelters that are



Performance outcomes	Acceptable outcomes	Response
	<p>following size and proximity thresholds:</p> <ul style="list-style-type: none"> <li>(a) gazebos and shelters with a maximum individual building footprint of 60m<sup>2</sup>;</li> <li>(b) club, community use, food and drink outlet and environment facility buildings with a maximum individual building footprint of 500m<sup>2</sup> and no more than 2 storeys;</li> <li>(c) outdoor performance stages with a maximum individual building footprint of 150m<sup>2</sup> and no closer than 50m to land in a zone in the residential zones category or to an existing residential dwelling;</li> <li>(d) sport and recreation facilities such as practice nets, skating and BMX facilities no closer than 50m to land in a zone in the residential zones category or to an existing residential dwelling;</li> <li>(e) ancillary buildings such as storage or maintenance sheds with a maximum individual building footprint of 120m<sup>2</sup>;</li> <li>(f) public toilets with a maximum individual building footprint of 150m<sup>2</sup>;</li> <li>(g) a maximum combined building footprint of 1,000m<sup>2</sup> for all new and existing buildings and</li> </ul>	<p>larger than the 60m<sup>2</sup> requirement. Further, the proposed Tree House and lookout structure is 4 storeys. Therefore, an alternative outcome is sought for the size of the buildings and structures.</p> <p>Notwithstanding, given the nature of the park is designated as a Metropolitan Park, the proposed structures are considered appropriate for the size and scale. The park has also been designed to ensure it is predominantly open in landscape character and readily maintained.</p> <p>Refer to <b>Section 4.4.2</b> of the EAR for a list of approximate footprints and building heights.</p>



Performance outcomes	Acceptable outcomes	Response
	<p>structures or 10% of the park area, whichever is less.</p>	
	<p><b>AO3.3</b></p> <p>Development on land in the Metropolitan zone precinct excluding urban commons involves only buildings or structures complying with the following size and proximity thresholds:</p> <ul style="list-style-type: none"> <li>(a) gazebos and shelters with a maximum individual building footprint of 150m<sup>2</sup>;</li> <li>(b) club, community use, food and drink outlet and environment facility buildings with a maximum individual building footprint of 700m<sup>2</sup> and no more than 2 storeys;</li> <li>(c) outdoor performance stages with a maximum combined building footprint of 250m<sup>2</sup> and no closer than 100m to land in a zone in the residential zones category or to an existing residential dwelling;</li> <li>(d) sport and recreation facilities, such as informal sports fields, practice nets, skating and BMX facilities no closer than 50m to land in a zone in the residential zones category or to an existing residential dwelling;</li> </ul>	<p><b>Complies with PO3</b></p> <p>The proposed development of the park provides a maximum combined building footprint of less than 2% of the LGID area. However, the proposal includes park shelters that are larger than the 60m<sup>2</sup> requirement. Further, the proposed tree house structure is 4 storeys. Therefore, an alternative outcome is sought for the size of the buildings and structures.</p> <p>Notwithstanding, given the nature of the park is designated as a Metropolitan Park, the proposed structures are considered appropriate for the size and scale. The park has also been designed to ensure it is predominantly open in landscape character and readily maintained.</p> <p>Refer to <b>Section 4.4.2</b> of the EAR for a list of approximate footprints and building heights.</p>



Performance outcomes	Acceptable outcomes	Response
	<ul style="list-style-type: none"> <li>(e) ancillary buildings, such as storage or maintenance sheds with a maximum individual building footprint of 120m<sup>2</sup>;</li> <li>(f) public toilets with a maximum individual building footprint of 300m<sup>2</sup>;</li> <li>(g) a maximum combined building footprint of 2,500m<sup>2</sup> for all new and existing buildings and structures or 10% of the park area, whichever is less.</li> </ul>	
	<p><b>AO3.4</b></p> <p>Development in an urban common park type complies with the following:</p> <ul style="list-style-type: none"> <li>(a) a minimum of 50% of the space is open to the sky, that is, there is no roof;</li> <li>(b) buildings and structures are only provided to support community events, gathering or performances.</li> </ul>	<p><b>Complies with AO3.4</b></p> <p>The proposed park is designed to be more than 50% open to the sky. Additionally, buildings and structures are provided to support community events, gatherings or performances only.</p>
<p><b>PO4</b></p> <p>Development and use of the park must maximise public access where it will not have an adverse impact on the open space values of the park.</p>	<p><b>AO4</b></p> <p>Development does not prohibit public access, except where:</p> <ul style="list-style-type: none"> <li>(a) an organised activity such as a sporting event or carnival requires temporary exclusive use; or</li> <li>(b) access will be temporarily restricted to protect the biodiversity values of the</li> </ul>	<p><b>Will Comply with AO4</b></p> <p>The Master Plan and plan of designation for Victoria Park / Barram represents a high level proposal, and public access details are not known at this stage of the development. However, conditions of approval can ensure that public access is managed in a</p>



Performance outcomes	Acceptable outcomes	Response
	<p>park such as for the duration of a breeding season or to allow bushland rehabilitation or to control erosion; or</p> <p>(c) infrastructure requiring restricted access or fencing is located in the park such as for safety reasons; or</p> <p>(d) the park has a current lease or licence approved by the Council which allows for restricted or controlled public access; or</p> <p>(e) a management plan or master plan adopted as a planning scheme policy specifically states otherwise.</p>	<p>manner consistent with the requirements specified in AO4.</p>
<p><b>PO5</b></p> <p>Development requiring the provision of outdoor lighting does not have an adverse impact on any person, activity or fauna because of light emissions, either directly or by reflection.</p>	<p><b>AO5.1</b></p> <p>Development ensures that the technical parameters, design, installation, operation and maintenance of outdoor lighting comply with the requirements of AS 4282-1997 Control of the obtrusive effects of outdoor lighting.</p>	<p><b>Will Comply with AO5.1</b></p> <p>Detailed design will ensure that the technical parameters, design installation, operation and maintenance of outdoor lighting are in accordance with the requirements of AS 4282-1997 Control of the obtrusive effects of outdoor lighting.</p> <p>Conditions of approval can ensure compliance with this acceptable outcome.</p>
	<p><b>AO5.2</b></p> <p>Development adjoining residential areas uses outdoor lighting that gives no upward component of light where</p>	<p><b>Will Comply with AO5.2</b></p> <p>Detailed design will ensure that no upward outdoor lighting is located and/or</p>



Performance outcomes	Acceptable outcomes	Response
	mounted horizontally, such as a full cut off luminaire.	<p>directed towards adjoining residential areas.</p> <p>Conditions of approval can ensure compliance with this acceptable outcome.</p>
<p><b>PO6</b></p> <p>Development requiring the provision of outdoor lighting must ensure light fixtures and fittings:</p> <ul style="list-style-type: none"> <li>(a) are provided to facilitate the safe use of park infrastructure;</li> <li>(b) are located to minimise loss of residential amenity through glare and noise associated with night-time use of a park;</li> <li>(c) are not visually intrusive;</li> <li>(d) are appropriate to the parkland setting.</li> </ul>	<p><b>AO6</b></p> <p>Development provides outdoor lighting using crime prevention through environmental design principles to provide adequate illumination for public facilities which are available for use after dusk and before sunrise, including:</p> <ul style="list-style-type: none"> <li>(a) illumination of footpaths and entrapment locations rather than windows and external roads;</li> <li>(b) use of multiple light sources rather than single fittings, to provide uniform light levels;</li> <li>(c) use of low-level fixtures which are vandal resistant where tree canopies would otherwise obscure lighting.</li> </ul> <p>Note—Refer to the Crime prevention through environmental design planning scheme policy.</p>	<p><b>Will Comply with AO6</b></p> <p>The Master Plan and plan of designation represents a high level proposal, and thus outdoor lighting details are not known at this stage of the development. However, conditions of approval can ensure that any future outdoor lighting is installed in a manner consistent with the requirements specified in AO6.</p>
<p><b>PO7</b></p> <p>Development must enhance the park’s amenity, including the subtropical landscape, and functionality, and facilitate efficient and effective maintenance.</p>	<p><b>AO7</b></p> <p>Development is landscaped in compliance with a master plan or management plan adopted as a planning scheme policy; or</p>	<p><b>Will Comply with AO7</b></p> <p>The Master Plan and plan of designation represents a high level proposal, and thus detailed design is currently unknown. Notwithstanding, the landscaping will be designed</p>



Performance outcomes	Acceptable outcomes	Response
	<ul style="list-style-type: none"> <li>(a) Development uses landscaping to:</li> <li>(b) discourage graffiti on walls, such as retaining walls and acoustic barrier fences;</li> <li>(c) break up large areas of hard landscaping, such as car parks;</li> <li>(d) add visual interest and structure to extensive open areas;</li> <li>(e) create new spaces, nodes or buffers within the open space;</li> <li>(f) provide screening along site boundaries;</li> <li>(g) enhance areas of retained vegetation;</li> <li>(h) provide natural shade in key activity areas, such as children's play and spectator seating areas;</li> <li>(i) reinforce a subtropical setting.</li> </ul>	<p>and provided in accordance with AO7.</p>
<p><b>PO8</b></p> <p>Development outside of the City core and City frame identified in Figure a of the Transport, access, parking and servicing code, provides on-site parking spaces that accommodate design peak parking demands without overflow parking to an adjacent premises or adjacent streets.</p>	<p><b>AO8</b></p> <p>Development provides on-site parking which is in compliance with the standards in the Transport, access, parking and servicing planning scheme policy.</p>	<p><b>Complies with AO8</b></p> <p>The proposal provides on-site parking that is compliant with the TAPS PSP. For further detail, refer to <b>Appendix P – Traffic and Transport</b>.</p>



Performance outcomes	Acceptable outcomes	Response
<b>If in the Environmental management zone or Conservation zone</b>		
<p><b>PO9</b></p> <p>Development must:</p> <ul style="list-style-type: none"> <li>(a) be of an appropriate size and scale to ensure the park is compatible with and complementary to the primary function of protecting and enhancing biodiversity and ecological integrity;</li> <li>(b) only accommodate sustainable, nature-based recreation;</li> <li>(c) not adversely impact on the environmental values;</li> <li>(d) be of a high quality, suitable for public use and consistent with the intent of the zone and zone precinct;</li> <li>(e) ensure that access and circulation facilities enable safe access to and within the park and provide links to any adjoining open spaces.</li> </ul>	<p><b>AO9.1</b></p> <p>Development:</p> <ul style="list-style-type: none"> <li>(a) involves only those car parking areas, buildings or structures that comply with the following size thresholds:</li> <li>(b) a maximum of 10 car parking spaces unless otherwise approved in a natural area management plan adopted as a planning scheme policy;</li> <li>(c) gazebos, shelters and bird hides with a maximum individual building footprint of 60m<sup>2</sup> in local or district parks and an individual building footprint of 150m<sup>2</sup> in metropolitan parks;</li> <li>(d) food and drink outlet buildings with a maximum individual building footprint of 350m<sup>2</sup> and no more than 2 storeys;</li> <li>(e) environment facility buildings with a maximum individual building footprint of 700m<sup>2</sup> and no more than 2 storeys;</li> <li>(f) ancillary buildings such as storage or maintenance sheds with a maximum individual building footprint of 100m<sup>2</sup>;</li> <li>(g) public toilets, such as unisex composting toilets</li> </ul>	<p><b>Not Applicable</b></p> <p>The site is not within the Environmental Management Zone or Conservation Zone.</p>



Performance outcomes	Acceptable outcomes	Response
	<p>where the site is not seweraged, of no more than 2 cubicles; or</p> <p>(h) is in compliance with a natural area management plan or master plan adopted in the Park management plan planning scheme policy.</p>	
	<p><b>AO9.2</b></p> <p>Development provides fencing that:</p> <p>(a) defines boundaries and/or restricts access where required;</p> <p>(b) facilitates the safe movement of native fauna and/or excludes fauna from arterial roads or motorways;</p> <p>(c) does not impede flood waters and flood-borne debris.</p> <p>Note—These park facilities are to be designed and constructed in compliance with the standards in the Infrastructure design planning scheme policy.</p> <p>Note—Embellishment standards for the public park network, that is trunk infrastructure, are specified in the Local government infrastructure plan. These works are also to be provided to the standards in the Infrastructure design planning scheme policy.</p>	<p><b>Not Applicable</b></p> <p>The site is not within the Environmental Management Zone or Conservation Zone.</p>
<p><b>PO10</b></p> <p>Development requiring the provision of outdoor lighting</p>	<p><b>AO10</b></p> <p>Development ensures that technical parameters, design,</p>	<p><b>Not Applicable</b></p>



<b>Performance outcomes</b>	<b>Acceptable outcomes</b>	<b>Response</b>
does not have an adverse impact on any person, activity or fauna because of light emissions, either directly or by reflection.	installation, operation and maintenance of outdoor lighting comply with the requirements of AS 4282-1997 Control of the obtrusive effects of outdoor lighting.  Note—Details regarding the design of lighting to protect biodiversity is provided in the Biodiversity areas planning scheme policy.	The site is not within the Environmental Management Zone or Conservation Zone.



## K.13 INDOOR SPORT AND RECREATION CODE

### 9.3.11.2(2) – Overall Outcomes

Overall Outcomes	Response
<p>(a) Development minimises an adverse impact upon the privacy, health, wellbeing and amenity of a nearby sensitive use.</p>	<p><b>Complies</b></p> <p>Given the expansive nature of the site, the proposed Indoor Sport and Recreation use will be well-located within the site to minimise adverse impacts on the privacy, health, wellbeing and amenity of nearby sensitive uses.</p> <p>It is noted that the inclusion of the Indoor Sport and Recreation use is to allow for upgrades to the existing Centenary Pool as it relates to the car park only, which functions as an ancillary component to the existing pool. The existing built form of the Centenary Pool does not form part of the infrastructure designation proposal.</p>
<p>(b) Development ensures that facilities are appropriately located and designed.</p>	<p><b>Complies</b></p> <p>The proposal ensures the Indoor Sport and Recreation facility is well located on site. It is noted that the inclusion of the Indoor Sport and Recreation use is to allow for upgrades to the existing Centenary Pool as it relates to the car park only, which functions as an ancillary component to the existing pool. The existing built form of the Centenary Pool does not form part of the infrastructure designation proposal.</p> <p>Given the proposed LGID represents a high level development, detailed design of the proposed ancillary car park is currently unknown. Notwithstanding, the proposal will ensure the facilities are appropriately designed during the detailed design phase.</p>
<p>(c) Development ensures that, where purpose-built on public land, facilities are designed for compatible mixed uses, including but not limited to multipurpose sporting, recreation and community facilities which are able to respond to changing community needs.</p>	<p><b>Complies</b></p> <p>The proposal strategically co-locates a range of uses within the Victoria Park / Barrambin site to provide a range of recreation and community facilities to respond to changing community needs.</p>





Overall Outcomes	Response
(d) Development ensures that traffic volumes are no greater than those reasonably expected for the nature and level of facility.	<p><b>Complies</b></p> <p>A Traffic and Transport Report has been prepared by SLR Consulting (<b>Appendix P</b>), which concludes the proposed development will not materially impact the safety or operational performance of the surrounding road network.</p> <p>For further detail, refer to <b>Appendix P</b>.</p>
(e) Development provides sufficient on-site provision for parking and manoeuvring.	<p><b>Complies</b></p> <p>The proposal provides sufficient on-site provisions for parking and manoeuvring to adequately service the development. For further detail, please refer to <b>Appendix E – Illustrative Master Plan and Proposal Plans</b> and <b>Appendix F – Plan of Designation</b>.</p>

### 9.3.11.3 – Performance outcomes and acceptable outcomes

**Table 9.3.11.3.A—Performance outcomes and acceptable outcomes**

Performance outcomes	Acceptable outcomes	Response
<p><b>PO1</b></p> <p>Development provides acceptable levels of privacy and <u>amenity</u> for residents in neighbouring residential <u>dwelling</u>s.</p>	<p><b>AO1.1</b></p> <p>Development provides on any site boundary with land in a residential zone:</p> <p>(a) a minimum 1.8m high acoustic fence;</p> <p>(b) a minimum 2m wide landscaped buffer.</p>	<p><b>Not Applicable</b></p> <p>The site does not share a common boundary with land in a residential zone.</p>
	<p><b>AO1.2</b></p> <p>Development provides a minimum side and rear boundary setback of 2m for any part of a building or structure which is less than 3m in height.</p>	<p><b>Complies with AO1.2</b></p> <p>The proposed Indoor Sport and Recreation facilities are well located within the site, and thus will be sufficiently setback from the side and rear boundaries as per AO1.2.</p>



Performance outcomes	Acceptable outcomes	Response
		<p>It is noted that the inclusion of the Indoor Sport and Recreation use is to allow for upgrades to the existing Centenary Pool as it relates to the car park only, which functions as an ancillary component to the existing pool. The existing built form of the Centenary Pool does not form part of the infrastructure designation proposal.</p>
	<p><b>AO1.3</b></p> <p>Development provides for any part of a building or structure which is greater than 3m in height, a minimum side and rear boundary setback of 3m, or half the height of the building or structure at that point, whichever is the greater.</p>	<p><b>Will Comply with AO1.3</b></p> <p>Given the nature of the proposal being an LGID, it represents a high level plan of designation. Accordingly, detailed design of the proposal is currently unknown.</p> <p>Notwithstanding, the proposed facilities are well-located within the site, and thus will sufficiently achieve the minimum required side and rear boundary setbacks as per AO1.3.</p>
	<p><b>AO1.4</b></p> <p>Development with associated outdoor lighting is completed in accordance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting.</p>	<p><b>Will Comply with AO1.4</b></p> <p>The Applicant accepts reasonable and relevant conditions of approval to ensure the development provides outdoor lighting in compliance with the provisions of AS 4282-1997 Control of the obstructive effects of outdoor lighting.</p>



Performance outcomes	Acceptable outcomes	Response
	<p><b>AO1.5</b></p> <p>Development provides for any air conditioning, refrigeration and other mechanical plant, vents, exhausts and refuse and recycling storage areas to be:</p> <ul style="list-style-type: none"> <li>(a) located so that they are not visually obtrusive when viewed from the street;</li> <li>(b) screened from adjacent residential dwellings and land where in a zone in the Residential zones category.</li> </ul> <p>Note—Refer to the Refuse planning scheme policy for guidance.</p>	<p><b>Will Comply with AO1.5</b></p> <p>Given the nature of the proposal being an LGID, it represents a high level plan of designation. Accordingly, detailed design of the proposal is currently unknown.</p> <p>Notwithstanding, all mechanical plant, vents, exhausts and refuse and recycling storage areas will be located and screened to protect the visual amenity of the streetscape and adjoining premises, as per AO1.5.</p>
<p><b>PO2</b></p> <p>Development ensures that noise generated by indoor sport and recreation does not exceed the noise (planning) criteria in Table 9.3.11.3.B and the night-time noise criteria in Table 9.3.11.3.C at a sensitive zone or sensitive use.</p> <p>Note—A noise impact assessment report prepared in accordance with the <a href="#">Noise impact assessment planning scheme policy</a> can assist in demonstrating compliance with this performance outcome.</p>	<p><b>AO2.1</b></p> <p>Development is conducted wholly within an enclosed building and does not involve external activity.</p>	<p><b>Complies with AO2.1</b></p> <p>The proposed Indoor Sport and Recreation facility relates to upgrades to the existing Centenary Pool car park only, which functions as an ancillary component to the existing pool. The existing built form of the Centenary Pool does not form part of the infrastructure designation proposal.</p> <p>Existing activities associated with the pool will continue to be wholly conducted within the enclosed building. No new facilities will be proposed that involve external activity.</p>



Performance outcomes	Acceptable outcomes	Response
	<p><b>AO2.2</b></p> <p>Development ensures car parking areas used at night are acoustically screened from adjoining residential dwellings.</p>	<p><b>Complies with AO2.2</b></p> <p>All car parking areas proposed will be acoustically screened from residential dwellings.</p>
	<p><b>AO2.3</b></p> <p>Development does not generate noise that is clearly audible and creates a disturbance within a dwelling or an associated balcony or patio.</p>	<p><b>Complies with AO2.3</b></p> <p>Given the proposed Indoor Sport and Recreation facilities are well-located within the site, it will not create noise impacts for nearby sensitive uses.</p> <p>It is noted that the inclusion of the Indoor Sport and Recreation use is to allow for upgrades to the existing Centenary Pool as it relates to the car park only, which functions as an ancillary component to the existing pool. The existing built form of the Centenary Pool does not form part of the infrastructure designation proposal.</p> <p>For further information, refer to <b>Appendix R – Noise Impact Assessment</b>.</p>
<p><b>PO3</b></p> <p>Development is highly accessible to its intended users.</p>	<p><b>AO3</b></p> <p>Development is not solely accessible from a minor road.</p>	<p><b>Complies with AO3</b></p> <p>The proposed redevelopment of the Victoria Park / Barrambin site provides access via Herston Road, which is nominated as a District Road.</p>
<p><b>PO4</b></p>	<p><b>AO4</b></p>	<p><b>Complies with AO4</b></p>



Performance outcomes	Acceptable outcomes	Response
<p>Development that is located on public land, is planned and designed to:</p> <ul style="list-style-type: none"> <li>(a) deliver maximum use of the site;</li> <li>(b) demonstrate co-location of compatible sport, recreation and community facility uses;</li> <li>(c) maximise utility to the broader sport and recreation community.</li> </ul>	<p>Development ensures that services are shared between uses such as car parking, cafe, pro shop.</p>	<p>The proposed redevelopment of the Victoria Park / Barrambin site provides shared servicing in a central area that is in proximity to the main entrance to ensure it is highly accessible for all uses.</p>
<p><b>PO5</b></p> <p>Development creates a safe environment by incorporating the key elements of crime prevention through environmental design.</p>	<p><b>AO5</b></p> <p>Development incorporates the key elements of crime prevention through environmental design in its layout, building or structure design and landscaping by:</p> <ul style="list-style-type: none"> <li>(a) facilitating casual surveillance opportunities and including good sightlines to publicly accessible areas such as car parks, pathways, public toilets and communal areas;</li> <li>(b) defining different uses and private and public ownerships through design and restricting access from non-residential uses into private residential dwellings;</li> <li>(c) promoting safety and minimising opportunities for graffiti and vandalism through exterior building design and orientation of buildings and use of active frontages;</li> </ul>	<p><b>Complies with AO5</b></p> <p>The proposed development incorporates elements of crime prevention through the following environmental design provisions:</p> <ul style="list-style-type: none"> <li>▪ Providing unobstructed sightlines to encourage casual surveillance and improve the legibility of the public realm. The proposal includes carefully considered pedestrian routes, whereby buildings, vegetation and fencing are oriented to maximise sightlines.</li> <li>▪ Various 24-hour public amenities are provided on site. These amenities will be well-lit at night and provide signage to assist with user safety and wayfinding.</li> <li>▪ The proposed buildings on site will incorporate</li> </ul>



Performance outcomes	Acceptable outcomes	Response
	<p>(d) ensuring publicly accessible areas such as car parks, pathways, public toilets and communal areas are well lit;</p> <p>(e) including way-finding cues;</p> <p>(f) minimising predictable routes and entrapment locations near public spaces such as car parks, public toilets, ATMs and communal areas.</p> <p>Note—For guidance in achieving the key elements of crime prevention through environmental design, refer to the Crime prevention through environmental design planning scheme policy.</p>	<p>carefully considered design strategies to reduce opportunities for crime. These include a materiality palette that reduces antisocial behaviours such as graffiti and vandalism.</p> <ul style="list-style-type: none"> <li>▪ The proposed parkland includes wayfinding elements such as various signage throughout the park. The signage will include information signs, identification signs, directional signs, and major attraction signs.</li> <li>▪ The proposal considers sightlines and views within the design to minimise entrapment locations. 24-hour security will be provided to ensure safety and responsiveness for the parkland. These security systems will include the provision of monitoring rooms, a CCTV network and the installation of duress buttons at key locations along the primary pedestrian network.</li> </ul>



## K.14 OUTDOOR SPORT AND RECREATION CODE

### 9.3.15.2(2) – Overall Outcomes

Overall Outcomes	Response
<p>(a) Development locates a new use on a site which does not adversely affect the amenity of local residents, their neighbourhood or the capacity of the road system.</p>	<p><b>Complies</b></p> <p>The proposed development will improve the amenity of the area by improving existing open space and introducing new landscaping and community facilities.</p> <p>The development seeks to minimise impacts on the road system through provision of supporting active transport modes to and throughout the park. The development will also seek to upgrade a new park access and signalised intersection on Herston Road to improve traffic flows.</p>
<p>(b) Development is sited and designed to reduce adverse impacts on the surrounding area given the nature of the use and level of facility.</p>	<p><b>Complies</b></p> <p>The proposed development is located on an existing golf course, and will be used for parks and recreation, indoor and outdoor sporting facilities, and community facilities.</p> <p>The layout of the development has been designed to minimise impacts to surrounding development. Given the proposed uses, there are not expected to be significant impacts on the area.</p>
<p>(c) Development ensures that the level of activities including ancillary development is consistent with the relevant zone precinct intent.</p>	<p><b>Complies</b></p> <p>The level of activities proposed within the Designation Area including any ancillary uses are consistent with that anticipated for the site under the relevant zone precinct.</p>
<p>(d) Development ensures that the use of the sport and recreation facilities is maximised including through compatible mixed uses.</p>	<p><b>Complies</b></p> <p>The proposed sport and recreation facilities will be maximised through the co-location of compatible mixed uses, including parks and recreation areas, community facilities and indoor sport and recreation facilities.</p> <p>It is noted that the inclusion of the Indoor Sport and Recreation use is to allow for upgrades to</p>



Overall Outcomes	Response
	the existing Centenary Pool as it relates to the car park only, which functions as an ancillary component to the existing pool. The existing built form of the Centenary Pool does not form part of the infrastructure designation proposal.

### 9.3.15.3 – Performance outcomes and acceptable outcomes

**Table 9.3.15.3—Performance outcomes and acceptable outcomes**

Performance outcomes	Acceptable outcomes	Response
<p><b>PO1</b></p> <p>Development creates a safe environment by incorporating the key elements of crime prevention through environmental design.</p>	<p><b>AO1</b></p> <p>Development incorporates the key elements of crime prevention through environmental design in its layout, building or structure design and landscaping by:</p> <ul style="list-style-type: none"> <li>(a) facilitating casual surveillance opportunities and including good sightlines to publicly accessible areas such as car parks, pathways, public toilets and communal areas;</li> <li>(b) defining different uses and ownerships through design and restricting access from non-residential uses into private residential dwellings;</li> <li>(c) promoting safety and minimising opportunities for graffiti and vandalism through exterior building design, orientation of buildings and the use of active frontages;</li> </ul>	<p><b>Will Comply with AO1</b></p> <p>a) Unobstructed sight lines that encourage casual surveillance and improve navigation have been incorporated in the design of shared spaces. The development includes a carefully considered placement of pedestrian routes. The arrangement of buildings, vegetation, and fencing will serve to maximise sightlines to high-risk areas.</p> <p>b) Amenities will have formalised operating areas. While some areas will remain open 24/7, some amenities will have closure arrangements outside daylight hours. Signage will be used to identify private and public spaces and any relevant opening hours, while lighting at paths and plazas will indicate areas of intended use.</p> <p>c) Building design strategies will reduce opportunities to commit crime. These include using a thoughtful selection of materials that seek to reduce</p>





Performance outcomes	Acceptable outcomes	Response
	<p>(d) ensuring publicly accessible areas such as car parks, pathways, public toilets and communal areas are well lit;</p> <p>(e) including way-finding cues;</p> <p>(f) minimising predictable routes and entrapment locations near public spaces such as car parks, public toilets and communal areas.</p> <p>Note—For guidance in achieving the key elements of crime prevention through environmental design, refer to the Crime prevention through environmental design planning scheme policy.</p>	<p>antisocial behaviours including graffiti and vandalism.</p> <p>d) Publicly accessible areas and facilities will be well lit</p> <p>e) Wayfinding elements will include various types of signage at different locations. Different types of signage will be provided based on the location and include information signs, identification signs, directional signs, and major attraction signs.</p> <p>f) Sightlines and views have been considered in the design of potential entrapment locations, such as bridges. 24/7 security will be provided to ensure safety and responsiveness for the park, which will include the provision of monitoring rooms, a CCTV network, and the installation of duress buttons at key locations along the primary path network.</p>
<b>If a park management plan applies</b>		
<p><b>PO2</b></p> <p>Development is in compliance with reasonable community expectations as expressed in community engagement during the park management planning processes.</p>	<p><b>AO2</b></p> <p>Development is in compliance with a park management plan in the <u>Park management plan planning scheme policy</u>.</p>	<p><b>Not Applicable</b></p> <p>A park management plan does not apply to the site.</p>
<b>If in a Local zone precinct, where a park management plan does not apply</b>		
<p><b>PO3</b></p> <p>Development ensures that an <u>outdoor sport and recreation</u></p>	<p><b>AO3</b></p>	<p><b>Not Applicable</b></p>



<b>Performance outcomes</b>	<b>Acceptable outcomes</b>	<b>Response</b>
use in a publicly or privately owned facility is not be intensified and does not adversely impact the <u>amenity</u> of local residents.	No acceptable outcome is prescribed.	The development is not within a Local Zone Precinct.
<b>PO4</b> Development ensures that the <u>amenity</u> of an adjoining residential zone is maintained and is consistent with reasonable community expectations for the use of a <u>park</u> in a Local zone precinct.	<b>AO4</b> Development ensures that the hours of operation are restricted to 7am to 7pm.	<b>Not Applicable</b> The development is not within a Local Zone Precinct.
<b>PO5</b> Development ensures that the nature and type of lighting used is within the reasonable community expectations for a park in a Local zone precinct.	<b>AO5</b> Development ensures that no lighting is provided for <u>outdoor sport and recreation</u> activities.	<b>Not Applicable</b> The development is not within a Local Zone Precinct.
<b>PO6</b> Development ensures that the operation and servicing of the facility does not impose unreasonable adverse impacts on the surrounding residential area.	<b>AO6</b> Development provides for refuse collection from the kerbside.	<b>Not Applicable</b> The development is not within a Local Zone Precinct.
<b>PO7</b> Development ensures that facility or activity preparation does not impose unreasonable adverse impacts on the surrounding residential area.	<b>AO7</b> Development ensures that the hours of operation for facility or activity preparation are restricted to 7am to 7pm.	<b>Not Applicable</b> The development is not within a Local Zone Precinct.
<b>PO8</b> Development ensures that no permanent buildings are constructed.	<b>AO8</b> No acceptable outcome is prescribed.	<b>Not Applicable</b> The development is not within a Local Zone Precinct.



Performance outcomes	Acceptable outcomes	Response
<p><b>PO9</b></p> <p>Development for minor ancillary facilities which support the <u>outdoor sport and recreation</u> use, such as player dug-outs, a timekeeper's box or an umpire's chair tower, does not increase usage and is of a scale and bulk compatible with the surrounding area.</p>	<p><b>AO9</b></p> <p>Development ensures that ancillary facilities:</p> <ul style="list-style-type: none"> <li>(a) are set back a minimum of 10m from any boundary to a residential zone;</li> <li>(b) do not involve expansion of sports fields, courts, circuits, tracks or pools;</li> <li>(c) do not involve the erection of outdoor lighting for sports fields, courts, circuits, tracks or pools.</li> </ul>	<p><b>Not Applicable</b></p> <p>The development is not within a Local Zone Precinct.</p>
<p><b>If in a District zone precinct, where a park management plan does not apply</b></p>		
<p><b>PO10</b></p> <p>Development for any intensification of <u>outdoor sport and recreation</u> maintains the <u>amenity</u> of an adjoining residential area.</p>	<p><b>AO10</b></p> <p>No acceptable outcome is prescribed.</p>	<p><b>Complies with AO10</b></p> <p>This development seeks to improve amenity for the surrounding area, through the revegetation of much of the existing site and siting of key event and activity spaces toward the centre of the park.</p>
<p><b>PO11</b></p> <p>Development ensures that the <u>amenity</u> of an adjoining residential zone is maintained and is consistent with reasonable community expectations for the use of a district park.</p>	<p><b>AO11</b></p> <p>Development ensures that the hours of operation are restricted to 7am to 10pm.</p>	<p><b>Complies with PO11</b></p> <p>The majority of the park will be open 24 hours a day, 7-days a week, which is consistent with community expectations for parks and open spaces.</p> <p>Where appropriate, some facilities on site will have closure arrangements where there are potential safety or amenity impacts, such as the nature water play gully, which will be closed after dark. Day to day activities will not have</p>



Performance outcomes	Acceptable outcomes	Response
		impacts on the amenity of nearby residential areas.
<p><b>PO12</b></p> <p>Development ensures that:</p> <p>(a) the nature and type of lighting for <u>outdoor sport and recreation</u> activities is intended for training and lower level infrequent competition not including elite level;</p> <p>(b) the nature and type of <u>amenity</u> and crime prevention lighting used must be within the reasonable community expectations for a district park in the District zone precinct.</p>	<p><b>AO12</b></p> <p>Development provides <u>outdoor lighting</u> which is in compliance with:</p> <p>(a) <u>AS 4282-1997 Control of the obtrusive effects of outdoor lighting</u>;</p> <p>(b) <u>AS 2560-2007 Sports lighting Part 2.3: Specific applications—Lighting for football (all codes)</u>;</p> <p>(c) <u>AS/NZS 1158 Set:2010 Lighting for roads and public spaces</u>.</p>	<p><b>Complies with AO12</b></p> <p>A Lighting Impact Assessment has been undertaken as part of the EAR, which includes a proposed lighting scheme (refer to Drawing URB00352-E01 within <b>Appendix T</b>).</p> <p>The outcome of the assessment demonstrates that the proposed lighting scheme achieves compliance with AS 42820-1997.</p> <p>The proposed pathway lighting design complies with AS/NZS 1158- Lighting for roads and public spaces (set) - (AS/NZS 1158) and meets meet the applicable AS/NZS 1158.3.1 lighting subcategories.</p>
<p><b>PO13</b></p> <p>Development ensures that the operation and servicing of a facility does not impose unreasonable adverse impacts on the surrounding residential area.</p>	<p><b>AO13</b></p> <p>No acceptable outcome is prescribed.</p>	<p><b>Will Comply with PO13</b></p> <p>Operation and maintenance of the facility will not impose significant impacts on surrounding residential areas.</p> <p>The park will be managed using an integrated park management approach including two dedicated locations on site for operations and maintenance facilities.</p>
<p><b>PO14</b></p> <p>Development ensures facility or activity preparation does not impose unreasonable adverse</p>	<p><b>AO14</b></p> <p>Development ensures that the hours of operation for facility or activity preparation are restricted to 6am to 7pm.</p>	<p><b>Complies with PO14</b></p> <p>The majority of the park will be open 24 hours a day, 7-days a week, which is consistent with community expectations for parks and open spaces. Where</p>



Performance outcomes	Acceptable outcomes	Response
impacts on the surrounding residential area.		<p>appropriate, some facilities on site will have closure arrangements where there are potential amenity impacts, such as the nature water play, which will be closed after dark.</p> <p>Lighting after dark will only operate where necessary and appropriate so as to not impose unreasonable impacts on surrounding residences.</p>
<p><b>PO15</b></p> <p>Development ensures that the facility does not impose unreasonable adverse <u>amenity</u> impacts on the surrounding residential area in terms of its location of buildings, vehicle access areas or operation.</p>	<p><b>AO15.1</b></p> <p>Development ensures that the building <u>setback</u> from a boundary with a residential zone is a minimum of 15m or half the height of the building, whichever is the greater.</p>	<p><b>Not Applicable</b></p> <p>The development does not directly abut a residential zone as it is bounded by roads.</p> <p>Nonetheless, buildings are largely toward the interior of the development and not in proximity to residential areas.</p>
	<p><b>AO15.2</b></p> <p>Development involving vehicle movement or car parking areas which abut a boundary with a residential zone provide:</p> <p>(a) a 1.8m high, gap free, solid screen fence between car parks and vehicle movement areas and adjacent residential dwellings;</p> <p>(b) a minimum 2m wide vegetated buffer adjacent to the boundary.</p>	<p><b>Not Applicable</b></p> <p>The development does not directly abut a residential zone as it is bound by roads.</p> <p>Nonetheless, car parks are sited toward the interior of the development and not in proximity to residential areas.</p>
<p><b>PO16</b></p>	<p><b>AO16</b></p>	<p><b>Complies with AO16</b></p>



Performance outcomes	Acceptable outcomes	Response
<p>Development ensures that the principle of co-location is applied to public buildings, structures and use areas to ensure the efficient use of the site.</p>	<p>No acceptable outcome is prescribed.</p>	<p>Buildings have been sited in proximity to key access points and pedestrian routes to ensure efficient use of the site.</p> <p>Key features, such as the parkland arrival and lawn space, are located near the key entry point and main car parking area.</p> <p>The parkland main entry also provides connections to Gilchrist Avenue through an Inner City Pedestrian and Cycle Bridge to ensure the park is accessible via all modes of transport. Equitable access is provided by way of a lift connection at the proposed Eastern Bridge at the entrance, which offers connection to the community sports field, cricket nets and tennis courts south of Gilchrist Avenue.</p> <p>This Inner City Pedestrian and Cycle Bridge is a critical link between the parkland and the CBD. The proposed bridge connects with the Herston busway access and Brisbane Metro Station, offering shared access to the Herston Quarter.</p>
<p><b>PO17</b></p> <p>Development ensures that:</p> <p>(a) all buildings, structures and ancillary facilities, such as player dug-outs, the timekeeper’s box or an umpire’s seat, support the <u>outdoor sport and recreation</u> use and are</p>	<p><b>AO17</b></p> <p>Development ensures that all buildings:</p> <p>(a) are located a minimum distance of 15m from any boundary to a residential zone;</p>	<p><b>Will Comply with PO17</b></p> <p>Facilities, structures and buildings associated with outdoor recreation uses will be compatible in scale, design and character with the surrounding area.</p>

Performance outcomes	Acceptable outcomes	Response
<p>compatible in scale, bulk, design and character with the surrounding area;</p> <p>(b) the total <u>development footprint</u> of all built structures for an <u>outdoor sport and recreation</u> use does not exceed 10% of all land within a District zone precinct.</p>	<p>(b) have a maximum height of 9.5m;</p> <p>(c) have a maximum gross floor area of:</p> <p>(d) 800m<sup>2</sup> clubhouse facilities including change rooms, office space, storage, kitchen/canteen and community meeting space;</p> <p>(e) 300m<sup>2</sup> for stand-alone change rooms;</p> <p>(f) 80m<sup>2</sup> for stand-alone ancillary structures, such as maintenance or storage facilities.</p>	
<b>If in a Metropolitan zone precinct, where a park management plan does not apply</b>		
<p><b>PO18</b></p> <p>Development for any intensification of <u>outdoor sport and recreation uses</u> acknowledges the <u>amenity</u> of adjoining residential areas.</p>	<p><b>AO18</b></p> <p>No acceptable outcome is prescribed.</p>	<p><b>Complies with PO19</b></p> <p>The outdoor sport and recreation uses do not directly adjoin residential uses, and will not significantly impact these uses.</p>
<p><b>PO19</b></p> <p>Development ensures that the <u>amenity</u> of an adjoining residential zone is maintained and is consistent with reasonable community expectations for the use of a metropolitan park in the Metropolitan zone precinct.</p>	<p><b>AO19</b></p> <p>Development ensures that the hours of operation are restricted to 7am to 10pm.</p>	<p><b>Complies with PO19</b></p> <p>The outdoor sport and recreation uses do not directly adjoin residential uses, and the scale and intent of these uses are in line with expectations for the use of a park, as they include facilities such as sports fields and courts.</p>
<p><b>PO20</b></p> <p>Development ensures that the nature and type of lighting for <u>outdoor sport and recreation</u></p>	<p><b>AO20</b></p>	<p><b>Will Comply with AO20</b></p> <p>The Applicant accepts reasonable and relevant conditions of approval to</p>

Performance outcomes	Acceptable outcomes	Response
<p>activities, amenity and crime prevention are within the reasonable community expectations for a metropolitan park in the Metropolitan zone precinct.</p>	<p>Development provides <u>outdoor lighting</u> which is in compliance with:</p> <p>(a) <u>AS 4282-1997 Control of the obtrusive effects of outdoor lighting</u>;</p> <p>(b) <u>AS 2560-2007 Sports lighting Part 2.3-2007: Specific applications—Lighting for football (all codes)</u>;</p> <p>(c) <u>AS/NZS 1158 Set:2010 Lighting for roads and public spaces</u>.</p>	<p>ensure the development provides outdoor lighting in compliance with the provisions of AS 4282-1997 Control of the obstructive effects of outdoor lighting, AS 2560-2007 Sports lighting Part 2.3-2007: Specific applications—Lighting for football (all codes), and AS/NZS 1158 Set:2010 Lighting for roads and public spaces as relevant to the outdoor recreation facilities.</p>
<p><b>PO21</b></p> <p>Development ensures that the operation and servicing of a facility does not impose unreasonable adverse impacts on the surrounding residential area.</p>	<p><b>AO21</b></p> <p>No acceptable outcome is prescribed.</p>	<p><b>Complies with PO21</b></p> <p>The operation and servicing of the outdoor recreation facilities have been designed to minimise impacts to surrounding residential areas, both in their location, use, and surrounding tree planting and landscaping.</p>
<p><b>PO22</b></p> <p>Development ensures that facility or activity preparation does not impose unreasonable adverse impacts on the surrounding residential area.</p>	<p><b>AO22</b></p> <p>Development ensures that the hours of operation for facility or activity preparation are restricted to 5am to 7pm.</p>	<p><b>Complies with PO22</b></p> <p>The majority of the park will be open 24/7, which is in line with community expectations for a park. However, to reduce impacts to nearby residential areas, the use of some facilities will be discouraged between certain hours, such as through turning off lights.</p>
<p><b>PO23</b></p> <p>Development ensures that the facility does not impose unreasonable adverse <u>amenity</u> impacts on the surrounding</p>	<p><b>AO23.1</b></p> <p>Development ensures that the building <u>setback</u> from a boundary with a residential zone is a minimum of 15m or</p>	<p><b>Complies with PO23</b></p> <p>The proposal ensures the Outdoor Sport and Recreation facilities are well located on site. Car parking will be set</p>





Performance outcomes	Acceptable outcomes	Response
residential area in terms of its location of buildings, vehicle access areas or operation.	<p>half the height of the building, whichever is the greater.</p> <p><b>AO23.2</b></p> <p>Development with vehicle movement or car parking areas that abuts a boundary with a residential zone provides:</p> <p>(a) a 1.8m high, gap free, solid screen fence between car parks and vehicle movement areas and adjacent residential dwellings;</p> <p>(b) a minimum 2m wide vegetated buffer adjacent to the boundary.</p>	back from the boundaries of the site so as not to impact nearby sensitive uses.
<p><b>PO24</b></p> <p>Development ensures the principle of co-location is applied to public buildings, structures and use areas to ensure efficient use of the site.</p>	<p><b>AO24</b></p> <p>No acceptable outcome is prescribed.</p>	<p><b>Complies with PO24</b></p> <p>The proposal ensures that facilities, buildings, structures and use areas are co-located where appropriate. For outdoor sport and recreation facilities, this includes ensuring there is adequate and accessible car parking and other relevant ancillary services.</p>
<p><b>PO25</b></p> <p>Development ensures that:</p> <p>(a) all buildings, structures and ancillary facilities, such as player dug-outs, the timekeeper's box or an umpire's seat, support the <u>outdoor sport and recreation</u> use and are compatible in scale, bulk,</p>	<p><b>AO25</b></p> <p>Development ensures that buildings:</p> <p>(a) are located a minimum distance of 15m from any boundary to a residential zone;</p> <p>(b) have a maximum height of 9.5m;</p>	<p><b>Complies with PO25</b></p> <p>The proposal ensures the Outdoor Sport and Recreation facilities are well located on site. It is noted the proposed LGID represents a high level development, and thus detailed design of buildings are currently unknown.</p> <p>Notwithstanding, the proposal will ensure the facilities are appropriately designed during</p>



Performance outcomes	Acceptable outcomes	Response
<p>design and character with the surrounding area;</p> <p>(b) the total <u>development footprint</u> of all built structures for an <u>outdoor sport and recreation</u> use does not exceed 10% of all land within the Metropolitan zone precinct.</p>	<p>(c) have a maximum gross floor area of:</p> <p>(d) 800m<sup>2</sup> for clubhouse facilities including change rooms, office space, storage, kitchen or canteen and community meeting space;</p> <p>(e) 300m<sup>2</sup> for stand-alone change rooms;</p> <p>(f) 80m<sup>2</sup> for stand-alone ancillary structures, such as maintenance or storage facilities.</p>	<p>the detailed design phase to meet the specified performance outcomes.</p>



## K.15 SPECIAL PURPOSE CODE

### 9.3.16.2(2) – Overall Outcomes

Overall Outcomes	Response
<p>(a) Development establishes in a concentrated, co-located and integrated manner, the development scale or intensity required for optimal and efficient functioning of the use.</p>	<p><b>Complies</b></p> <p>The development is for a large park, which is co-located with a range of community facilities, indoor and outdoor recreation opportunities.</p>
<p>(b) Development contributes to the specific mix or type of activities envisaged in the zone precinct in an integrated and co-located manner to maximise site multifunctionality and efficiency of the use of land, and physical and social infrastructure, particularly where the proposed special purpose is not intended or cannot be easily accommodated in other centre zones at the scale or concentration required for optimal functioning.</p>	<p><b>Complies</b></p> <p>The proposed development provides a range of different types of spaces and facilities that are well integrated with the surrounding urban areas.</p> <p>Some facilities will serve various functions and the park will offer a range of services, but importantly as a valuable green space within the inner city. This includes opportunities for nature-based recreation, informal and formal sporting facilities, and indoor and outdoor spaces that can host events of various sizes.</p>
<p>(c) Development protects the viability of the special purpose by excluding development that may limit the ongoing operation and expansion of existing uses or prejudice establishment of new activities appropriate to the specific nature of the particular zone precinct.</p>	<p><b>Will Comply</b></p> <p>The development will ensure the ongoing efficient operation of the transport infrastructure located within the Special Purpose Zone.</p>
<p>(d) Development for purposes not anticipated in the zone precinct is safe, well designed, integrated with the surrounding area, and offers compensatory community benefits.</p>	<p><b>Will Comply</b></p> <p>Development proposed in the Special Purpose Zone Precinct will be designed to not impact on the ongoing functionality of the transport corridor.</p>
<p>(e) Development is appropriately located according to the proposed use and building and landscape design are of a scale, height, bulk and nature that provide a high level of amenity, are generally compatible with the character of the area,</p>	<p><b>Complies</b></p> <p>The park will serve as an important green space and sporting and recreational precinct for the surrounding urban areas.</p>

Overall Outcomes	Response
<p>transition sensitively to surrounding uses, and reinforce the subtropical nature of the city.</p>	<p>The majority of the site will consist of open or vegetated areas. The scale, height and bulk of the built elements will be of high quality and will use materials that respond to the natural context of the area including earth, stone, timber and fabric.</p> <p>The retention of certain trees, addition of landscaping planting and built elements at the boundaries, and at key entry points to the park will serve to create a sense of transition into the parkland.</p>
<p>(f) Development of buildings and structures is varied to present a variety of building forms, materials and facade treatments.</p>	<p><b>Complies</b></p> <p>The built elements of the proposed development will include a variety of forms, materials, and facades.</p> <p>Furniture will include elements such as bench seats, picnic settings and seating pods and while materials will include earth, stone, timber, concrete, steel and fabric.</p> <p>Built form will vary depending on function and use of the structure, consisting of smaller scale shelters and amenity blocks, to larger and taller facilities such as the Tree House and lookout.</p>
<p>(g) Development is provided with infrastructure, servicing and utilities commensurate with the level of service demands of the use.</p>	<p><b>Complies</b></p> <p>The necessary servicing, utilities, and infrastructure will be provided. Specialist reporting has identified additional infrastructure and services that will be required for the development.</p>
<p>(h) Development is supported by complementary uses of appropriate scale and purpose to directly serve the employees and activities of the zone precinct, and which do not compromise the commercial, retail or community service role and function of nearby centre activities.</p>	<p><b>Complies</b></p> <p>The park is designed to complement surrounding developments and will not compete with other uses. It will improve connectivity within the region and precinct, and will be supported by key surrounding developments, including the Herston Quarter and QUT Kelvin Grove campus.</p>



Overall Outcomes	Response
<p>(i) Development achieves satisfactory standards in managing the potential adverse impacts (including glare, odour, light, noise, traffic, parking, servicing and hours of operation) on the health, safety and amenity of adjoining sensitive land uses, predominantly through maintaining adequate buffering between these land uses.</p>	<p><b>Complies</b></p> <p>Adverse impacts of the development on surrounding uses have been identified through various specialist technical studies undertaken for the LGID proposal for Victoria Park / Barrambin.</p> <p>These impacts will be managed during construction and operation and have been mitigated during design where appropriate.</p>
<p>(j) Development achieves a satisfactory standard of environmental performance by integrating into development principles of innovative, sustainable and efficient design, construction and operation, to encourage water conservation and responsiveness to climate.</p>	<p><b>Complies</b></p> <p>The LGID proposal for Victoria Park / Barrambin contemplates best-practice sustainability principles for the redevelopment.</p> <p>The proposed development will be a carbon neutral facility that is as energy efficient as possible. Water conservation measures will include using natural processes to cleanse water on site, and the capture and reuse of stormwater to support irrigation. The site's natural, existing function as a flood detention basin will be retained.</p>
<p>(k) Development enhances road, rail, public transport and active transport connectivity and accessibility between the special purpose and key destinations to improve the efficient and safe movement of people and goods, and a high level of accessibility for employees, visitors and patrons of the special purpose.</p>	<p><b>Complies</b></p> <p>The proposed development will improve transport connections with the surrounding area. New active transport links will be delivered as part of the development, through the new network of paths and cycle routes around the site, the addition of a new pedestrian and cyclist bridge across Inner City Bypass and an upgrade to the existing elevated connection to the land bridge. The site will be well serviced by public transport connections at Exhibition Station and the Herston Busway Station.</p>
<p>(l) Development for a use which is a major economic driver, such as the port or airport, consolidates the special purpose role in facilitating trade growth; bringing allied industries, freight and tourism to the</p>	<p><b>Not Applicable</b></p> <p>The development is not for a major economic driver.</p>



Overall Outcomes	Response
<p>region; and functioning as a major employment generator.</p>	
<p>(m) Development is designed, constructed and operated to maintain the safety and security of people and property.</p>	<p><b>Complies</b></p> <p>Safety has been considered during the park’s design, including through incorporating the key elements of crime prevention through environmental design.</p> <p>Also, 24/7 security will be provided to ensure safety and responsiveness for the park, which will include the provision of monitoring rooms, a CCTV network, and the installation of duress buttons at key locations along the primary path network.</p>
<p>(n) Development responds to land constraints, mitigates any adverse impacts on environmental values and natural features, and addresses other specific characteristics, as identified by overlays affecting the site or in codes applicable to the development.</p>	<p><b>Complies</b></p> <p>The development has considered the topography of the landscape and existing land constraints. Areas with difficult topography will be revegetated and built structures will be focussed in areas of better accessibility.</p> <p>The existing role of the land as a flood retention basin has been retained and will be improved through the introduction of wetlands and waterholes.</p>



### 9.3.16.3 – Performance outcomes and acceptable outcomes

**Table 9.3.16.3—Performance outcomes and acceptable outcome**

Performance outcomes	Acceptable outcomes	Response
<p><b>Section A—If for accepted development subject to compliance with identified requirements (acceptable outcomes only) or assessable development involving:</b></p> <p>(a) a new premises or existing premises with an increase in gross floor area where for utility installation where sewage pump station, water pump station or water reservoir; or</p> <p>(b) an existing premises with an increase in gross floor area where for utility installation where sewage treatment plant</p>		
<p><b>PO1</b></p> <p>Development does not generate noise that exceeds the noise (planning) criteria in Table 9.3.24.3.B, low frequency noise criteria in Table 9.3.24.3.C and night-time noise criteria in Table 9.3.24.3.D at a sensitive zone.</p>	<p><b>AO1.1</b></p> <p>Development for a utility installation where a sewage pump station or water pump station:</p> <p>(a) is located 50m or greater from a sensitive use;</p> <p>(b) includes all pumps, compressors and motors below ground level;</p> <p>(c) complies with the specifications of the SEQ Water and Sewerage Design and Construction Code.</p>	<p><b>Not Applicable</b></p> <p>The proposed development does not involve utility installation.</p>
	<p><b>AO1.2</b></p> <p>Development for a utility installation where a sewage treatment plant or water reservoir:</p> <p>(a) is for an upgrade to plant and equipment that will reduce noise emissions;</p> <p>(b) does not involve an increase in capacity or development footprint;</p>	<p><b>Not Applicable</b></p> <p>The proposed development does not involve utility installation.</p>



Performance outcomes	Acceptable outcomes	Response
	(c) does not involve development for an ancillary use; (d) does not involve extensions to buildings.	
<p><b>PO2</b></p> <p>Development:</p> <p>(a) avoids or minimises air emissions;</p> <p>(b) complies with the following criteria at a sensitive zone:</p> <p>i. air quality (planning) criteria in Table 9.3.24.3.E;</p> <p>ii. odour criteria in Table 9.3.24.3.F.</p> <p>Note—The preparation of an air quality impact assessment report in accordance with the Air quality planning scheme policy can assist in demonstrating achievement of this performance outcome.</p>	<p><b>AO2.1</b></p> <p>Development for a utility installation where a sewage pump station:</p> <p>(a) is located 50m or greater from a sensitive use;</p> <p>(b) does not involve an increase in capacity or development footprint;</p> <p>(c) complies with the specifications of the SEQ Water and Sewerage Design and Construction Code.</p>	<p><b>Not Applicable</b></p> <p>The proposed development does not involve utility installation.</p>
	<p><b>AO2.2</b></p> <p>Development for a utility installation where a sewage treatment plant:</p> <p>(a) is for an upgrade to plant and equipment that will reduce odour emissions;</p> <p>(b) complies with the specifications of the SEQ Water and Sewerage Design and Construction Code;</p> <p>(c) does not involve an increase in capacity or development footprint;</p> <p>(d) does not involve development for an ancillary use;</p>	<p><b>Not Applicable</b></p> <p>The proposed development does not involve utility installation.</p>





Performance outcomes	Acceptable outcomes	Response
	(e) does not involve extensions to buildings.	
<p><b>Section B—If for assessable development, not accepted development subject to compliance with identified requirements or assessable development stated in Section A</b></p>		
<p><b>PO3</b></p> <p>Development or redevelopment for a purpose not anticipated in the relevant Special purpose zone precinct:</p> <ul style="list-style-type: none"> <li>(a) is safe;</li> <li>(b) is well designed;</li> <li>(c) is integrated with the surrounding area;</li> <li>(d) offers compensatory community benefits.</li> </ul> <p>Note—Compliance can be demonstrated through a redevelopment master plan.</p>	<p><b>AO3</b></p> <p>No acceptable outcome is prescribed.</p>	<p><b>Complies with PO3 (where no acceptable outcome prescribed)</b></p> <p>The development has been designed to be safe, well designed in its quality, siting, and the facilities it will provide for the community. It will be well integrated with the surrounding area both in terms of connectivity and in terms of the interface with surrounding streets and developments. Significant community benefits will be provided in terms of health and wellbeing, equitable access and inclusion, public realm, and economic benefits.</p> <p>Refer to <b>Appendix E – Illustrative Master Plan and Proposed Plans</b> for further details.</p>
<p><b>PO4</b></p> <p>Development not typically anticipated in the relevant Special purpose zone precinct does not hinder or constrain the ongoing operation and future economic opportunities of uses expected within the relevant Special purpose zone precinct.</p>	<p><b>AO4</b></p> <p>No acceptable outcome is prescribed.</p>	<p><b>Complies with PO4 (where no acceptable outcome prescribed)</b></p> <p>Economic opportunities are not expected within the Special Purpose Zone Precinct, as it is for transport infrastructure.</p> <p>Nonetheless, the development has been designed to avoid impact on the existing infrastructure and ensure its ongoing efficient operation and maintenance.</p>

Performance outcomes	Acceptable outcomes	Response
<p><b>PO5</b></p> <p>Development provides complementary uses which:</p> <p>(a) support and enhance the purpose of the zone precinct;</p> <p>(b) do not limit or compromise the purpose of the zone precinct;</p> <p>(c) do not compromise the commercial, retail or community service role and function of a nearby centre.</p>	<p><b>AO5.1</b></p> <p>Development of other activities within the relevant Special purpose zone precinct are linked to uses such as small food and drink outlets or caretaker's accommodation, which are ancillary to the special purpose use.</p>	<p><b>Not Applicable</b></p> <p>Small food and drink outlets and caretakers accommodation are not considered to be appropriate ancillary facilities for the transport use at this location, which is a major transport corridor.</p>
	<p><b>AO5.2</b></p> <p>Development of small ancillary food and drink outlets or kiosks are located only in a ground storey tenancy.</p>	<p><b>Not Applicable</b></p> <p>Small food and drink outlets and caretakers' accommodation are not considered to be appropriate ancillary facilities for the transport use at this location, which is a major transport corridor.</p>
<p><b>PO6</b></p> <p>Development for a building is of a height, scale and bulk which:</p> <p>(a) is consistent with the purpose of the zone and zone precincts;</p> <p>(b) is compatible with the predominant built form of nearby buildings in the locality or planned for the site through a neighbourhood plan;</p> <p>(c) provides a scale transition between large, special-purpose buildings and a surrounding residential area and the streetscape;</p>	<p><b>AO6.1</b></p> <p>Development has a maximum gross floor area:</p> <p>(a) which complies with limits in a neighbourhood plan applying to the zone precinct; or</p> <p>(b) of 0.35 x site area, if no neighbourhood plan applies to the site or zone precinct, or no maximum gross floor area is specified.</p>	<p><b>Complies with PO6</b></p> <p>Development on the site will be designed and located in accordance with the plan of designation proposed for Victoria Park / Barrambin. Specifically:</p> <ul style="list-style-type: none"> <li>▪ As per PO6(a), the height, scale and bulk of the development will not compromise the function of the existing transport corridor.</li> <li>▪ As per PO6(b), the development is for a park, which will provide a built form and open space that is compatible with the surrounding areas and that will improve amenity.</li> </ul>
<p><b>AO6.2</b></p> <p>Development has a maximum building height:</p> <p>(a) which complies with limits in a neighbourhood plan applying to the site or zone precinct; or</p>		

Performance outcomes	Acceptable outcomes	Response
<p>(d) respects the amenity of an adjoining sensitive use;</p> <p>(e) minimises the visual impact of the large-scale built form typically associated with the Special purpose zone;</p> <p>(f) ensures the proposed use does not overshadow an adjoining residential premises or public open space.</p>	<p>(b) of 15m if no neighbourhood plan applies to the site or zone precinct, or no maximum building height is specified.</p> <p><b>AO6.3</b></p> <p>Development for a building which is within 20m of a sensitive use ensures that the building height is stepped down to a maximum of 9.5m.</p> <p>Note—Built to boundary walls are not permitted where a building height transition is required.</p> <p><b>AO6.4</b></p> <p>Development for a bulky or expansive building is partially sleeved by smaller, complementary uses or design features fronting the external environment, such as ground storey administration offices, entrance foyers or forecourts.</p>	<ul style="list-style-type: none"> <li>▪ As per PO6(c), the retention of certain trees, addition of landscaping, planting and built elements at the boundaries, and at key entry points to the park will serve to create a sense of transition into the parkland.</li> <li>▪ As per PO6(d), the park has been designed to consider nearby residential and sensitive uses, through the siting of built elements and access points, and the inclusion of tree and landscaping.</li> <li>▪ As per PO6(e), no large scale built form is proposed.</li> <li>▪ As per PO6(f), the proposed use is for a park and no significant built form is proposed.</li> </ul>
<p><b>PO7</b></p> <p>Development adjacent to or opposite existing residential or other sensitive uses ensures that site layout, building setbacks, landscaping and buffering:</p> <p>(a) are compatible in appearance and arrangement with nearby premises;</p>	<p><b>AO7.1</b></p> <p>Development ensures that setbacks of buildings and other structures from the primary street frontage are a minimum of 6m.</p> <p><b>AO7.2</b></p> <p>Development provides a landscaped strip with a minimum width of 3m along the frontage of the site.</p>	<p><b>Complies with PO7</b></p> <p>The site is bounded by roads and does not share a site boundary with residential premises.</p> <p>The design has considered the surrounding residential uses by locating larger built elements and car parks away from the boundary and nearby premises.</p>



Performance outcomes	Acceptable outcomes	Response
<p>(b) ensure adverse amenity impacts associated with the use are ameliorated.</p>	<p><b>AO7.3</b></p> <p>Development located across a street from a sensitive use provides articulation and variations in the building line set back at least every 10m.</p> <p><b>AO7.4</b></p> <p>Development with a rear or side boundary to a sensitive use ensures that:</p> <ul style="list-style-type: none"> <li>(a) the building setback from the boundary is a minimum of 3m or half the height of the building at that point, whichever is greater;</li> <li>(b) the boundary is landscaped with mature trees of a type consistent with the locality, planted at intervals which screen between the development and a sensitive use;</li> <li>(c) an acoustic fence of at least 2m high is erected and maintained along the entire length of the boundary where adjoining a sensitive use.</li> </ul>	<p>Amenity impacts have been minimised through the inclusion of landscaping and street trees at the boundary of the site. Other potential impacts associated with the use, such as lighting and noise, will be considered during detailed design and have been assessed in the various technical studies that have been undertaken as part of this LGID application and development of the Master Plan.</p>
<p><b>PO8</b></p> <p>Development for all goods, containers, materials, machinery or tools stored on-site ensures that they:</p> <ul style="list-style-type: none"> <li>(a) are stored in a safe manner;</li> </ul>	<p><b>AO8</b></p> <p>Development for the storage areas for goods, containers, materials, machinery or tools of trade associated with the special purpose use is not visible from the primary street frontage, by:</p> <ul style="list-style-type: none"> <li>(a) locating the storage area within a building; or</li> </ul>	<p><b>Complies with PO8</b></p> <p>Maintenance and waste facilities associated with the development have been located away from other public uses.</p> <p>Specifically, the green waste storage is located along the south-western LGID boundary near the ICB. These will not have impacts on the residential</p>

Performance outcomes	Acceptable outcomes	Response
<p>(b) do not detract from the visual amenity of the local area;</p> <p>(c) have minimal impact on the residential amenity of premises surrounding the site.</p>	<p>(b) locating the storage area at the rear of a building; or</p> <p>(c) locating an outdoor hardstand storage area at least 3m from the primary street frontage and providing and maintaining a continuous landscape screening strip of a minimum 3m wide along the frontage of the site.</p>	<p>amenity of surrounding premises.</p>
<p><b>PO9</b></p> <p>Development provides a building form and design, including building facades, elevations, openings and setbacks which are varied by elements such as awnings, articulated wall panels, recesses and projections, and a range of materials, colours and textures, to:</p> <p>(a) activate and address street frontages;</p> <p>(b) reduce building bulk;</p> <p>(c) avoid large blank walls;</p> <p>(d) reduce the height impact of the building and vary the vertical profile.</p>	<p><b>AO9.1</b></p> <p>Development provides a building design which incorporates articulated walls with horizontal and vertical variation, solids and voids, shadow, detail and colour to reduce the impact of building height and expansive blank walls.</p> <p><b>AO9.2</b></p> <p>Development ensures that the length of a uniform treatment of elevations above ground level without variation, articulation or openings is no more than 30m.</p> <p><b>AO9.3</b></p> <p>Development of a semi-enclosed arcade and shaded walkway is provided at the ground storey of a building adjoining a pedestrian route, using awnings, pergolas or other devices which may be suspended, freestanding, supported on columns or cantilevered.</p>	<p><b>Will Comply with PO9</b></p> <p>The built elements of the proposed development will include a variety of forms, materials, and facades.</p> <p>Furniture will include elements such as bench seats, picnic settings and seating pods and while materials will include earth, stone, timber, concrete, steel and fabric.</p> <p>Built form will vary depending on function and use of the structure, but will include varied elements. Detailed design of the elements will not comprise significant building bulk, and will avoid large blank walls.</p>



Performance outcomes	Acceptable outcomes	Response
<p><b>PO10</b></p> <p>Development for a building is to be finished with high-quality materials, selected for their durability and the contribution they make to the character and function of the zone precinct.</p>	<p><b>AO10</b></p> <p>Development provides materials and finishes which are all easily maintained and do not readily stain, discolour or deteriorate.</p>	<p><b>Will Comply with PO10</b></p> <p>A materiality manual has been prepared for the site, which will serve as a framework for the public realm environment. It includes high quality materials and finishes, which are natural, soft and focusing on local timbers and natural stone where possible to align with the surrounding environment and context. Materials will be robust and easy to maintain.</p>
<p><b>PO11</b></p> <p>Development of roofs is not cluttered by plant and equipment, and in particular:</p> <ul style="list-style-type: none"> <li>(a) building caps, parapets, skillions and rooftops contribute to the architectural distinction of the building and create a coherent roofscape in the zone precinct;</li> <li>(b) services structures, lift motor rooms and mechanical plant are designed as an architectural feature of the building or are screened;</li> <li>(c) the rooftop is designed to enable future inclusion of communication structures or telecommunications</li> </ul>	<p><b>AO11</b></p> <p>No acceptable outcome is prescribed.</p>	<p><b>Not Applicable</b></p> <p>Built elements will not be cluttered by plant and equipment. Buildings will include minimal service structures and will not include /lifts/motor rooms etc. Communication structures or telecommunications facilities are not required.</p>



Performance outcomes	Acceptable outcomes	Response
facilities in an unobtrusive manner.		
<p><b>PO12</b></p> <p>Development provides a high-quality streetscape through landscape and footpath works which are consistent with the desired role and function of the street in the Streetscape hierarchy overlay map.</p>	<p><b>AO12</b></p> <p>Development provides for street trees, furniture, lighting, footpath and kerb treatments in compliance with the road corridor design standards in the Infrastructure design planning scheme policy.</p>	<p><b>Will Comply with AO12</b></p> <p>It is noted the proposed LGID represents a high level development, and thus detailed design of buildings are currently unknown.</p> <p>Notwithstanding, the proposal will ensure that development will provide for street trees, furniture lighting and footpath and kerb treatments in compliance with the relevant standards.</p> <p>Conditions of approval can ensure compliance with this acceptable outcome.</p>
<p><b>PO13</b></p> <p>Development for a fence or a non-building wall:</p> <p>(a) is visually attractive and contributes to or blends with planted landscaping and building materials;</p> <p>(b) is designed and detailed to provide visual interest to the streetscape;</p> <p>(c) provides an effective visual and acoustic screen to an adjoining sensitive use;</p> <p>(d) assists in highlighting entrances and pedestrian paths.</p>	<p><b>AO13</b></p> <p>Development for a fence or a non-building wall:</p> <p>(a) if on rear boundaries and not adjoining a sensitive use, are chain wire rather than solid and a colour that blends with the surrounding built, planted or natural environment;</p> <p>(b) if having a common boundary with a residential or sensitive use, is a minimum 2m high acoustic fence and incorporates planted landscaping;</p> <p>(c) where an extension of a retaining wall or an earth batter is landscaped or planted.</p>	<p><b>Not Applicable</b></p> <p>The development does not included fences or non-building walls within the Special Purpose Zone.</p>

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>	<b>Response</b>
<p><b>PO14</b></p> <p>Development for a building is not to incorporate types of glass or other surfaces likely to reflect specular rays that could create undue nuisance, discomfort or hazard to uses in the zone precinct or surrounding locality.</p>	<p><b>AO14.1</b></p> <p>Development ensures that the reflectivity of roofing materials does not impact on the amenity of adjoining premises.</p>	<p><b>Will Comply with PO14</b></p> <p>The design will ensure that building surfaces will not impact surrounding locality through the incorporation of materials with lower reflectivity.</p>
	<p><b>AO14.2</b></p> <p>Development ensures that any glass material has:</p> <p>(a) a level of light reflectivity of not greater than 20%;</p> <p>(b) a level of heat transmission of not less than 20%.</p>	
<p><b>PO15</b></p> <p>Development provides vehicular movement areas, and pedestrian and vehicular accesses to the development which is designed and located to:</p> <p>(a) minimise on-site and off-site safety hazards and conflicts between pedestrians and vehicles;</p> <p>(b) minimise impacts on local traffic;</p> <p>(c) ensure the use is highly accessible, with convenient and efficient pedestrian or vehicular ingress to or egress from the premises;</p> <p>(d) reduce the visual amenity impacts on the streetscape and</p>	<p><b>AO15.1</b></p> <p>Development ensures buildings and activity areas are located to prevent potentially hazardous vehicular or pedestrian movements.</p>	<p><b>Complies with AO15.1</b></p> <p>Where there are buildings, they will be designed to prevent potentially hazardous vehicular or pedestrian movements.</p> <p>Hostile vehicle mitigation will be employed at high risk areas using strategically bollards, planters and seats.</p>
	<p><b>AO15.2</b></p> <p>Development minimises the number of vehicle accesses from the street.</p>	<p><b>Complies with AO15.2</b></p> <p>The design of vehicle access has been minimised as much as possible, particularly as the development seeks to prioritise active transport connections to the site.</p>
	<p><b>AO15.3</b></p> <p>Development ensures that the location of accesses maintains the integrity, quality and primacy of footpaths, with convenient</p>	<p><b>Will Comply AO15.3</b></p> <p>The design of vehicle access will ensure that the integrity, quality and primary of footpaths are maintained. A key focus of the</p>





Performance outcomes	Acceptable outcomes	Response
<p>adjoining residential premises;</p> <p>(e) integrate different components of the site or zone precinct, and not quarantine any elements of the development.</p> <p>Note—Accesses are provided for staff, patrons and visitors in compliance with the Transport, access, parking and servicing planning scheme policy.</p>	<p>and safe pedestrian access provided to the site, along building edges, and through car parks.</p>	<p>development is to ensure the provision of active transport connections to and throughout the site.</p>
	<p><b>AO15.4</b></p> <p>Development provides clear, continuous, convenient and safe walking and cycling access from nearby public transport infrastructure and other public areas.</p>	<p><b>Complies with AO15.4</b></p> <p>Pedestrian access points will be clearly signed to ensure safe and clear wayfinding. There are various pedestrian access points around the site's boundary, including via pedestrian bridges.</p>
	<p><b>AO15.5</b></p> <p>Development provides finished levels that allow easy pedestrian, cyclist, vehicular and car parking interconnection between premises and buildings within the zone precinct.</p>	<p><b>Will Comply with AO15.5</b></p> <p>The development will allow for improved, easy interconnections between the site and other buildings, as well as within the site itself. This will be provided through a number of new and upgraded pedestrian and cycle bridges (the existing land bridge and the proposed Inner City Pedestrian and Cycle Bridge) and potential works/upgrades to the surrounding transport network, such as near the main entry.</p>
<p><b>PO16</b></p> <p>Development designs and locates car parking areas to ensure that employee, patron and visitor parking use does not detract from the amenity of nearby</p>	<p><b>AO16.1</b></p> <p>Development of all car parking, servicing activities and deliveries occur on site.</p>	<p><b>Will Comply with PO16</b></p> <p>All car parking, servicing activities and delivery facilities have been provided for on site.</p>
	<p><b>AO16.2</b></p> <p>Development which is opposite a sensitive zone, may provide parking that is at-grade in the</p>	<p>Landscaping within major car parks will be included as shown on the Illustrative Master Plan, and car parking provided on site</p>



Performance outcomes	Acceptable outcomes	Response
<p>residential areas and the streetscape.</p> <p>Note—On-site parking areas are provided for staff, patrons and visitors in compliance with the <a href="#">Transport, access, parking and servicing planning scheme policy</a></p>	<p>front setback, other than the landscaped buffer.</p>	<p>that is subject to this LGID application will be provided at-grade and will be setback from the boundaries. The car parks will be designed so as not to detract from the amenity of the broader parkland. Various different smaller car parks and street parking is included around the site to reduce amenity impacts and improve accessibility.</p>
	<p><b>AO16.3</b></p> <p>Development of a large area of car parking is broken up by buildings or landscaping, to reduce visual prominence.</p>	
	<p><b>AO16.4</b></p> <p>Development provides a minimum 2m wide landscaped buffer along the common side and rear boundaries, between vehicle accesses and parking, and movement areas, and a sensitive use.</p>	
	<p><b>AO16.5</b></p> <p>Development ensures car parking areas used at night are acoustically screened from habitable rooms (including patios, balconies, decks and verandahs) of adjoining residential dwellings.</p>	
	<p><b>AO16.6</b></p> <p>Development for a multistorey above-ground parking structure ensures that:</p> <ul style="list-style-type: none"> <li>(a) the facade avoids sloping ramps, strong horizontal banding of spandrel beams, or features with an excessive vertical emphasis;</li> <li>(b) openings in parking structure facades are</li> </ul>	



Performance outcomes	Acceptable outcomes	Response
	<p>screened to hide the parking operation.</p> <p>Note—For example, multistorey parking structures may be installed at special purpose uses such as park-and-ride facilities at public transport stops, or to accommodate high-volume employee parking at bus depots.</p>	
<p><b>PO17</b></p> <p>Development ensures servicing, storage and refuse and recycling collection areas:</p> <p>(a) are unobtrusive;</p> <p>(b) are, located and managed to minimise adverse impacts on residences, nearby sensitive land uses, neighbouring properties, and the public domain;</p> <p>(c) enable recycling.</p>	<p><b>AO17</b></p> <p>Development reduces the visual impacts of loading bays, site storage and access points for refuse and recycling collection by:</p> <p>(a) buffering with appropriate landscaping;</p> <p>(b) locating service areas away from public spaces, primary street frontages, residential dwellings and sensitive uses.</p> <p>Note—Refer to the <a href="#">Refuse planning scheme policy</a> for further guidance.</p>	<p><b>Will Comply with AO17</b></p> <p>Facilities associated with refuse and recycling collection will be designed so as to be located away from street frontages, sensitive uses and public spaces and will be buffered where appropriate.</p> <p>Specifically, the green waste storage will be located at a distance from other key uses in the park and surrounding residential areas, near the Inner City Bypass.</p>
<p><b>PO18</b></p> <p>Development design allows for the infrastructure and service requirements of future uses.</p>	<p><b>AO18</b></p> <p>Development design makes allowances for proposed and future infrastructure requirements, including where relevant:</p> <p>access, design capacity and space allocation for any future water, waste, trade waste and sewer connections and treatment devices;</p> <p>storage areas;</p>	<p><b>Complies with AO18</b></p> <p>The design has considered infrastructure upgrades requirements, which have been addressed in the specialist technical reporting conducted as part of this LGID proposal.</p> <p>Refer to the <b>Appendix Q - Civil Engineering and Serviceability Report</b> for more details on future infrastructure provision.</p>



Performance outcomes	Acceptable outcomes	Response
	refuse and recycling handling areas;  other ancillary equipment;  car parking and manoeuvring areas.	
<p><b>PO19</b></p> <p>Development ensures that landscape design:</p> <p>(a) contributes positively to the subtropical character, amenity and microclimate of the site and streetscape;</p> <p>(b) maximises passive cooling and heating within the site;</p> <p>(c) creates an attractive street frontage, where planting ameliorates the view of the special purpose use from key public vantage points and residential areas;</p> <p>(d) incorporates bold landscape elements that complement the scale and bulk of the built form associated with the use.</p>	<p><b>AO19</b></p> <p>Development ensures that landscaping design, location and species selection of street trees and planting beds are integrated with the building design and site layout and in compliance with the <u>Landscape work code</u> and <u>Planting species planning scheme policy</u>.</p>	<p><b>Complies with PO19</b></p> <p>The landscape concept design is in preliminary stages. Detailed design will ensure plant selection is responsive to Brisbane’s subtropical climate, site and surrounding context and intended form and scale of future development on the site.</p> <p>Planting for the development as well as the provision of waterholes and wetlands will contribute to urban cooling.</p> <p>Landscaping and tree planting along the street will create an attractive street frontage.</p> <p>A key aspect of the proposed development is the significant revegetation of the site and the provision of open space, which will complement built elements on the site.</p>
<p><b>PO20</b></p> <p>Development on a site larger than 1,000m<sup>2</sup>, where the structure permits deep planting:</p> <p>(a) is established in the natural ground and is open to the sky, with</p>	<p><b>AO20</b></p> <p>Development where deep planting is required:</p> <p>(a) incorporates subtropical tree species in compliance with the <u>Planting species planning scheme policy</u>.</p>	<p><b>Will Comply with AO20</b></p> <p>The landscape concept design is in preliminary stages. Detailed design will ensure planting selection are in accordance with the Planting species planning scheme policy.</p>

Performance outcomes	Acceptable outcomes	Response
<p>access to light and rainfall;</p> <p>(b) is planted with large subtropical tree species;</p> <p>(c) balances hardstand areas and provides shade and informal recreation spaces for employees and visitors.</p>	<p>(b) is located to retain and augment existing large trees on site and to create contiguous deep planting areas which achieve continuity with deep-planting adjoining the site.</p>	<p>Conditions of approval will ensure compliance with this acceptable outcome.</p>
<p><b>PO21</b></p> <p>Development provides landscaping and shade trees for at-grade car parks and along accesses and movement areas to:</p> <p>(a) provide shade for pedestrians;</p> <p>(b) provide legibility and enhance pedestrian safety;</p> <p>(c) soften the built form and improve the urban landscape amenity.</p>	<p><b>AO21.1</b></p> <p>Development provides shade trees in open-air car parking areas at a ratio of 1 tree for each 6 car parking spaces.</p> <p><b>AO21.2</b></p> <p>Development ensures trees are planted in car parking areas in compliance with the <u>Landscape work code</u> and the <u>Planting species planning scheme policy</u>.</p> <p><b>AO21.3</b></p> <p>Development provides a minimum 2m wide landscaped buffer along the common side and rear boundaries between vehicle accesses and parking and movement areas, and a sensitive use.</p>	<p><b>Will Comply with PO21</b></p> <p>The landscape concept design is in preliminary stages. Detailed design will ensure planting selection are in accordance with the performance outcome. Trees are currently proposed within the at-grade car parks on site, where pedestrian safety and legibility will be prioritised.</p> <p>Conditions of approval will ensure compliance with this performance outcome.</p>
<p><b>PO22</b></p> <p>Development of outdoor lighting contributes to security, safety and amenity at night while not causing nuisance to surrounding residents.</p>	<p><b>AO22</b></p> <p>Development provides a lighting system in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting.</p>	<p><b>Will Comply with AO22</b></p> <p>The Applicant accepts reasonable and relevant conditions of approval to ensure the development provides outdoor lighting in compliance with the provisions of AS 4282-</p>



Performance outcomes	Acceptable outcomes	Response
		1997 Control of the obstructive effects of outdoor lighting.
<p><b>PO23</b></p> <p>Development ensures that the hours of operation for the development are:</p> <p>(a) consistent with reasonable community expectations for the use and consistent with the purpose of the zone or zone precinct;</p> <p>(b) controlled so that the special purpose use does not impact on the amenity of residences within the building within which the use is located and a nearby sensitive use.</p>	<p><b>AO23</b></p> <p>Development:</p> <p>(a) ensures that the hours of operation of the special purpose use is limited to between 7am and 6pm; or</p> <p>(b) is located greater than 500m from a sensitive zone; or</p> <p>(c) is for a utility installation where sewage treatment plant or water reservoir.</p>	<p><b>Will Comply with PO23</b></p> <p>The majority of the park will be open 24 hours a day, 7-days a week, which is consistent with community expectations for parks and open spaces. Where appropriate, some facilities on site will have closure arrangements where there are potential safety or amenity impacts on surrounding residences, such as the nature water play gully and play equipment, which will be closed after dark.</p>
<p><b>PO24</b></p> <p>Development does not generate noise that exceeds the noise (planning) criteria in <a href="#">Table 9.3.24.3.B</a>, low frequency noise criteria in <a href="#">Table 9.3.24.3.C</a> and night-time noise criteria in <a href="#">Table 9.3.24.3.D</a> at sensitive zones.</p> <p>Note—A noise impact assessment report prepared in accordance with the <a href="#">Noise impact assessment planning scheme policy</a> can assist in demonstrating achievement of this performance outcome.</p>	<p><b>AO24</b></p> <p>The development does not generate noise which is clearly audible and creates a disturbance within a sensitive use.</p>	<p><b>Complies with PO24</b></p> <p>A Noise Impact Assessment report has been prepared in support of this EAR which sets out achievement of this performance outcome.</p> <p>For details on the outcome of the assessment, please refer to <b>Appendix R</b>.</p>
<p><b>PO25</b></p>	<p><b>AO25</b></p>	<p><b>Complies with PO25</b></p>



<b>Performance outcomes</b>	<b>Acceptable outcomes</b>	<b>Response</b>
<p>Development:</p> <p>(a) avoids or minimises air emissions;</p> <p>(b) complies with the following criteria at a sensitive zone:</p> <p>(c) air quality (planning) criteria in Table 9.3.24.3.E;</p> <p>(d) odour criteria in Table 9.3.24.3.F.</p> <p>Note—An air quality impact assessment report prepared in accordance with the <a href="#">Air quality planning scheme policy</a> can assist in demonstrating achievement of this performance outcome.</p>	<p>Development does not involve activities which generate air emissions including dust and odour beyond the site.</p>	<p>No air emissions are anticipated as part of the development.</p> <p>The proposal is well set back from the adjoining major transport infrastructure.</p>
<p><b>PO26</b></p> <p>Development does not emit heat, radioactivity, biohazards, electromagnetic radiation or similar, at levels which may cause adverse impacts to health, safety and the environment.</p>	<p><b>AO26</b></p> <p>No acceptable outcome is prescribed.</p>	<p><b>Complies with PO26</b></p> <p>The development will not emit heat, radioactivity, biohazards, electromagnetic radiation or similar, at levels which may cause adverse impacts to health, safety and the environment.</p>
<p><b>PO27</b></p> <p>Development is designed and constructed to prevent the emission of contaminants to surface water or groundwater.</p>	<p><b>AO27</b></p> <p>No acceptable outcome is prescribed.</p>	<p><b>Complies with PO27</b></p> <p>The development will not emit contaminants to surface water or groundwater.</p>
<p><b>PO28</b></p> <p>Development ensures that the risk to public safety, property and the environment from technological hazards such</p>	<p><b>AO28</b></p> <p>Development does not include the storage of dangerous goods and combustible liquids above</p>	<p><b>Not Applicable</b></p> <p>The development does not include the storage of dangerous goods or combustible liquids.</p>



Performance outcomes	Acceptable outcomes	Response
<p>as fire, explosion and toxic release from the development achieves the hazard and risk criteria in <a href="#">Table 9.3.24.3.H.</a></p> <p>Note—A preliminary hazard analysis report prepared in accordance with the <a href="#">Industrial hazard and risk assessment planning scheme policy</a> can assist in demonstrating achievement of this performance outcome.</p>	<p>the volumes/quantities identified in <a href="#">Table 9.3.24.3.G.</a></p>	
<p><b>PO29</b></p> <p>Development minimises direct overlooking to an adjoining residential dwelling through building layout, location and design of windows, balconies and screening devices.</p>	<p><b>AO29</b></p> <p>Development ensures that where a window, doorway, terrace or balcony has a direct view into a window of a habitable room in an adjoining residential dwelling, that view is screened by:</p> <ul style="list-style-type: none"> <li>(a) fixed opaque glazing; or</li> <li>(b) fixed external screens; or</li> <li>(c) fencing if overlooking from the ground storey.</li> </ul>	<p><b>Not Applicable</b></p> <p>The development does not adjoin residential development.</p>
<p><b>PO30</b></p> <p>Development creates a safe environment by incorporating the key elements of crime prevention through environmental design.</p>	<p><b>AO30.1</b></p> <p>Development incorporates the key elements of crime prevention through environmental design in its layout, building and structure design and landscaping by:</p> <ul style="list-style-type: none"> <li>(a) facilitating casual surveillance opportunities and including good sightlines to publicly accessible areas such as car parks, pathways, public toilets and communal areas;</li> </ul>	<p><b>Will Comply with AO30.1</b></p> <p>The development incorporates key elements of crime prevention through the following design measures:</p> <ul style="list-style-type: none"> <li>▪ As per AO30.1(a), unobstructed sight lines that encourage casual surveillance and improve navigation have been incorporated in the design of shared spaces. The development includes a carefully considered</li> </ul>





Performance outcomes	Acceptable outcomes	Response
	<p>(b) defining different uses and ownerships through design and restricting access from non-residential uses into private residential dwellings;</p> <p>(c) promoting safety and minimising opportunities for graffiti and vandalism through exterior building design and orientation of buildings and use of active frontages;</p> <p>(d) ensuring publicly accessible areas such as car parks, pathways, public toilets and communal areas are well lit;</p> <p>(e) including way-finding cues;</p> <p>(f) minimising predictable routes and entrapment locations near public spaces such as car parks, public toilets, ATMs and communal areas.</p> <p>Note—For guidance in achieving the key elements of crime prevention through environmental design refer to the <a href="#">Crime prevention through environmental design planning scheme policy</a>.</p>	<p>placement of pedestrian routes. The arrangement of buildings, vegetation, and fencing will serve to maximise sightlines to high-risk areas.</p> <ul style="list-style-type: none"> <li>▪ As per AO30.1(b), amenities will have formalised operating areas. While some areas will remain open 24/7, some amenities will have closure arrangements outside daylight hours. Signage will be used to identify private and public spaces and any relevant opening hours, while lighting at paths and plazas will indicate areas of intended use.</li> <li>▪ As per AO30.1(c), building design strategies will reduce opportunities to commit crime. These include using a thoughtful selection of materials that seek to reduce antisocial behaviours including graffiti and vandalism.</li> <li>▪ As per AO30.1(d), publicly accessible areas and facilities will be well lit.</li> <li>▪ As per AO30.1(e), wayfinding elements will include various types of signage at different locations. Different types of signage will be provided based on the location and include information signs, identification signs,</li> </ul>



Performance outcomes	Acceptable outcomes	Response
		<p>directional signs, and major attraction signs.</p> <ul style="list-style-type: none"> <li>▪ As per AO30.1(f), sightlines and views have been considered in the design of potential entrapment locations, such as bridges. 24/7 security will be provided to ensure safety and responsiveness for the park, which will include the provision of monitoring rooms, a CCTV network, and the installation of duress buttons at key locations along the primary path network.</li> </ul>
	<p><b>AO30.2</b></p> <p>Development if adjoining or including a cycling or walking route ensures that a building overlooks the route for at least 60% of the frontage to the route.</p>	<p><b>Complies with AO30.2</b></p> <p>The proposed Inner City Pedestrian and Cycle Bridge and upgrade to the existing land bridge are located in direct view from the road frontages and proposed buildings.</p>
	<p><b>AO30.3</b></p> <p>Development for fencing adjoining a waterway corridor, parkland or cycling and walking routes is low and visually permeable, with:</p> <p>(a) a maximum height of 1.2m, and at least 50% transparent; or</p> <p>(b) a maximum height of 0.9m if less than 50% transparent.</p>	<p><b>Not Applicable</b></p> <p>The development does not include fencing.</p>
<p><b>PO31</b></p> <p>Development reduces the potential for graffiti and</p>	<p><b>AO31</b></p> <p>Development incorporates graffiti and vandalism prevention</p>	<p><b>Will Comply with PO31</b></p> <p>A materiality manual has been prepared for the site, which will</p>



Performance outcomes	Acceptable outcomes	Response
<p>vandalism through access control, canvas reduction and easy maintenance selection.</p>	<p>techniques in its layout, building or structure design and landscaping, by:</p> <ul style="list-style-type: none"> <li>(a) denying access to potential canvases through access control techniques;</li> <li>(b) reducing potential canvases through canvas reduction techniques;</li> <li>(c) ensuring graffiti can be readily and quickly removed through easy maintenance selection techniques.</li> </ul> <p>Note—For guidance on graffiti and vandalism prevention techniques, refer to the <a href="#">Graffiti prevention planning scheme policy</a>.</p>	<p>serve as a framework for the public realm environment.</p> <p>The development will ensure that materials are well-selected to improve reduce antisocial behaviours such as vandalism and graffiti.</p> <p>In order to improve perceptions of safety and reduce opportunities for vandalism, materials and finishes will be natural and soft and will focus on local timbers and natural stone where possible. Materials will be robust and easy to maintain. Other hardened materials, such as concrete, will be used minimally. More targeted and specific graffiti prevention measures will be incorporated into the development during detailed design.</p>



## K.16 AIRPORT ENVIRONS OVERLAY CODE

### 8.2.2.2(2) – Overall Outcomes

Overall Outcomes	Response
<p>(a) Development protects the safety and functioning of operational airspace of the Brisbane, Archerfield and Amberley airports.</p>	<p><b>Complies</b></p> <p>The proposed development does not interfere with the function of the Brisbane, Archerfield or Amberley airports. The building height of new structures will be designed not to create a physical obstruction and therefore will not impact aircraft operating within the OLS, height restriction, or PANS-OPS zone.</p> <p>As such, the development ensures ongoing safety and function to airspace operations.</p>
<p>(b) Development protects the functioning of aviation facilities from incompatible land uses, buildings, structures and works.</p>	<p><b>Complies</b></p> <p>The proposed development provides for ongoing function of aviation facilities.</p>
<p>(c) Development within the vicinity of the Brisbane and Archerfield airports is appropriately located to prevent exposure to very high levels of aircraft noise and designed to adequately attenuate expected aircraft noise to protect the health and wellbeing of occupants.</p>	<p><b>Complies</b></p> <p>The development is within vicinity of the Brisbane and Archerfield airports however, is located and designed to not experience significant exposure of aircraft noise. Additionally, there is a noise criteria and Noise Management Plan in place to minimise noise pollution.</p>
<p>(d) Development ensures that operational airspace of the Brisbane, Archerfield and Amberley airports is not put at risk from light sources or wildlife interference generated by development.</p>	<p><b>Complies</b></p> <p>The proposed development does not comprise of any direct significant light sources or wildlife interferences, as such there are no impacts on operational airspaces.</p> <p>In evening hours and after dark, there are mitigation measures to allow for a reduction in light and 'skyglow' through censored lights, careful placement of lights, compliance with Australian lighting standards, and reducing outdoor lighting.</p>



Overall Outcomes	Response
(e) Development minimises potential hazards to the safety and functioning of airport operations resulting from emissions from smoke, dust or any other airborne particulate or the creation of air turbulence.	<b>Complies</b>  A Construction Management Plan (CMP) will ensure all activities will not post any safety or function concerns during construction. The development, post-construction, does not pose any risk of emissions.
(f) Development does not materially increase the number of people or the storage and handling of dangerous goods or combustible liquids within public safety areas.	<b>Not Applicable</b>  The development is not located within a public safety area.
(g) Development minimises the potential hazard to safety of airport operators resulting from reflection of sunlight, and other potential threat of interference to pilot vision.	<b>Complies</b>  The development does not consist of any development that would reflect significant sunlight to interfere with pilot vision.
(h) Development avoids increased risks to public safety near airport runways.	<b>Complies</b>  The development is situated a significant distance from the airport runaway and is in an area consistent with the proposed use. Therefore, it would not pose risk to public safety.

### 8.2.2.3 – Performance outcomes and acceptable outcomes

**Table 8.2.2.3.A – Performance outcomes and acceptable outcomes**

Performance Outcomes	Acceptable Outcomes	Response
<b>Section A—If in the OLS sub-categories, the PANS OPS sub-categories or the height restriction zone sub-categories</b>		
<b>General</b>		
<b>PO1</b>  Development does not create or potentially create a permanent or temporary obstruction or hazard to operational airspace of	<b>AO1</b>  Development does not penetrate or create any physical obstruction into the OLS, height restriction zone or PANS-OPS and create an obstacle to an aircraft	<b>Complies with AO1</b>  The proposed development ensures there are no physical obstructions that would impact aircraft operating within the



<b>Performance Outcomes</b>	<b>Acceptable Outcomes</b>	<b>Response</b>
Brisbane, Archerfield or Amberley airports.	operating to or from the Brisbane, Archerfield or Amberley airports unless approved in accordance with the relevant federal legislation.  Editor's note— Where development intrudes into an airport's OLS or PANS-OPS, advice from the Civil Aviation Safety Authority should be sought.	OLS, height restriction, or PANS-OPS zone.
<b>PO2</b>  Development ensures that emissions do not significantly affect air turbulence, visibility or aircraft engine operation within the operational airspace of Brisbane, Archerfield or Amberley airports.  Editor's note— Where development does emit gases or particulates above those outlined in AO2, advice from the Civil Aviation Safety Authority should be sought.	<b>AO2</b>  Development does not emit into the OLS or height restriction zone:  (a) a gaseous plume at velocity exceeding 4.3m/s, as determined in conjunction with CASA Advisory Circular AC-139-05(1) Plume rise assessments;  (b) smoke, dust, ash, steam or other airborne particulate.	<b>Complies with AO2</b>  The proposed development ensures there are no emissions that create impact onto the OLS or height restriction zone.
<b>Additional performance outcomes and acceptable outcomes if involving air service</b>		
<b>PO3</b>  Development does not create a hazard to aviation operations conducted to or from the Brisbane or Archerfield airports.	<b>AO3</b>  Development will not create a hazard to airport operations in accordance with the written confirmation of the Civil Aviation Safety Authority.	<b>Not Applicable</b>  The development does not involve an air service
<b>Section B—If in the Bird and bat strike zone sub-categories</b>		
<b>PO4</b>  Development does not attract birds and bats into operational airspace in significant numbers	<b>AO4.1</b>  Development within the Bird and bat strike zone sub-categories area ensures that waste is covered and collected	<b>Will Comply with AO4.1</b>  The proposal will ensure all waste is appropriately covered and positioned in the required location.



<b>Performance Outcomes</b>	<b>Acceptable Outcomes</b>	<b>Response</b>
likely to cause a safety hazard to airport operations.	so that it is inaccessible to birds and bats.	Conditions of approval can ensure compliance with this acceptable outcome.
	<b>AO4.2</b> Development involving landscaping or drainage works, including artificial water bodies located within the distance from airport 0-3km sub-category, are designed and installed to minimise the potential to attract birds and bats.	<b>Not Applicable</b> The development site is not located within the 0-3km sub-category.
<b>Section C—If in the Public safety area sub-categories</b>		
<b>PO5</b> Development does not expose or increase the risk to public safety.	<b>AO5.1</b> Development does not increase the number of people living, working or congregating in the Public safety area sub-categories.	<b>Not Applicable</b> The site is not located within the Public safety area sub-category.
	<b>AO5.2</b> Development does not materially increase the storage and handling of dangerous goods or combustible liquids within the Public safety area sub-categories.	<b>Not Applicable</b> The site is not located within the Public safety area sub-category.
<b>Section D—If in the Light intensity sub-categories</b>		
<b>PO6</b> Development ensures that buildings and structures do not adversely impact airport operations or interfere with pilot vision.	<b>AO6.1</b> Development ensures that outdoor lighting: <ul style="list-style-type: none"> <li>a. does not imitate the format of approach or runway lighting by configuring lights in straight parallel</li> </ul>	<b>Not Applicable</b> The site is not located within the Light Intensity sub-categories.



Performance Outcomes	Acceptable Outcomes	Response
	<p>lines greater than 500m in length;</p> <p>b. does not emit light that will exceed the maximum light intensity specified within the light intensity area identified on the Light intensity sub-categories.</p> <p>Note—Compliance with this acceptable outcome may be demonstrated by complying with the standards specified in the Civil Aviation Safety Authority guideline Chapter 12—Aerodrome lighting, 1.2 Lighting in the vicinity of an aerodrome and written confirmation from the airport operator.</p>	
	<p><b>AO6.2</b></p> <p>Development in the Within 6km-Max intensity of light sources 3 degrees above horizon sub-category does not involve:</p> <p>(a) coloured flashing or sodium lighting; or</p> <p>(b) glare or upward shining lights; or</p> <p>(c) flare plumes.</p>	<p><b>Not Applicable</b></p> <p>The site is not located within the Light Intensity sub-categories.</p>
<p><b>Section E—If in the Aviation facilities sub-categories</b></p>		
<p><b>PO7</b></p> <p>Development is of an appropriate design or implements management measures that avoid potential adverse impacts on an aviation facility.</p> <p>Note—Development complies with this performance outcome where written</p>	<p><b>AO7</b></p> <p>Development does not impair the functioning of an aviation facility by creating a permanent or temporary structure or any other physical line-of-sight obstruction between transmitting or receiving devices that:</p>	<p><b>Not Applicable</b></p> <p>The site is not located within the Aviation facilities sub-categories.</p>





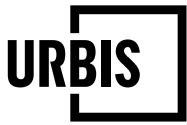
Performance Outcomes	Acceptable Outcomes	Response
<p>confirmation from Air Services Australia confirms that the development will not impair the functioning of the aviation facility.</p>	<p>(a) transmits an electromagnetic field that will interfere with the functioning of the aviation facility; or</p> <p>(b) contains a reflective surface that will interfere with the functioning of the aviation facility.</p> <p>Note—Advice from Air Services Australia should be sought when proposing development within the Aviation facility sub-category. The SPP guidance: Strategic airports and aviation facilities identifies development likely to impact certain aviation facilities.</p>	
<b>Section F—If in the Australian Noise Exposure Forecast (ANEF) contour sub-categories</b>		
<p><b>PO8</b></p> <p>Development adequately attenuates for aircraft noise in buildings to protect the health and wellbeing of occupants by complying with the internal noise criteria in <a href="#">Table 8.2.2.3.B</a>.</p> <p>Note—A noise impact assessment report prepared in accordance with the Noise impact assessment planning scheme policy can assist in demonstrating achievement of this performance outcome.</p>	<p><b>AO8.1</b></p> <p>Development for a caretaker's accommodation, childcare centre, community care centre, community residence, dual occupancy, dwelling house, dwelling unit, educational establishment, health care service, hospital, multiple dwelling, relocatable home park, residential care facility, retirement facility or rooming accommodation located in the ANEF 20-25 sub-category:</p> <p>(a) provides external windows and doors which are acoustically rated to a minimum of Rw 30:</p>	<p><b>Not Applicable</b></p> <p>The site is not located within the ANEF Contour sub-categories.</p>



Performance Outcomes	Acceptable Outcomes	Response
	<p>(b) ensures that the roof, ceiling and insulation combination is acoustically rated to a minimum of Rw 45;</p> <p>(c) ensures that external walls are acoustically rated to a minimum of Rw 50.</p>	
	<p><b>AO8.2</b></p> <p>Development for a resort complex, rural workers' accommodation, short-term accommodation or tourist park located in the ANEF 25-30 sub-category:</p> <p>(a) provides external windows and doors which are acoustically rated to a minimum of Rw 30;</p> <p>(b) ensures that the roof, ceiling and insulation combination is acoustically rated to a minimum of Rw 45;</p> <p>(c) ensures that external walls are acoustically rated to a minimum of Rw 50.</p>	<p><b>Not Applicable</b></p> <p>The site is not located within the ANEF Contour sub-categories.</p>
	<p><b>AO8.3</b></p> <p>Development for an office is not located in the ANEF 25-30 sub-category, ANEF 30-35 sub-category, ANEF 35-40 sub-category, or ANEF 40-45 sub-category.</p>	<p><b>Not Applicable</b></p> <p>The site is not located within the ANEF Contour sub-categories.</p>
	<p><b>AO8.4</b></p> <p>No acceptable outcome is prescribed where development</p>	<p><b>Not Applicable</b></p>



Performance Outcomes	Acceptable Outcomes	Response
	<p>for a community use, detention facility, funeral parlour, place of worship, theatre or veterinary service.</p>	<p>The site is not located within the ANEF Contour sub-categories.</p>
	<p><b>AO8.5</b></p> <p>Development for a use not identified in AO8.1, AO8.2, AO8.3 or AO8.4 is not located in the ANEF 40-45 sub-category.</p>	<p><b>Not Applicable</b></p> <p>The site is not located within the ANEF Contour sub-categories.</p>
<p><b>PO9</b></p> <p>Development for a sensitive use is appropriately located to prevent inappropriate exposure to very high levels of aircraft noise.</p>	<p><b>AO9.1</b></p> <p>Development for a caretaker's accommodation, childcare centre, community care centre, community residence, dual occupancy, dwelling house, dwelling unit, educational establishment, health care service, hospital, multiple dwelling, relocatable home park, residential care facility, retirement facility or rooming accommodation is not located within the ANEF 25-30 sub-category, ANEF 30-35 sub-category, ANEF 35-40 sub-category, or ANEF 40-45 sub-category.</p>	<p><b>Not Applicable</b></p> <p>The site is not located within the ANEF Contour sub-categories.</p>
	<p><b>AO9.2</b></p> <p>Development for a resort complex, rural workers' accommodation, short-term accommodation or tourist park is not located within the ANEF 30-35 sub-category, ANEF 35-40 sub-category, or ANEF 40-45 sub-category.</p>	<p><b>Not Applicable</b></p> <p>The site is not located within the ANEF Contour sub-categories.</p>



## K.17 COMMUNITY PURPOSES NETWORK OVERLAY CODE

### 8.2.8.A.2(2) – Overall Outcomes

Overall Outcomes	Response
<p>(a) Development which is assumed future urban development contributes to the completion of the Community purposes network through the provision of the existing and planned infrastructure for the parks network and land for the community facilities network in the Local government infrastructure plan.</p>	<p><b>Complies</b></p> <p>The proposed development facilitates delivery of the planned infrastructure for the land, as set out in the Local Government Infrastructure Plan.</p> <p>The site is identified in the Local Government Infrastructure Plan as subject to future trunk park embellishments at the northern part of the primary land parcel and future trunk park upgrades at 454 Gregory Terrace.</p> <p>The proposed development involves rewilding the park and providing multipurpose facilities – (through the incorporation of sporting facilities and associated park amenities) to support the growing recreational needs of the community as it continues to expand.</p>
<p>(b) Development which is not assumed future urban development contributes to the completion of the Community purposes network through the provision of additional trunk infrastructure costs for long term infrastructure for the parks network and land for the community facilities network in the Long term infrastructure plans.</p>	<p><b>Complies</b></p> <p>The proposed development is consistent with Community purposes network in providing trunk infrastructure of a park network that will provide long-term infrastructure and community facilities.</p>
<p>(c) Development which provides existing and planned infrastructure for the Community purposes network in the Local government infrastructure plan ensures the provision, location, layout and configuration of the park and land for community facilities meets community needs and contributes quality assets.</p>	<p><b>Complies</b></p> <p>The existing and planned infrastructure is responsive to community needs and consistent with the anticipated location of planned infrastructure. The redevelopment of the park, involving rewilding of landscape and provision of new park amenities, will enhance the recreational offering for the Brisbane community.</p>
<p>(d) Development does not compromise the completion of the Community purposes network.</p>	<p><b>Complies</b></p> <p>The proposed development does not affect the completion of the Community Purposes Network. In fact, the proposal remains consistent with the infrastructure expectations that have been planned</p>

Overall Outcomes	Response
	for this area. It delivers significant open space that will contribute to Brisbane's green space network.

### 8.2.8.A.3 – Performance outcomes and acceptable outcomes

**Table 8.2.8.A.3—Performance outcomes and acceptable outcomes**

Performance outcomes	Acceptable outcomes	Response
<p><b>If on a site in the Existing trunk park sub-category, Existing non-trunk park sub category, LGIP planned park acquisition specific location sub-category, LGIP planned park upgrade specific location sub-category, LGIP planned park embellishment specific location sub-category, LGIP planned corridor park specific location sub-category, Long term park specific location sub-category or Long term corridor park specific location sub-category</b></p>		
<p><b>PO1</b></p> <p>Development which is assumed future urban development provides the existing and planned infrastructure for the parks network in the Local government infrastructure plan on the site:</p> <p>(a) to serve the recreational needs of Brisbane's residents, workers and visitors on a local, district and metropolitan scale;</p> <p>(b) to maximise recreational, visual, cultural and biodiversity values;</p> <p>(c) of a sufficient size, suitable topography and regular shape for the intended use and anticipated intensity and level of use;</p> <p>(d) to meet the requirements of intended users;</p> <p>(e) to provide, in appropriate locations, that provide for a diversity of recreational opportunities and avoid duplicating facilities in nearby parks.</p>	<p><b>AO1</b></p> <p>Development which is assumed future urban development provides land and embellishments for existing and planned infrastructure for the parks network in the Local government infrastructure plan on the site in compliance with the standards for the parks network in the Park planning and design code and the Infrastructure design planning scheme policy.</p>	<p><b>Complies with AO1</b></p> <p>The site is identified in the Community Purposes Overlay as subject to future trunk park embellishments at the northern part of the primary land parcel and future trunk park upgrades at 454 Gregory Terrace.</p> <p>The proposed development facilitates delivery of the planned infrastructure for the land, as set out in the Local Government Infrastructure Plan.</p> <p>The redevelopment of Victoria Park / Barrambin within the Designation Area involves rewilding the park and providing new multipurpose facilities to support the growing recreational needs of the community as it continues to expand. This includes the incorporation of sporting facilities and associated park amenities that can be used by members of the public and surrounding schools.</p>

Performance outcomes	Acceptable outcomes	Response
<p><b>PO2</b></p> <p>Development provides for the payment of additional trunk infrastructure costs for the following:</p> <ul style="list-style-type: none"> <li>(a) for development completely or partly outside the priority infrastructure area in the Local government infrastructure plan;</li> <li>(b) for development completely inside the priority infrastructure area in the Local government infrastructure plan: <ul style="list-style-type: none"> <li>i. trunk infrastructure to be provided earlier than planned in the Local government infrastructure plan;</li> <li>ii. long term infrastructure for the parks network which is made necessary by development that is not assumed future urban development;</li> <li>iii. other infrastructure for the parks network associated with development that is not assumed future urban development which is made necessary by the development.</li> </ul> </li> </ul> <p>Editor's note—The payment of additional trunk infrastructure costs under the Act for development completely inside the priority infrastructure area in the Local government infrastructure plan is to be worked out in accordance with the Charges Resolution.</p> <p>Editor's note—See section 130 Imposing Development conditions (Conditions for</p>	<p><b>AO2</b></p> <p>No acceptable outcome is prescribed.</p>	<p><b>Complies with AO2</b></p> <p>The development has considered infrastructure costs, and this has been outlined in <b>Section 5.5.11</b> of the LGID Report.</p>

Performance outcomes	Acceptable outcomes	Response
extra trunk infrastructure costs) of the Planning Act 2016.		
<p><b>PO3</b></p> <p>Development protects a park shown on the Community purposes network overlay map to ensure the following are not compromised:</p> <ul style="list-style-type: none"> <li>(a) the long term infrastructure for the parks network in the Long term infrastructure plans and an applicable neighbourhood plan;</li> <li>(b) the existing and planned infrastructure for the parks network in the Local government infrastructure plan; <ul style="list-style-type: none"> <li>i. the provision of long term, existing and planned infrastructure for the parks network which:</li> <li>ii. is required to service the development or existing and future urban development in the planning scheme area; or</li> <li>iii. is in the interests of rational development or the efficient and orderly planning of the general area in which the site is situated.</li> </ul> </li> </ul> <p>Editor's note—A condition which requires a proposed development to keep permanent improvements and structures associated with the approved development clear of the area of long term infrastructure, may be imposed.</p>	<p><b>AO3</b></p> <p>Development protects a park shown on the Community purposes network overlay map in compliance with the following:</p> <ul style="list-style-type: none"> <li>(a) for long term infrastructure for the parks network, the Long term infrastructure plans;</li> <li>(b) for existing and planned infrastructure for the parks network, the Local government infrastructure plan;</li> <li>(c) the standards for the parks network in the Park planning and design code and the Infrastructure design planning scheme policy.</li> </ul>	<p><b>Complies with AO3</b></p> <p>The proposed development remains consistent with the mapped park network under the Community purposes network overlay map. The development provides for community facilities that are planned for long term use and aligns with the Park Planning and Design Code and the Infrastructure Design Planning Scheme Policy.</p>

Performance outcomes	Acceptable outcomes	Response
<p><b>If on a site in the Existing community facilities and land for community facilities sub-category, LGIP planned land for community facilities specific location sub-category or Long term land for community facilities specific location sub-category</b></p>		
<p><b>PO4</b></p> <p>Development which is assumed future urban development provides the existing and planned infrastructure for the land for community facilities network in the Local government infrastructure plan on the site:</p> <ul style="list-style-type: none"> <li>(a) to serve the physical, social and cultural needs of Brisbane’s residents, workers and visitors on a local, district and metropolitan scale;</li> <li>(b) to maximise recreational, social and cultural values;</li> <li>(c) of a sufficient size, suitable topography and regular shape for the intended use and anticipated intensity and level of use;</li> <li>(d) to meet the requirements of the intended users;</li> <li>(e) to provide, in appropriate locations, for a diversity of community service, cultural and leisure opportunities, that are integrated or co-located with complementary uses and avoid duplicating facilities on nearby land in the community facilities network.</li> </ul>	<p><b>AO4</b></p> <p>Development which is assumed future urban development provides land for existing and planned infrastructure for the land for community facilities network in the Local government infrastructure plan on the site in compliance with the standards for the land for the community facilities network in the Community facilities code and the Infrastructure design planning scheme policy.</p>	<p><b>Complies with AO4</b></p> <p>The site is identified in the Local Government Infrastructure Plan as subject an existing trunk park, with future trunk park embellishments planned at the northern part of the primary land parcel and future trunk park upgrades at 454 Gregory Terrace.</p> <p>The proposed development facilitates retains the existing park, whilst delivering the planned infrastructure for the land, as set out in the Local Government Infrastructure Plan.</p> <p>The proposed development involves rewilding the park and providing new multipurpose facilities to support the growing recreational needs of the community as it continues to expand. This is achieved through the incorporation of sporting facilities and associated park amenities that is publicly available to members of the community and surrounding schools.</p>
<p><b>PO5</b></p> <p>Development provides for the payment of additional trunk infrastructure costs for the following:</p>	<p><b>AO5</b></p> <p>No acceptable outcome is prescribed.</p>	<p><b>Complies with PO5</b></p> <p>The development has considered infrastructure costs, and this has been outlined in <b>Section 5.5.11</b> of the LGID Report.</p>



Performance outcomes	Acceptable outcomes	Response
<p>(a) for development completely or partly outside the priority infrastructure area in the Local government infrastructure plan;</p> <p>(b) for development completely inside the priority infrastructure area in the Local government infrastructure plan involving:</p> <ul style="list-style-type: none"> <li>i. trunk infrastructure that is to be provided earlier than planned in the Local government infrastructure plan;</li> <li>ii. long term infrastructure for the land for community facilities network which is made necessary by development that is not assumed future urban development;</li> <li>iii. other infrastructure for the land for community facilities network associated with development that is not assumed future urban development which is made necessary by the development.</li> </ul> <p>Editor's note—The payment of additional trunk infrastructure costs under the Act for development completely inside the priority infrastructure area in the Local government infrastructure plan is to be worked out in accordance with the Charges Resolution.</p> <p>Editor's note—See section 130 Imposing Development conditions (Conditions for extra trunk infrastructure costs) of the Planning Act 2016.</p>		

Performance outcomes	Acceptable outcomes	Response
<p><b>PO6</b></p> <p>Development protects land for community facilities shown on the Community purposes network overlay map to ensure the following are not compromised:</p> <ul style="list-style-type: none"> <li>(a) the long term infrastructure for the land for community facilities network in the Long term infrastructure plans and an applicable neighbourhood plan;</li> <li>(b) the existing and planned infrastructure for the land for community facilities network in the Local government infrastructure plan;</li> <li>(c) the provision of long term, existing and planned infrastructure for the land for community facilities network which: <ul style="list-style-type: none"> <li>i. is required to service the development or existing and future urban development in the planning scheme areas; or</li> <li>ii. is in the interests of rational development or the efficient and orderly planning of the general area in which the site is situated.</li> </ul> </li> </ul> <p>Editor's note—A condition which requires a proposed development to keep permanent improvements and structures associated with the approved development clear of the area of long term infrastructure, may be imposed.</p>	<p><b>AO6</b></p> <p>Development protects land for community facilities network shown on the Community purposes network overlay map in compliance with the following:</p> <ul style="list-style-type: none"> <li>(a) for long term infrastructure for the land for community facilities network, the Long term infrastructure plans;</li> <li>(b) for existing and planned infrastructure for the land for community facilities network, the Local government infrastructure plan;</li> <li>(c) the standards for the land for community facilities network in the Community facilities code and the Infrastructure design planning scheme policy.</li> </ul>	<p><b>Complies with AO6</b></p> <p>The development ensures the protection of land for community facilities.</p> <p>The proposal seeks to improve the offering by retaining and upgrading existing community facilities, as well as providing new community facilities. The development is consistent and meets the standards of the Community Facilities Code (see the relevant code response in <b>Appendix K.11</b>).</p>

## K.18 CRITICAL INFRASTRUCTURE AND MOVEMENT NETWORK OVERLAY CODE

### 8.2.9.2(2) – Overall Outcomes

Overall Outcomes	Response
<p>(a) Development is able to gain appropriate vehicular access to the critical movement and infrastructure network during and immediately after a natural disaster event, including floods up to the 0.05% AEP (2000 year ARI) flood event.</p>	<p><b>Complies</b></p> <p>The proposed development ensures vehicular access is provided to key infrastructure on site during flooding events, including major electricity infrastructure.</p> <p>The proposed primary point of access to the site is located outside of areas prone to overland flow flooding.</p> <p>The Applicant accepts the imposition of a relevant and reasonable condition, requiring a Flood and Emergency Management Plan to be prepared, detailing access arrangements during flooding events.</p>
<p>(b) Development with special emergency access or evacuation needs can be accessed during and immediately after a natural disaster event, or are otherwise able to maintain essential functions during these events.</p>	<p><b>Complies</b></p> <p>The proposed development ensures access is provided for emergency access and evacuation in the event of a natural disaster.</p> <p>The Applicant accepts the imposition of a relevant and reasonable condition, requiring a Flood and Emergency Management Plan to be prepared, detailing access and evacuation arrangements during natural disaster events.</p>
<p>(c) Development ensures that land uses, that have a potential to impact on people, property and the environment, can be efficiently accessed or evacuated by emergency services during and immediately after a natural disaster event, an onsite management response appropriately addresses evacuation, and essential supplies can be provided.</p>	<p><b>Complies</b></p> <p>The proposed development ensures access is provided for emergency access and evacuation in the event of a natural disaster.</p> <p>The Applicant accepts the imposition of a relevant and reasonable condition, requiring a Flood and Emergency Management Plan to be prepared, detailing onsite management response during emergency and natural disaster events.</p>
<p>(d) Development is located to allow for the efficient provision of emergency management services.</p>	<p><b>Complies</b></p> <p>The development site is situated in a location that allows for fast and efficient access of emergency services.</p>

Overall Outcomes	Response
(e) Development does not cause environmental harm, risk public safety or compromise the necessary function of infrastructure essential to disaster response or the wellbeing of the community due to isolation of the development in a natural disaster event.	<p><b>Complies</b></p> <p>The proposed development ensures protection of essential infrastructure and maintains mitigation measures that will care for the environment, public safety and wellbeing in the chance of a natural disaster event.</p>

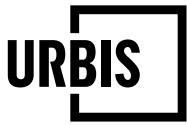
### 8.2.9.3 – Performance outcomes and acceptable outcomes

**Table 8.2.9.3—Performance outcomes and acceptable outcomes**

Performance outcomes	Acceptable outcomes	Response
<b>Access to air service, detention facilities, emergency services, hospital, port service or residential care facility</b>		
<p><b>PO1</b></p> <p>Development ensures that air service, detention facilities, emergency services, hospital, port service and residential care facilities maintain essential functions and retain transport connections necessary for their function during a natural disaster event.</p>	<p><b>AO1</b></p> <p>Development for air service, detention facilities, emergency services, hospital, port service or residential care facilities:</p> <p>(a) has direct vehicular access to a critical route or an interim critical route; or</p> <p>(b) has a hazard-free route (up to and including a 0.05% AEP (2000 year ARI) flood event) to a critical route or an interim critical route during a natural disaster event; or</p> <p>(c) includes upgrades to infrastructure to enable access to a critical route or an interim critical route during a natural disaster event; or</p> <p>(d) where the development cannot access a critical route or an interim critical route during a natural disaster event, the development:</p>	<p><b>Not Applicable</b></p> <p>The proposed development does not involve air service, detention facilities, emergency services, hospital, port service or residential care facility uses.</p>

Performance outcomes	Acceptable outcomes	Response
	<ul style="list-style-type: none"> <li>i. demonstrates that it services a local/district catchment and can continue to service and access that catchment during a natural disaster event;</li> <li>ii. includes a business continuity plan for the operation of the use or throughout the natural disaster event.</li> </ul>	
<b>Access to telecommunications facility, major electricity infrastructure, substation, renewable energy facility, transport depot or utility installation</b>		
<p><b>PO2</b></p> <p>Development ensures that a telecommunications facility, major electricity infrastructure, substation, renewable energy facility, transport depot or utility installation which support a disaster response activity retains necessary access during a natural disaster event to ensure its continued operation.</p>	<p><b>AO2</b></p> <p>Development for a telecommunications facility, major electricity infrastructure, substation, renewable energy facility, transport depot or utility installation:</p> <ul style="list-style-type: none"> <li>(a) has direct vehicular access to a critical route or an interim critical route; or</li> <li>(b) has a hazard-free route to a critical route or an interim critical route during a natural disaster event; or</li> <li>(c) includes upgrades to infrastructure to enable access to a critical route or an interim critical route during a natural disaster event; or</li> <li>(d) has been designed to operate in all flood events without human intervention.</li> </ul>	<p><b>Complies with AO2</b></p> <p>The proposed development does not involve telecommunications facility, renewable energy facility, transport depot or utility installation.</p> <p>The major electricity infrastructure is existing and will be retained the site. The proposal locates new infrastructure and park embellishments well away the Energex voltage powerline. The easement arrangement over the high voltage powerline is retained to maintain existing access arrangements.</p>

Performance outcomes	Acceptable outcomes	Response
<b>Access by emergency services to medium impact industry, high impact industry or special industry</b>		
<p><b>PO3</b></p> <p>Development for medium impact industry, high impact industry and special industry achieves appropriate access and egress for personnel and emergency services during a natural disaster event.</p>	<p><b>AO3</b></p> <p>Development for medium impact industry, high impact industry or special industry:</p> <ul style="list-style-type: none"> <li>(a) has direct vehicular access a critical route or an interim critical route; or</li> <li>(b) has a hazard-free route to a critical route or an interim critical route during a natural disaster event; or</li> <li>(c) includes upgrades to infrastructure to enable access to a critical route or an interim critical route during a natural disaster event.</li> </ul>	<p><b>Not Applicable</b></p> <p>The proposed development does not involve medium impact industry, high impact industry and special industry uses.</p>



**K.19 REGIONAL INFRASTRUCTURE CORRIDORS AND SUBSTATIONS OVERLAY CODE**

**8.2.17.2(2) – Overall Outcomes**

Overall Outcomes	Response
(a) Development of ‘at risk’ activities are located a safe distance from a gas pipeline and development in the vicinity of a gas pipeline is not at unnecessary risk.	<p><b>Not Applicable</b></p> <p>The proposed development is not located within vicinity of a gas pipeline.</p>
(b) Development does not adversely impact on the safe operation and maintenance of a gas pipeline, an oil pipeline, or major transport infrastructure.	<p><b>Not Applicable</b></p> <p>The proposed development is not located within vicinity of a gas or oil pipeline or major transport infrastructure.</p>
(c) Development does not compromise the potential future re-use of a decommissioned oil pipeline.	<p><b>Not Applicable</b></p> <p>The proposed development is not located within vicinity of a decommissioned oil pipeline.</p>
(d) Development is sited and designed to not impede the functioning and maintenance of high voltage electrical infrastructure.	<p><b>Complies</b></p> <p>The proposed development has been designed to not impede the functioning and maintenance of high voltage powerlines located on the south-east portion of the site. Sufficient setbacks are maintained between new structures/embellishments and the existing easement over the high voltage Energex electrical infrastructure.</p> <p>The proposed development will not impact the operation, integrity or maintenance of this infrastructure.</p>
(e) Development does not compromise the integrity, operation or maintenance of sub-surface transport infrastructure.	<p><b>Complies</b></p> <p>Major transport infrastructure near the site is associated with Legacy Way and impacts only a small area at the far south of the site.</p> <p>No significant building work is proposed on or near this infrastructure and access will be maintained.</p> <p>The proposed development will not impact the operation, integrity or maintenance of this infrastructure.</p>

### 8.2.17.3 – Performance outcomes and acceptable outcomes

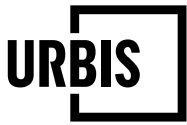
**Table 8.2.17.3—Performance outcomes and acceptable outcomes**

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>	<b>Response</b>
<b>Section A – If in the Gas pipeline 20m sub-category or the Gas pipeline 100m sub-category</b>		
<p><b>PO1</b></p> <p>Development does not create a risk to life or property and does not compromise the safe operation of a gas pipeline.</p> <p>Note—This can be demonstrated by a qualitative risk assessment in accordance with AS 2885.1-2007 Pipelines - Gas and liquid petroleum - Design and construction.</p>	<p><b>AO1</b></p> <p>Development:</p> <p>(a) will not compromise the safe operation of a gas pipeline in accordance with the written confirmation of the pipeline licence holder of the gas pipeline; or</p> <p>(b) is only for a boundary realignment.</p>	<p><b>Not Applicable</b></p> <p>The proposed development is not within the vicinity of a gas pipeline.</p>
<b>Section B – If in the Oil pipeline 15m sub-category or the Oil pipeline 100m sub-category</b>		
<p><b>PO2</b></p> <p>Development does not create a risk to life or property and does not compromise the safe operation of an oil pipeline.</p>	<p><b>AO2</b></p> <p>Development:</p> <p>(a) will not compromise the safe operation of an oil pipeline in accordance with the written confirmation of the pipeline licence holder of the oil pipeline; or</p> <p>(b) is only for a boundary realignment.</p>	<p><b>Not Applicable</b></p> <p>The proposed development is not within the vicinity of an oil pipeline.</p>
<p><b>PO3</b></p> <p>Development does not compromise the potential future operation of a decommissioned oil pipeline.</p>	<p><b>AO3</b></p> <p>Development is not located on land burdened by an easement associated with a decommissioned oil pipeline or will not impact on a decommissioned oil pipeline in accordance with the written confirmation of the pipeline licence holder of a decommissioned oil pipeline.</p>	<p><b>Not Applicable</b></p> <p>The proposed development is not within the vicinity of a decommissioned oil pipeline.</p>
<b>Section C – If in a Major electricity infrastructure high voltage powerline sub-category or the Major electricity infrastructure high voltage powerline easement sub-category</b>		



<b>Performance outcomes</b>	<b>Acceptable outcomes</b>	<b>Response</b>
<p><b>PO4</b></p> <p>Development for reconfiguring a lot for land subject to high voltage electrical work avoids exposing people to unacceptable electromagnetic radiation or electrocution risk.</p>	<p><b>AO4.1</b></p> <p>Development ensures that reconfiguring a lot for land subject to the Major electricity infrastructure high voltage powerline easement sub-category achieves the minimum safety clearances set out in the Electrical Safety Regulation 2013.</p>	<p><b>Not Applicable</b></p> <p>The proposed development does not include reconfiguring a lot.</p>
	<p><b>AO4.2</b></p> <p>Development ensures that the expected level of hazard and risk to a resident within proximity to high voltage electrical works is within acceptable limits.</p> <p>Note—This can be demonstrated by submitting an assessment from a specialist in electrical analysis that indicates that the proposal will not be located where it will be subject to an unacceptable level of hazard and risk.</p>	<p><b>Complies with AO4.2</b></p> <p>The proposed development does not include residential development and will not expose residents to hazard or risk.</p>
<p><b>Section D – If in the Major transport infrastructure sub-category</b></p>		
<p><b>PO5</b></p> <p>Development does not compromise the ability to safely operate and maintain major transport infrastructure.</p> <p>Editor's note—The Story Bridge is an example of Major transport infrastructure. Development should enable the safe operation and maintenance of the entire structure.</p>	<p><b>AO5</b></p> <p>Development will not compromise the safe operation and maintenance of major transport infrastructure in accordance with the written confirmation of the infrastructure owner.</p>	<p><b>Not Applicable</b></p> <p>The proposed development is not within the major transport infrastructure sub-category.</p>
<p><b>Section E – If in the Major sub-surface transport infrastructure sub-category</b></p>		
<p><b>PO6</b></p> <p>Development does not adversely impact the structural integrity or ongoing operation and maintenance of major sub-surface transport infrastructure</p>	<p><b>AO6</b></p> <p>Development does not exceed the design constraints of major sub-surface transport infrastructure set out in Table 8.2.17.4 in accordance with the</p>	<p><b>Complies with AO6</b></p> <p>The proposed development will not exceed the sub-surface transport infrastructure constraints specified in Table 8.2.17.4 of the Regional</p>

Performance outcomes	Acceptable outcomes	Response
<p>that is an existing or proposed tunnel.</p> <p>Note—This can be demonstrated by submitting a geotechnical assessment and structural engineering assessment prepared by a suitably qualified engineer (RPEQ).</p>	<p>written confirmation of the infrastructure owner.</p>	<p>infrastructure corridors and substations overlay code.</p> <p>The proposed development will not introduce additional loading to Legacy Way, as only landscaping and streetscape works are proposed within this part of the site.</p>
<p><b>PO7</b></p> <p>Filling, excavation and construction does not adversely impact the structural integrity, on-going operation and maintenance of a Council-controlled transport tunnel or a future Council-controlled transport tunnel.</p> <p>Note—This can be demonstrated by submitting a geotechnical assessment, groundwater assessment and structural engineering assessment prepared by a suitably qualified engineer (RPEQ).</p>	<p><b>AO7.1</b></p> <p>Filling and excavation does not undermine, cause subsidence of, or groundwater seepage into a Council-controlled transport tunnel or a future Council-controlled transport tunnel in accordance with the written confirmation of the infrastructure owner.</p>	<p><b>Complies with AO7.1</b></p> <p>Landscaping and streetscape works are proposed within the area of the site impacted by the Major sub-surface transport infrastructure sub-category.</p> <p>The extent of filling and excavation will be very minimal (likely none) in this area.</p>
	<p><b>AO7.2</b></p> <p>Development involving excavation for basement levels or structural piling does not result in vibration impacts during construction which would compromise the safety and operational integrity of a Council-controlled transport tunnel or a future Council-controlled transport tunnel.</p> <p>Note—This can be demonstrated by submitting a geotechnical assessment prepared by a suitably qualified engineer (RPEQ).</p> <p>Editor's note—Development may require an REPQ certified vibration monitoring plan for the construction phase of development.</p>	<p><b>Not Applicable</b></p> <p>No excavation works or basement levels are proposed within the area of the site impacted by the Major sub-surface transport infrastructure sub-category.</p>



## K.20 TRANSPORT AIR QUALITY CORRIDOR OVERLAY CODE

### 8.2.23.2(2) – Overall Outcomes

Overall Outcomes	Response
<p>(a) Development, in the context that air emissions are greater in transport corridors than in less busy areas, ensures that site layout and building design:</p> <ul style="list-style-type: none"> <li>i. minimise the impacts of air pollution from vehicle traffic on the health and wellbeing of users of a childcare centre, multiple dwelling, residential care facility or retirement facility;</li> <li>ii. maximise wind movement around buildings and the dispersion of traffic air pollutants;</li> <li>iii. minimise the impacts of air pollution from a tunnel ventilation stack on the health and wellbeing of occupants of sensitive uses.</li> </ul>	<p><b>Complies</b></p> <p>OO2(a)(i). The proposed development does not include childcare centres, multiple dwellings, residential care facilities or retirement facilities.</p> <p>OO2(a)(ii). Buildings are not high density in nature and are not located in close proximity to one another, which will maximise wind movement.</p> <p>OO2(a)(iii). There are no sensitive uses located in proximity to the tunnel ventilation stack. The majority of buildings are located at least 500 metres from the ventilation stack. The Green waste storage and operations facility is the closest use to the ventilation stack and is not a sensitive use.</p>

### 8.2.23.3 – Performance outcomes and acceptable outcomes

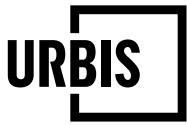
**Table 8.2.23.3.A—Performance outcomes and acceptable outcomes**

Performance outcomes	Acceptable outcomes	Response
<p><b>PO1</b></p> <p>Development for a multiple dwelling, residential care facility, rooming accommodation where accommodating 6 people or more, or retirement facility minimises exposure of an occupier of the development to road traffic air pollutants through:</p> <ul style="list-style-type: none"> <li>(a) adequate separation from the road; or</li> <li>(b) provision of ducted mechanical ventilation with supply of clean outdoor air.</li> </ul>	<p><b>AO1</b></p> <p>Development for a multiple dwelling, residential care facility, rooming accommodation where accommodating 6 people or more, or retirement facility:</p> <ul style="list-style-type: none"> <li>(a) is set back to the greater of the requirements of any use code or the minimum separation distance, measured in the horizontal and vertical planes (refer to Figure a), from the kerb as</li> </ul>	<p><b>Not Applicable</b></p> <p>The proposed development does not include a multiple dwelling, residential care facility, rooming accommodation or retirement facility.</p>

Performance outcomes	Acceptable outcomes	Response
	<p>specified in Table 8.2.23.3.B; or</p> <p>(b) is installed with ducted mechanical ventilation for the supply of outdoor air in compliance with AS 1668.2: The use of ventilation and air conditioning in buildings - Mechanical ventilation in buildings, and:</p> <ul style="list-style-type: none"> <li>i. locates the mechanical ventilation outdoor air intakes at least the minimum distance, measured in the horizontal and vertical planes (refer to Figure b), from the kerb as specified in Table 8.2.23.3.B; or</li> <li>ii. includes filtration of outdoor air to a minimum performance standard of F6 or minimum efficiency reporting value (MERV) 9.</li> </ul> <p>Editor's note—MERV rating system (in accordance with the American Society of Heating, Refrigeration and Air-Conditioning) and the F rating system (in accordance with AS 1324.1 Air filters for use in general ventilation and airconditioning - Application, performance and construction) are measures used to describe the efficiency with which particulate filters remove particles of a specified size from an airstream. The higher the MERV designation, the better the removal efficiency, particularly for smaller particles.</p>	
<b>PO2</b>	<b>AO2</b>	<b>Not Applicable</b>

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>	<b>Response</b>
<p>Development for a childcare centre meets the air quality (planning) criteria in Table 8.2.23.3.C, to ensure that users are not exposed to harmful air pollutant levels.</p> <p>Note—An air quality impact report prepared in accordance with the Air quality planning scheme policy can assist in demonstrating achievement of this performance outcome.</p>	<p>Development for a childcare centre ensures that a habitable room and any covered or uncovered outdoor activity area is located at least the minimum horizontal and vertical distances specified in Table 8.2.23.3.B.</p>	<p>The proposed development does not include a childcare centre.</p>
<b>Section B—If in the Transport air quality corridor B sub-category</b>		
<p><b>PO3</b></p> <p>Development incorporates built form and landscape design elements that maximise wind movement around buildings and the dispersion of road traffic air pollutants, including:</p> <ul style="list-style-type: none"> <li>(a) maintaining gaps between buildings at 7m or higher;</li> <li>(b) variation in the building facade, in addition to balconies;</li> <li>(c) varying the building shape and form from that of neighbouring buildings;</li> <li>(d) significant vegetation between the road and the building.</li> </ul> <p>Note—A transport air quality corridor report prepared in accordance with the Transport air quality corridor planning scheme policy can assist in demonstrating achievement of this performance outcome.</p>	<p><b>AO3</b></p> <p>Development at 7m or higher is set back at least 20m from the kerb.</p>	<p><b>Complies with AO3</b></p> <p>The Tree House and lookout is the only structure proposed with a building height likely greater than 7 metres. Specifically, the Tree House and lookout is proposed to be four storeys above ground. This structure is located near the centre of the site and is set back at least 100 metres from the nearest kerb.</p>
<b>Section C—If within the Tunnel ventilation stack sub-category</b>		
<p><b>PO4</b></p> <p>Development does not:</p>	<p><b>AO4.1</b></p> <p>Development has a building height which is at least 10m</p>	<p><b>Will Comply with AO4.1</b></p> <p>The only aspect of the proposed development which is within the</p>

Performance outcomes	Acceptable outcomes	Response
<p>(a) expose the occupants of a sensitive use to an air pollutant that exceeds the air quality planning criteria in Table 8.2.23.3.C, due to the operation of a tunnel ventilation outlet;</p> <p>(b) affect the dispersion of air pollutants to the extent that existing sensitive uses will be exposed to air pollutants that exceed the air quality (planning) criteria in Table 8.2.23.3.C.</p> <p>Note—An air quality impact report prepared in accordance with the Air quality planning scheme policy can assist in demonstrating achievement of this performance outcome.</p>	<p>lower than the height of the tunnel ventilation outlet.</p>	<p>Tunnel ventilation stack sub-category is the green waste storage.</p> <p>This facility will be designed to be a low-profile structure consisting of mostly an unroofed hard stand at ground level. This is not considered a sensitive use and will not be accessible by the public.</p> <p>Conditions of approval can ensure compliance with this acceptable outcome.</p>
	<p><b>AO4.2</b></p> <p>The development does not include a childcare centre.</p>	<p><b>Complies with AO4.2</b></p> <p>The proposed development does not include a childcare centre.</p>



## K.21 TRANSPORT NOISE CORRIDOR OVERLAY CODE

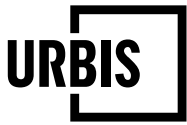
### 8.2.24.2(2) – Overall Outcomes

Overall Outcomes	Response
(a) Development ensures that the intrusion of transport noise on a passive recreation space of a dual occupancy, multiple dwelling, residential care facility, or retirement facility located in a transport noise corridor is appropriately managed.	<p><b>Not Applicable</b></p> <p>The proposed development does not include passive recreation space of a dual occupancy, multiple dwelling, residential care facility, or retirement facility.</p>
(b) Development ensures that each dwelling has access to an outdoor space for passive recreation where transport noise has been minimised.	<p><b>Not Applicable</b></p> <p>The proposed development does not include dwellings.</p>

### 8.2.24.3 – Performance outcomes and acceptable outcomes

Table 8.2.24.3—Performance outcomes and acceptable outcomes

Performance outcomes	Acceptable outcomes	Response
<p><b>PO1</b></p> <p>Development provides outdoor space for passive recreation in a manner where transport noise has been minimised.</p>	<p><b>AO1</b></p> <p>Development ensures that each dwelling:</p> <p>(a) has a balcony or outdoor recreation area shielded by the building from direct transport noise; or</p> <p>(b) with a balcony exposed to transport noise has a solid gap-free balustrade.</p>	<p><b>Not Applicable</b></p> <p>The proposed development does not include dwellings.</p>



## K.22 LANDSCAPE WORK CODE

### 9.4.5.2(2) – Overall Outcomes

Overall Outcomes	Response
(a) Landscape work retains, protects and integrates significant on-site vegetation into development design.	<b>Complies</b> The development retains, protects and integrates significant on-site vegetation where possible.
(b) Landscape work ensures acoustic barriers and landscaping create effective buffers to adjacent sites.	<b>Complies</b> The proposed development includes ample landscaping that provide effective buffers to the railway and busway.
(c) Landscape work is sustainable, effective, functional and safe through appropriate maintenance, design for climate, structural considerations and growing media.	<b>Complies</b> The proposed landscape concept design is designed to be sustainable and safe through incorporation of on-site irrigation measures and appropriate plant selection.
(d) Landscape work ensures planting species selection is appropriate to the planting environment, climate and development setting, long-term performance, and balances the intended form and scale of the development.	<b>Complies</b> The landscape concept design is in preliminary stages. Detailed design will ensure plant selection is responsive to Brisbane’s subtropical climate, site and surrounding context and intended form and scale of future development on the site.
(e) Landscape work in artificial growing environments is designed, installed and maintained to ensure the intended functional and aesthetic outcomes required for the development are achieved and sustained over the long term.	<b>Not Applicable</b> The proposal does not involve an artificial growing environment.

### 9.4.5.3 – Performance outcomes and acceptable outcomes

**Table 9.4.5.3—Performance outcomes and acceptable outcomes**

Performance Outcomes	Acceptable Outcomes	Response
PO1	AO1.1 Development ensures that trees identified in a landscape concept plan or development approval	<b>Will Comply with AO1.1</b> The proposed landscaping will be retained and protected in accordance with AS 4970-2009



Performance Outcomes	Acceptable Outcomes	Response
<p>Development ensures that trees are protected from development impacts.</p>	<p>are retained and protected in accordance with AS 4970-2009 Protection of trees on development sites.</p>	<p>Protection of trees on development sites.</p>
	<p><b>AO1.2</b></p> <p>Development ensures that tree surgery and pruning is carried out in accordance with AS 4373-2007 Pruning of amenity trees for:</p> <ul style="list-style-type: none"> <li>(a) vegetation damaged as a result of the development;</li> <li>(b) vegetation requiring pruning of branches and/or roots.</li> </ul>	<p><b>Will Comply with AO1.1</b></p> <p>Any tree surgery and pruning required as part of the redevelopment will be carried out in accordance with AS 4373-2007 Pruning.</p>
<p><b>PO2</b></p> <p>Development provides acoustic barriers and long fences along street frontages which:</p> <ul style="list-style-type: none"> <li>(a) are enhanced by appropriate planting;</li> <li>(b) are of high visual quality;</li> <li>(c) are designed for longevity;</li> <li>(d) provide maintenance access and promote pedestrian permeability in appropriate circumstances.</li> </ul>	<p><b>AO2.1</b></p> <p>Development ensures that an acoustic barrier or fence which is required by a use code to be provided along a fence or within the site:</p> <ul style="list-style-type: none"> <li>(a) is designed in compliance with the standards in the Infrastructure design planning scheme policy;</li> <li>(b) incorporates elements of visual interest appropriate to the scale of the development for a fence or acoustic barrier over 40m long;</li> <li>(c) incorporates a gate for maintenance access to the street frontage side of the barrier or fence if a gate can open on to a publicly accessible area within the site;</li> <li>(d) incorporates a gate or appropriately designed opening for public pedestrian access where linking two publicly accessible areas.</li> </ul>	<p><b>Not Applicable</b></p> <p>The development does not involve any acoustic barrier or fencing.</p>

<b>Performance Outcomes</b>	<b>Acceptable Outcomes</b>	<b>Response</b>
	<p><b>AO2.2</b></p> <p>Development ensures that a planting buffer required by a use code for an acoustic barrier or fence incorporates:</p> <p>(a) species in accordance with the Planting species planning scheme policy;</p> <p>(b) a minimum of 2 tier planting.</p>	<p><b>Not Applicable</b></p> <p>The proposal does not involve the use of planting buffer for acoustic attenuation.</p>
<p><b>PO3</b></p> <p>Development provides species as a screen or buffer which maintain the amenity of adjoining premises.</p>	<p><b>AO3</b></p> <p>Development ensures that a landscape buffer required by a use code incorporates:</p> <p>(a) species in accordance with the Planting species planning scheme policy;</p> <p>(b) a minimum of 2 tier planting.</p>	<p><b>Complies with PO3</b></p> <p>The selection of the planting species along interfaces to adjoining premises are of a growing media and volume to function as a landscape buffer to ensure a high level of amenity is maintained.</p>
<p><b>PO4</b></p> <p>Development provides growing media and volumes appropriate for landscape work to ensure the long-term performance, ease of maintenance and sustainability of plantings.</p>	<p><b>AO4.1</b></p> <p>Development provides growing media and volumes for landscape work in accordance with the Landscape design planning scheme policy.</p> <p>Note—Notations of proposed growing media and soil volume calculations for the documented mature vegetation size and scale may assist in demonstrating compliance with the acceptable outcome.</p>	<p><b>Complies with AO4.1</b></p> <p>The proposed development will provide growing media and volumes for landscape work in accordance with the Landscape design planning scheme policy.</p>
	<p><b>AO4.2</b></p> <p>Development provides species which are chosen to ensure the long-term performance and access requirements of the landscape.</p>	<p><b>Complies with AO4.2</b></p> <p>Species selection for the development will ensure long-term performance and access requirements.</p>
	<p><b>AO4.3</b></p> <p>Development provides podium planting in compliance with the</p>	<p><b>Not Applicable</b></p>

<b>Performance Outcomes</b>	<b>Acceptable Outcomes</b>	<b>Response</b>
	Infrastructure design planning scheme policy.	The proposal does not involve podium planting.
<p><b>PO5</b></p> <p>Development provides landscaping in a common area which provides for clear sightlines and good visibility to entrance and exit points.</p>	<p><b>AO5.1</b></p> <p>Development incorporates a plant selection along a pathway which ensures:</p> <p>(a) a clear trunk height of minimum 1.8m at maturity;</p> <p>(b) a shrub height of maximum 1m at maturity.</p> <p>Refer to the Crime prevention through environmental design planning scheme policy.</p>	<p><b>Will Comply with AO5.1</b></p> <p>The landscape concept design is in preliminary stages. Detailed design will ensure plant selection along proposed pathways enables clear sightlines, including provision of trees with a clear height of a minimum 1.8m and shrubs with a maximum height of 1m at maturity.</p> <p>Conditions of approval will ensure compliance with this acceptable outcome.</p>
	<p><b>AO5.2</b></p> <p>Landscaping and mounding do not interfere with visibility along a pathway.</p> <p>Refer to the Crime prevention through environmental design planning scheme policy.</p>	<p><b>Will Comply with AO5.2</b></p> <p>The landscape concept design is in preliminary stages. Detailed design will ensure landscaping and mounding do not interfere with visibility along a pathway.</p> <p>Conditions of approval will ensure compliance with this acceptable outcome.</p>
<p><b>PO6</b></p> <p>Development provides landscaping which supports a legible environment that can be safely navigated by pedestrians and cyclists.</p>	<p><b>AO6</b></p> <p>Development ensures that the landscape design provides cues to distinguish between a public area, a semi-public area and a private area.</p> <p>Note—Cues could include changes in levels, surface or landscape treatment or fencing.</p>	<p><b>Complies with AO6</b></p> <p>A key focus of the landscape concept design is to provide strong cues to distinguish between public, semi-public and private areas.</p> <p>This includes variation in pavement and materiality choices, changing vegetation quality and type, provision of pathways and signage to create clear thresholds and gateways.</p>
<p><b>PO7</b></p> <p>Development provides a plant selection which achieves the functional and aesthetic outcomes to balance the form</p>	<p><b>AO7</b></p> <p>Development provides species in accordance with the Planting species planning scheme policy.</p>	<p><b>Will Comply with PO7</b></p> <p>The landscape concept design is in preliminary stages. Detailed design will ensure planting selection achieve a functional</p>

<b>Performance Outcomes</b>	<b>Acceptable Outcomes</b>	<b>Response</b>
<p>and scale of the development including:</p> <p>(a) screening and buffering;</p> <p>(b) street presentation;</p> <p>(c) shading;</p> <p>(d) amenity.</p>		<p>and aesthetic outcome to balance the form and scale of the development.</p> <p>Conditions of approval will ensure compliance with this acceptable outcome.</p>
<p><b>PO8</b></p> <p>Development provides planting densities and stock sizes which are optimised to:</p> <p>(a) reduce maintenance and erosion;</p> <p>(b) achieve amenity and ecological outcomes;</p> <p>(c) provide the level of coverage for any green facades, green walls or green roofs to achieve the functional and aesthetic outcomes of the landscape work for the life of the development.</p> <p>Note—The Landscape design planning scheme policy provides guidance on information to be provided to demonstrate compliance with the performance outcome and acceptable outcomes.</p>	<p><b>AO8.1</b></p> <p>Development provides planting densities and stock sizes when planting in natural ground which achieves:</p> <p>(a) full coverage of the mulched planting areas within 2 years;</p> <p>(b) 95% coverage of the extent of the elevation within 2 years where for green facades.</p>	<p><b>Complies with PO8</b></p> <p>The proposed landscape concept design involves mass planting of native species.</p>
	<p><b>AO8.2</b></p> <p>Development achieves the minimum planting coverage for any artificial growing environment as specified in the Landscape design planning scheme policy.</p>	<p><b>Not Applicable</b></p> <p>The proposal does not involve an artificial growing environment.</p>
<p><b>PO9</b></p> <p>Development provides planting areas in open-air car parking areas which are designed and constructed to ensure that landscaping and shade trees thrive and achieve a minimum 50% shade cover within 5 years of planting.</p>	<p><b>AO9.1</b></p> <p>Development provides species in a car park that are selected in accordance with the Planting species planning scheme policy.</p>	<p><b>Will Comply with AO9.1</b></p> <p>Planting species within the car park will be provided in accordance with the Planting species planning scheme policy.</p>
	<p><b>AO9.2</b></p> <p>Development provides planting areas within car parking areas that are protected by wheel stops or bollards.</p>	<p><b>Will Comply with AO9.2</b></p> <p>Wheel stops and bollards will be provided within car parking areas to ensure planting areas are protected.</p>

<b>Performance Outcomes</b>	<b>Acceptable Outcomes</b>	<b>Response</b>
<p><b>PO10</b></p> <p>Development for a shade structure does not compromise landscape outcomes.</p>	<p><b>AO10</b></p> <p>Development for a shade structure in a car park allows unimpeded access to natural sunlight and rainwater for landscaping and shade trees.</p>	<p><b>Not Applicable</b></p> <p>No shade structures are proposed within the car parks.</p>
<p><b>PO11</b></p> <p>Development involving the construction of retaining walls provides for:</p> <p>(a) safety;</p> <p>(b) an attractive appearance appropriate to the surrounding area;</p> <p>(c) easy maintenance;</p> <p>(d) longevity;</p> <p>(e) minimal water seepage impacts.</p>	<p><b>AO11</b></p> <p>Development of a retaining wall:</p> <p>(a) is constructed in compliance with the structures standards in the Infrastructure design planning scheme policy and is certified by a Registered Professional Engineer Queensland;</p> <p>(b) incorporates planting areas.</p>	<p><b>Will Comply with AO11</b></p> <p>New retaining walls provided as part of redevelopment of Victoria Park / Barrambin within the Designated Area will be certified by a RPEQ and constructed in accordance with the structures standards in the Infrastructure design planning scheme policy.</p> <p>Detailed design will ensure retaining walls incorporates planting areas. The imposition of a condition of approval will ensure compliance with this acceptable outcome.</p>
<p><b>PO12</b></p> <p>Development provides for:</p> <p>(a) water sensitive urban design measures which are employed within the landscape design to maximise stormwater use;</p> <p>(b) drainage and stormwater management measures to reduce any adverse impacts on the landscape;</p> <p>(c) stormwater harvesting to be maximised and any adverse impacts of stormwater minimised;</p> <p>(d) reticulated irrigation to all artificial growing environments.</p> <p>Note—The Landscape design planning scheme policy provides</p>	<p><b>AO12.1</b></p> <p>Development provides drainage for artificial growing environments which is connected to the stormwater drain.</p>	<p><b>Not Applicable</b></p> <p>The proposal does not involve any artificial growing environments.</p>
	<p><b>AO12.2</b></p> <p>Development ensures that the maximum site stormwater harvest capacity is utilised to meet the irrigation demand of the development before alternate irrigation sources are utilised, and is in accordance with the standards in the Landscape design planning scheme policy.</p>	<p><b>Complies with AO12.2</b></p> <p>The proposed stormwater system enables opportunities for on-site irrigation.</p>
	<p><b>AO12.3</b></p> <p>Development provides areas of pavement, turf, landscaping and mulched garden beds which are adequately drained.</p>	<p><b>Complies with AO12.3</b></p> <p>The proposed landscape concept plan provides a mix of pavement, turf, landscaping and garden</p>

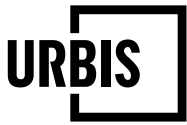
<b>Performance Outcomes</b>	<b>Acceptable Outcomes</b>	<b>Response</b>
guidance on information to be provided to demonstrate compliance with the performance outcome and acceptable outcomes.	Note—This may be achieved through the provision and/or treatment of swales, spoon drains, field gullies, sub-surface drainage and stormwater connections.	beds, which are adequately drained.
	<p><b>AO12.4</b></p> <p>Development provides a reticulated irrigation system to all landscaping areas in accordance with the Landscape design planning scheme policy.</p>	<p><b>Complies with AO12.4</b></p> <p>The proposed development includes reticulated irrigation system to all landscaping areas.</p>
<p><b>PO13</b></p> <p>Development provides landscaping and supporting growing environments which:</p> <p>(a) are safe;</p> <p>(b) ensure efficient and effective maintenance;</p> <p>(c) ensures success and long-term performance.</p> <p>Note—The Landscape design planning scheme policy provides guidance on information to be provided to demonstrate compliance with the performance outcome and acceptable outcomes.</p>	<p><b>AO13.1</b></p> <p>Development ensures that all turf areas on the site are accessible externally by standard lawn maintenance equipment and receive adequate sunlight.</p>	<p><b>Complies with AO13.1</b></p> <p>The proposed landscape concept design for Victoria Park / Barrambin ensures all turf areas on the site are accessible by standard lawn maintenance equipment and receive adequate sunlight.</p>
	<p><b>AO13.2</b></p> <p>Development ensures that where landscape work on structures are serviced from tank water, the control devices are located in a common area.</p>	<p><b>Will Comply with AO13. 2</b></p> <p>Detailed design will ensure proposed landscape works on structures are serviced from tank water sources, with control devices consolidated in a common area.</p> <p>Conditions of approval can ensure compliance with this acceptable outcome.</p>
	<p><b>AO13.3</b></p> <p>Development provides one hose cock within each private landscape and recreation area.</p>	<p><b>Complies with AO13.3</b></p> <p>One hose cock is proposed within each key landscaping area.</p>
	<p><b>AO13.4</b></p> <p>Development provides landscaping that uses appropriate materials to maintain</p>	<p><b>Complies with AO13.4</b></p> <p>The development incorporates native landscaping and permeable materials to maintain</p>

<b>Performance Outcomes</b>	<b>Acceptable Outcomes</b>	<b>Response</b>
	the function of an overland flow path.	the function of an overland flow path.
	<b>AO13.5</b> Development ensures that all artificial growing environments are accessible for safe and practical maintenance from within the site.	<b>Not Applicable</b> The proposal does not involve any artificial growing environments.
	<b>AO13.6</b> Development ensures that all artificial growing environments are designed to be durable and to prevent material movement from structures.	<b>Not Applicable</b> The proposal does not involve any artificial growing environments.
	<b>AO13.7</b> Development ensures that artificial growing environments are designed to allow for flush out.	<b>Not Applicable</b> The proposal does not involve any artificial growing environments.
	<b>AO13.8</b> Irrigation systems are designed to prevent overspray outside of planting areas.	<b>Will Comply with AO13.8</b> Detailed design will ensure irrigation systems are designed to prevent overspray outside of planting areas. Conditions of approval can ensure compliance with this acceptable outcome.
<b>PO14</b> Development ensures that the location and type of planting do not compromise the function and accessibility of services and facilities.	<b>AO14</b> Development provides plant species which are selected and sited, taking into consideration the location and access requirements of overhead and underground services.	<b>Complies with AO14</b> The proposed landscape concept design has been strategically designed to minimise extent of vegetation near overhead and underground services.
<b>PO15</b> Development ensures that landscaping in artificial growing environments is appropriately designed, located and supported	<b>AO15.1</b> Artificial growing environments are designed in accordance with the Landscape design planning scheme policy and are	<b>Not Applicable</b> The proposal does not involve any artificial growing environments.

Performance Outcomes	Acceptable Outcomes	Response
<p>to ensure long-term performance, safety and function.</p> <p>Note—Guidance is provided in the Landscape design planning scheme policy.</p>	<p>considered in the structural design of the development.</p> <p><b>AO15.2</b></p> <p>Artificial growing environments include appropriate drainage and waterproofing in accordance with the Landscape design planning scheme policy.</p>	<p><b>Not Applicable</b></p> <p>The proposal does not involve any artificial growing environments.</p>
<p><b>PO16</b></p> <p>Development incorporating a rooftop garden provides landscaping that:</p> <ul style="list-style-type: none"> <li>(a) is integrated into the rooftop garden design;</li> <li>(b) ensures that landscaped open spaces dominate the built form elements;</li> <li>(c) contributes to shade of communal open space;</li> <li>(d) enhances the visual amenity and function of different rooftop garden spaces;</li> <li>(e) contributes to greening the building appearance when viewed from external public vantage points.</li> </ul> <p>Note—External public vantage points means from at least two mostly unobstructed views of the development from a public area.</p>	<p><b>AO16.1</b></p> <p>Development incorporating a rooftop garden provides landscaping that includes:</p> <ul style="list-style-type: none"> <li>(a) planting at the perimeter of the rooftop for a minimum extent of 50% of the rooftop perimeter facing at least two different elevations of the building;</li> <li>(b) a diverse mix of suitable planting species including ground covers, shrubs and trees at different heights in accordance with the Planting species planning scheme policy;</li> <li>(c) suitable medium shrubs and small trees in accordance with the Planting species planning scheme policy providing a minimum 25% shade cover of rooftop communal open space within 5 years.</li> </ul> <p><b>AO16.2</b></p> <p>Development for a rooftop garden where Section 1.7.7(3) applies, or where exceeding maximum building height, provides soft landscaping features that are:</p>	<p><b>Not Applicable</b></p> <p>The proposal does not include rooftop gardens.</p>



<b>Performance Outcomes</b>	<b>Acceptable Outcomes</b>	<b>Response</b>
	(a) a minimum 75% open to the sky;  (b) provided in addition to any artificial soft landscape features.	



## K.23 PARK PLANNING AND DESIGN CODE

### 9.3.17.2(2) – Overall Outcomes

Overall Outcomes	Response
<p>(a) Development ensures that the layout, configuration and location of a new park enhances the Greenspace system by meeting community needs, contributing quality assets to the Council’s park network and integrating with regional green space in surrounding local government areas.</p>	<p><b>Complies</b></p> <p>The redevelopment of Victoria Park / Barrambin will enhance Brisbane’s greenspace offering through the provision of various spaces for passive and active recreation and opportunities to host an expanded range of diverse events and activations.</p> <p>The upgrades to the park facilities, as well as rewilding the parklands, will enhance its role and function within the city, contributing to Brisbane’s identity as a liveable, accessible, inclusive and prosperous city on a macro scale.</p>
<p>(b) Development of a park is located, designed and managed to facilitate safe community access and use while providing physical breaks and buffers within the urban footprint.</p>	<p><b>Complies</b></p> <p>The park design is located and designed to facilitate safe community access, whilst providing ample recreational and open space for the public to enjoy.</p> <p>Security and staff operations will also be present at the park throughout the day to ensure ongoing safe access and use.</p>
<p>(c) Development of a park is embellished to a level and quality appropriate to its intended function (based on park type) and level of use (based on park hierarchy) so that it can be maintained through routine Council maintenance regimes.</p>	<p><b>Complies</b></p> <p>Detailed design and ongoing management will ensure park design are embellished in a manner consistent with its function as a metropolitan park.</p>
<p>(d) Development of a park incorporates visual, cultural and biodiversity values on the site.</p>	<p><b>Complies</b></p> <p>The park design is responsive to the cultural, biodiversity and cultural values on the site.</p> <p>The park will become a natural space that celebrates Aboriginal and European heritage by providing a range of spaces that promote connection, play, education and reflection.</p> <p>The park will restore the traditional landscape and create a parkland that reflects the area’s pre-settlement ecology. The park will see the</p>

<b>Overall Outcomes</b>	<b>Response</b>
	<p>reinstatement of native flora and ecosystems and seek to rehabilitate and re-establish habitat corridors. The proposal includes re-establishing waterways, wetlands and waterholes to provide habitats for the wildlife.</p> <p>The park will support creativity through a diverse array of expression, including permanent structures, temporary activations and new experiences.</p>
(e) Development ensures that parks are embellished in a manner consistent with the park type and zone precinct.	<p><b>Complies</b></p> <p>Detailed design will ensure park design are embellished in a manner consistent with its function as a metropolitan park.</p>
(f) Development creates opportunities for multiple uses of park facilities and activity spaces and provides flexibility in design to cater for changing community needs.	<p><b>Complies</b></p> <p>The park design is responsive to changing community needs by providing multipurpose spaces that can accommodate a range of activities. This includes a large lawn space to enable small community events, as well as a multi-use active recreational area for community fitness activities.</p>
(g) Development integrates environmental sustainability into park planning, design and construction, and reinforces Brisbane's subtropical landscape.	<p><b>Complies</b></p> <p>The proposal promotes environmentally sustainable design through the integration of on-site stormwater harvesting for irrigation and utilisation of recycled water for toilets.</p> <p>Ample landscaping is provided to reinforce Brisbane's subtropical landscape.</p>

### 9.3.17.3 – Performance outcomes and acceptable outcomes

**Table 9.3.17.3—Performance outcomes and acceptable outcomes**

<b>Performance Outcomes</b>	<b>Acceptable Outcomes</b>	<b>Response</b>
<p><b>PO1</b></p> <p>Development ensures that the park is provided and developed:</p> <p>(a) to maximise recreational, visual, cultural, biodiversity, health and wellbeing values;</p>	<p><b>AO1.1</b></p> <p>Development provides and embellishes land for a public park where identified in a structure plan prepared in compliance with the Structure planning scheme</p>	<p><b>Will Comply with AO1.1</b></p> <p>The proposed park within the Designation Area will be developed in accordance with the Master Plan for Victoria Park / Barrambin.</p>

<b>Performance Outcomes</b>	<b>Acceptable Outcomes</b>	<b>Response</b>
<p>(b) to exhibit design excellence in form and function with a size, shape and topography suited to the intended function, level and intensity of use;</p> <p>(c) to meet the requirements of intended users;</p> <p>(d) in appropriate locations that will provide for a diversity of recreational opportunities and avoid duplicating facilities in nearby parks;</p> <p>(e) to contribute positively to Brisbane’s natural and built form and legibility;</p> <p>(f) to protect and enhance visual and physical connections to the Brisbane River and waterways.</p> <p>Note—Refer to the Sport and recreation zone and Open space zone for a description of zone precincts and the Infrastructure design planning scheme policy for a description of park types in the Brisbane park classification system.</p>	<p>policy and the Local government infrastructure plan.</p> <p>Note—All other public park infrastructure (land and embellishment) is required to be provided in accordance with the Local government infrastructure plan and its desired standards of service.</p> <p>Note—The Infrastructure design planning scheme policy provides more detail on land location, embellishment and services.</p>	
	<p><b>AO1.2</b></p> <p>Development ensures that the width of any park is not less than 10m at any point.</p>	<p><b>Complies with AO1.2</b></p> <p>The width of the park exceeds 10 metres at any point.</p>
	<p><b>AO1.3</b></p> <p>Development provides visual and physical access, where achievable, to Brisbane River and waterways through appropriate orientation and layout of park features.</p>	<p><b>Complies with AO1.3</b></p> <p>The redevelopment of Victoria Park / Barrambin enhances visual sightlines to the existing waterhole – commonly referred as “York’s Hollow” – at the southern part of the primary land parcel.</p> <p>Physical access is significantly improved through the strategic location of pathways that connect to an elevated pathway over the waterhole.</p>
<p><b>PO2</b></p> <p>Development ensures that the park is transferred into the Council’s ownership.</p>	<p><b>AO2</b></p> <p>Development ensures that at the time of registration of title, the park is transferred to the Council without cost except where otherwise provided in an infrastructure agreement.</p>	<p><b>Not Applicable</b></p> <p>A majority of the park is held in DOGIT, with Brisbane City Council as the Trustee.</p> <p>There are various lots that are subject to a perpetual lease or term lease with DTMR.</p> <p>Consent has been obtained from the relevant landowners.</p>
<p><b>PO3</b></p>	<p><b>AO3</b></p>	<p><b>Will Comply with AO3</b></p>

Performance Outcomes	Acceptable Outcomes	Response
<p>Development ensures that the park has a gradient that is suitable for its intended use, does not pose a safety hazard and allows for ease of maintenance.</p>	<p>Development ensures that for the park:</p> <ul style="list-style-type: none"> <li>(a) activity or recreation spaces have gradients less than 1V:20H and greater than 1V:150H to suit proposed recreational functions and accessibility and requirements;</li> <li>(b) fields for ball sports have a gradient in the range of 1V:70H to 1V:100H;</li> <li>(c) the majority of vegetated and grassed areas in maintained parklands have gradients less than 1V:6H, grassed areas have gradients no steeper than 1V:4H and unmown vegetated areas have gradients no steeper than 1V:3H.</li> </ul>	<p>Detailed design and ongoing maintenance will ensure:</p> <ul style="list-style-type: none"> <li>▪ activity and recreation spaces are designed with a gradient between 1V:20H and 1:150H;</li> <li>▪ field areas are designed with a gradient between 1V:70H to 1V:100H;</li> <li>▪ vegetated and grassed areas in maintained parklands are designed to have a gradient no greater than 1V:6H; grassed areas</li> <li>▪ grassed areas are designed with a gradient no steeper than 1V:4H in; and</li> <li>▪ unmown vegetated areas are no steeper than 1V:3H in unmown vegetated areas.</li> </ul> <p>Conditions of approval can ensure compliance with this acceptable outcome.</p>
<p><b>PO4</b></p> <p>Development ensures that the park is not subject to unreasonable impacts from industrial activities or major transport corridors.</p>	<p><b>AO4</b></p> <p>Development ensures that the park does not serve primarily as a buffer to the railway network or a public transport corridor identified in the Strategic framework or to a motorway, arterial road, suburban road or primary freight route.</p>	<p><b>Complies with PO4</b></p> <p>The site is located adjacent to the Inner City Busway, Inner Northern Busway and the railway line.</p> <p>Nonetheless, the proposal has been designed to minimise adverse impacts for occupants of the park from the adjoining transport corridors.</p> <p>Sensitive uses have been located away from the railway, Northern Busway and Inner City Busway.</p> <p>Further to this, new trees are provided along Inner City Busway.</p>



Performance Outcomes	Acceptable Outcomes	Response
	<p>impact on the park's open space values.</p>	<p>impacts on the park's open space values.</p> <p>Specifically, the existing site access to Herston Road is proposed to be upgraded which includes provision for AUL and CHR auxiliary turning lane treatments.</p> <p>For further information, please refer to the <b>Appendix Q – Traffic and Transport Assessment</b>.</p>
	<p><b>AO5.3</b></p> <p>Development ensures that the park is not separated from the community it is intended to serve by physical barriers such as fenced service utilities, motorways, arterial roads, the railway network, public transport corridors, rivers or city-wide waterway corridors.</p>	<p><b>Complies with PO5</b></p> <p>The Inner City Bypass and railway line divides Victoria Park / Barrambin into two key areas – the northern portion within Herston and the southern portion within Spring Hill. A new Inner City Pedestrian and Cycle Bridge and upgrade to the existing elevated connection to land bridge are proposed as part of the redevelopment to improve connectivity between the northern and southern land parcels forming part of the Designation Area.</p> <p>The Inner City Pedestrian and Cycle Bridge is proposed at the north-eastern part of the park and connects to the Gundoo Memorial Grove (rehabilitated).</p> <p>The elevated connection to land bridge represents the retention and upgrade of the existing connection to York's Hollow at Spring Hill.</p>
	<p><b>AO5.4</b></p> <p>Development ensures that the park:</p>	<p><b>Complies with AO5.4</b></p> <p>The proposed development improves connectivity throughout the site. This includes the provision of new and upgraded</p>

Performance Outcomes	Acceptable Outcomes	Response
	<p>(a) is located within close proximity to bus routes and bus stops at park frontages;</p> <p>(b) is accessible via footpaths or cycle paths in accordance with crime prevention through environmental design principles;</p> <p>(c) has adequate street frontage to cater for on-street car parking;</p> <p>(d) has adequate off-street car parking for district and metropolitan parks.</p> <p>Note—The Transport, access, parking and servicing planning scheme policy provides detail on parking rates and layout.</p>	<p>commuter bikeway/active transport connection, as well as pedestrian and cycle bridges, which provide direct connections to key public transport interchanges, including the Inner Northern Busway and railway / future Cross River Rail station.</p> <p>Further to this, a new Kelvin Grove busway access is proposed at the QUT Kelvin Grove interface at the western boundary.</p>
	<p><b>AO5.5</b></p> <p>Development ensures that the entry nodes of new parks highlight safe access points and provide path connections to major activity spaces and facilities.</p>	<p><b>Complies with AO5.5</b></p> <p>Signage and lighting will be provided to the new pedestrian entrances and major activity spaces and facilities.</p>
<p><b>PO6</b></p> <p>Development ensures that:</p> <p>(a) public utilities and infrastructure is provided for park-related purposes as required;</p> <p>(b) easements, public utilities and infrastructure do not constrain the intended use of the park and align with the pedestrian and cyclist network to minimise impacts on vegetation and landform.</p> <p>Notes—</p>	<p><b>AO6.1</b></p> <p>Development ensures that sewer and electricity connections are provided to district and metropolitan parks.</p>	<p><b>Complies with AO6.1</b></p> <p>Sewer and electricity connections will be retained or upgraded, where required, as part of redevelopment of Victoria Park / Barrambin.</p> <p>For further information, please refer to <b>Appendix R – Civil Engineering and Serviceability Technical Report</b>.</p>
	<p><b>AO6.2</b></p> <p>Development ensures that water connections are provided to at least one point within the park</p>	<p><b>Complies with AO6.2</b></p> <p>The park has been designed to ensure water connections are provided to at least one point and to all frontages.</p>



<b>Performance Outcomes</b>	<b>Acceptable Outcomes</b>	<b>Response</b>
<p>The Council may accept a park affected by an easement or other infrastructure. In this instance works within the easement are carried out in compliance with the Infrastructure design planning scheme policy and the requirements of the relevant service authority.</p> <p>The preparation of a park concept plan indicating where and how easements, public utilities and infrastructure are proposed to be located within the park can assist in demonstrating achievement of this performance outcome.</p>	<p>and to all development boundaries.</p>	
	<p><b>AO6.3</b></p> <p>Development ensures that the park does not contain electricity, oil or gas easements or major sewerage or water infrastructure.</p>	<p><b>Complies with PO6</b></p> <p>The eastern portion of the main land parcel comprises an existing Energex easement, which is associated with a major high voltage powerline.</p> <p>The park design ensures that new infrastructure is located outside of the easement.</p>
	<p><b>AO6.4</b></p> <p>Development ensures that the park does not contain services and infrastructure associated with residential, industrial or other development.</p>	<p><b>Complies with PO6</b></p> <p>The park comprises services and infrastructure that are associated with existing uses on the site.</p> <p>Notwithstanding, the location of the existing services and infrastructure does not compromise the provision of pedestrian and cyclist routes and recreational facilities.</p>
<p><b>PO7</b></p> <p>Development ensures that if contaminated land is proposed as part of the park, it is to be remediated in compliance with the requirements of the Queensland Government and documentation provided from the relevant Queensland Government department in relation to making the site appropriate for use as a park prior to the acceptance of the land by the Council.</p>	<p><b>AO7</b></p> <p>Development ensures that land for park purposes is not listed on the Queensland Government Environmental Management Register or the Contaminated Land Register.</p>	<p><b>Complies with PO7</b></p> <p>A minor portion of the site is listed on the Queensland Government Environmental Management Register. Please refer to <b>Section 2.5</b> of the report and <b>Appendix U – Contaminated Land Advice Report</b> for further detail.</p> <p>It is noted that the proposal is to facilitate the delivery of the Victoria Park / Barrambin Master Plan within the Designation Area. No material change of use component is proposed as part of the development.</p> <p>Notwithstanding, future land use changes will ensure contaminated land is remediated</p>

Performance Outcomes	Acceptable Outcomes	Response
		in compliance with the requirements of the Queensland Government.
<p><b>PO8</b></p> <p>Development ensures that accessibility and use of the park is not compromised by stormwater infrastructure and discharge.</p> <p>Note—Preparing a park concept plan indicating where and how stormwater infrastructure is proposed to be located within the park can assist in demonstrating achievement of this performance outcome.</p>	<p><b>AO8.1</b></p> <p>Development ensures that the park does not contain major stormwater components, including high-velocity overland flow paths, detention basins or other stormwater storage areas.</p>	<p><b>Complies with PO8</b></p> <p>The site is subject to overland flow flooding.</p> <p>The site currently acts as an informal regional detention basin, where flood depths exceed 2 metres in a major flood event (1% AEP) in select locations across the site, being the existing sports fields north of the Inner City Busway.</p> <p>Current flood storage volumes and detention functions will be retained, to build resilience to flood events. Further investigations on whether additional retention storage is required will be undertaken during detailed design.</p> <p>For further details, please refer to <b>Appendix P – Flooding and Water Quality Assessment.</b></p>
	<p><b>AO8.2</b></p> <p>Development ensures that all the intended public park and recreation functions are accommodated in the design of the park before stormwater outcomes.</p> <p>Note—Where stormwater infrastructure is proposed to be located within a park, the preparation of a park concept plan informed by investigations relating to hydraulic constraints and risk management can assist in demonstrating compliance with this acceptable outcome.</p>	<p><b>Complies with AO8.2</b></p> <p>Detailed hydraulic investigations are undertaken to inform the necessary stormwater infrastructure required to facilitate the proposed park and recreational functions.</p> <p>For further details, please refer to <b>Appendix P – Flood and Water Quality Assessment.</b></p>

Performance Outcomes	Acceptable Outcomes	Response
<p><b>PO9</b></p> <p>Development ensures that water bodies located in the park contribute to the recreation and other values of open space.</p>	<p><b>AO9</b></p> <p>Development ensures that the park does not contain dams or lakes.</p>	<p><b>Complies with PO9</b></p> <p>The environmental values of York's Hollow are integrated and celebrated as part of the design of the park.</p> <p>Users can visually interact with the waterhole through provision of an elevated walkway and provision of new pathways.</p>
<p><b>PO10</b></p> <p>Development ensures that the park:</p> <ul style="list-style-type: none"> <li>(a) enhances the local identity of an area by contributing to local landscape character, visual amenity and a sense of place including but not limited to the provision of public art;</li> <li>(b) protects scenic assets and views to important landscapes;</li> <li>(c) contributes positively to the legibility of the local area.</li> </ul>	<p><b>AO10</b></p> <p>Development ensures that the design of the park:</p> <ul style="list-style-type: none"> <li>(a) protects and enhances significant views and vistas of Brisbane's important landscapes;</li> <li>(b) provides universal access to key public vantage points including key sites on the Brisbane River, the foreshores and high points;</li> <li>(c) screens areas of poor visual quality;</li> <li>(d) capitalises on and enhances local attributes, values and features such as significant trees, rocky outcrops and escarpments;</li> <li>(e) ensures park furniture and facilities contribute to high visual quality and have consistent character;</li> <li>(f) incorporates public art to reflect local cultural values and park context in district and metropolitan parks.</li> </ul> <p>Note—The Infrastructure design planning scheme policy provides more information on park furniture standards and public art provision.</p>	<p><b>Complies with AO10</b></p> <p>The design of the park protects and enhances views to significant views and vistas of Brisbane's important landscapes.</p> <p>The Tree House and lookout is elevated to take advantage of city views and to the waterhole features within the site.</p> <p>Ample vegetation, complemented by new park furniture and recreational facilities, are provided to not only enhance the visual amenity of the park but increase activity and surveillance opportunities.</p> <p>The park design will incorporate artwork that celebrates the history of First Nations.</p>

Performance Outcomes	Acceptable Outcomes	Response
<p><b>PO11</b></p> <p>Development ensures that clearance of vegetation and modification of existing landforms within the park is minimised.</p>	<p><b>AO11.1</b></p> <p>Development ensures that the park is designed to retain existing vegetation and topographic features.</p> <p>Note—Compliance with this acceptable outcome can be demonstrated by the submission of a landscape management and site works plan and landscape concept plan identifying major elements of the park design including location and extent of existing vegetation and topographic features.</p>	<p><b>Complies with AO11.1</b></p> <p>The landscape concept design is responsive to the existing vegetation and topographic features.</p> <p>Significant vegetation and the natural topography are retained where possible.</p>
	<p><b>AO11.2</b></p> <p>Development ensures that the construction earthworks for the park are carried out in compliance with the standards in the Infrastructure design planning scheme policy.</p>	<p><b>Will Comply with AO11.2</b></p> <p>Detailed design will ensure earthworks within the park are undertaken in accordance with the standards of the Infrastructure design planning scheme policy.</p>
	<p><b>AO11.3</b></p> <p>Development ensures that the park does not contain retaining walls that are built to the boundary of the site.</p>	<p><b>Complies with PO11</b></p> <p>The proposal provides for retaining walls in areas that require stabilisation. The retaining wall design is responsive to the existing vegetation and topography of the site.</p>
	<p><b>AO11.4</b></p> <p>Development ensures that the park contains retaining walls only under the following circumstances:</p> <p>(a) to avoid the creation of extensive, unusable slopes and embankments when stabilising the landform of a park site; or</p>	<p><b>Complies with AO11.4</b></p> <p>Retaining walls are provided in areas that require stabilisation.</p>

Performance Outcomes	Acceptable Outcomes	Response
	<p>(b) where pathways with low gradients are required, for example, to provide an accessible path of travel; or</p> <p>(c) where a structure is necessary to retain the natural ground level and protect tree roots around the drip line of existing vegetation; or</p> <p>(d) where space is limited and planted embankments are not a reasonable alternative; or</p> <p>(e) following the approval of a submitted landscape concept plan.</p> <p>Note—The Infrastructure design planning scheme policy provides more detail on design standards.</p>	
<p><b>PO12</b></p> <p>Development ensures that visitor comfort in the park is maximised.</p>	<p><b>AO12.1</b></p> <p>Development ensures that adequate shade is provided in the park, through retention of existing vegetation or provision of structures, particularly in activity areas and along paths.</p>	<p><b>Complies with AO12.1</b></p> <p>Adaquete shade is achieved in the park design, through retention of existing vegetation and provision of new vegetation.</p> <p>Shade structures are also provided in key activity areas.</p>
	<p><b>AO12.2</b></p> <p>Development ensures that planting is provided in the park to reduce glare and reflect radiant heat from hard surfaces.</p> <p>Note—The Infrastructure design planning scheme policy and Planting species planning scheme policy provide more detail on design standards.</p>	<p><b>Complies with AO12.2</b></p> <p>The proposal involves significant planting, which will assist in reducing glare and reflecting radiant heat from hard surfaces.</p>
<p><b>PO13</b></p>	<p><b>AO13.1</b></p> <p>Development ensures that park embellishments in a non-trunk</p>	<p><b>Will Comply with AO13.1</b></p> <p>Detailed design will ensure proposed non-trunk park are</p>

Performance Outcomes	Acceptable Outcomes	Response
<p>Development ensures that the park is embellished to:</p> <p>(a) provide a diversity of recreational experiences;</p> <p>(b) ensure that park assets can be maintained over time;</p> <p>(c) be a focal point for the local community incorporating features such as public art, and providing for activities, festivals and events;</p> <p>(d) provide a range of park and visitor facilities such as playgrounds, park furniture, picnic nodes, recreation and sporting facilities.</p>	<p>park are provided in compliance with the Park code.</p> <p>Note—The public park infrastructure embellishment standards are contained within the Local government infrastructure plan.</p>	<p>provided in compliance with the standards in the Park Code.</p> <p>Conditions of approval can ensure compliance with this acceptable outcome.</p>
	<p><b>AO13.2</b></p> <p>Development ensures that park embellishments in parks that form part of the public park network are provided in compliance with standards in the Local government infrastructure plan and the Infrastructure design planning scheme policy.</p>	<p><b>Will Comply with AO13.2</b></p> <p>Detailed design will ensure proposed park embellishments that form part of future public park network are provided in compliance with the standards in the Local government infrastructure plan and the Infrastructure design planning scheme policy.</p> <p>Conditions of approval can ensure compliance with this acceptable outcome.</p>
<p><b>PO14</b></p> <p>Development ensures that the landscape works, improvements, maintenance and management requirements for the park are in compliance with relevant Council policies and guidelines.</p>	<p><b>AO14.1</b></p> <p>Development ensures that the landscape works and improvements in the park are designed to:</p> <p>(a) discourage graffiti on walls, for example, retaining walls and acoustic barrier fences;</p> <p>(b) break up large areas of hard landscaping, for example, car parks;</p> <p>(c) add visual interest and structure to extensive open areas;</p> <p>(d) create new spaces, nodes or buffers within the open space;</p> <p>(e) provide screening along site boundaries;</p>	<p><b>Complies with AO14.1</b></p> <p>The proposed landscape works and improvements within Victoria Park / Barrambin Designation Area will increase visual interest and provide new recreational areas for public use.</p> <p>The choice of materials and landscaping are durable and discourages graffiti of walls.</p> <p>Vegetation is retained where possible, with additional compensatory planting provided.</p>

Performance Outcomes	Acceptable Outcomes	Response
	<p>(f) enhance areas of retained vegetation;</p> <p>(g) polish run-off from roads and car parks.</p> <p>Notes—</p> <p>The preparation of a park concept plan and landscape management and site works plan can assist in demonstrating compliance with this acceptable outcome.</p> <p>The Infrastructure design planning scheme policy and Planting species planning scheme policy provides more detail on design standards.</p>	
	<p><b>AO14.2</b></p> <p>Development ensures that park maintenance and management requirements are considered in the planning and design of the park and are incorporated in Council’s maintenance schedule.</p> <p>Notes—</p> <p>Preparing a park concept plan and landscape management and site works plan can assist in demonstrating compliance with this acceptable outcome.</p> <p>The Infrastructure design planning scheme policy provides more detail on management and maintenance standards.</p>	<p><b>Complies with AO14.2</b></p> <p>The proposed Designation Area falls within the Victoria Park / Barrambin Master Plan area, which considers park maintenance and management in accordance with the Infrastructure design planning scheme policy.</p>
<p><b>PO15</b></p> <p>Development ensures that environmental sustainability is promoted in the planning and design of the park.</p>	<p><b>AO15</b></p> <p>Development ensures that the planning and design of the park incorporates environmentally sustainable practices, such as:</p>	<p><b>Will Comply with AO15</b></p> <p>The planning and design of the park is in preliminary conceptual stages. Detailed design will ensure the environmentally sustainable practices are incorporated, including use of local products and materials, as</p>

Performance Outcomes	Acceptable Outcomes	Response
	<ul style="list-style-type: none"> <li>(a) use of local products and materials in the creation of the park;</li> <li>(b) use of recycled, recyclable and durable materials;</li> <li>(c) waste minimisation;</li> <li>(d) use of renewable energy sources including solar energy;</li> <li>(e) water conservation and re-use, including incorporation of rainwater tanks and rainwater use;</li> <li>(f) park maintenance requiring low resource demands.</li> </ul>	<p>well as use of recycled, recyclable and durable materials.</p> <p>The proposed Designation Area falls within the Victoria Park / Barrambin Master Plan, which includes opportunities for waste minimisation, renewable energy and water conservation and reuse, which will be refined during detailed design.</p> <p>Conditions of approval can ensure compliance with this acceptable outcome.</p>
<p><b>PO16</b></p> <p>Development creates a safe park environment by incorporating the key elements of crime prevention through environmental design.</p>	<p><b>AO16.1</b></p> <p>Development ensures that the planning and design of the park incorporates the key elements of crime prevention through environmental design by:</p> <ul style="list-style-type: none"> <li>(a) facilitating casual surveillance opportunities and including good sightlines to key activity areas such as car parks, pathways, public toilets and communal areas;</li> <li>(b) defining different park uses through design and restricting access from park into adjoining private properties;</li> <li>(c) promoting safety and minimising opportunities for graffiti and vandalism through exterior building design, orientation of buildings and use of active frontages;</li> <li>(d) ensuring key activity areas such as car parks, pathways,</li> </ul>	<p><b>Complies with AO16.1</b></p> <p>The proposed park design provides a strong CPTED response through the provision of new pathways to key activity nodes, including car parks, public toilets and communal areas.</p> <p>The landscape concept design utilises species of appropriate planting height to enable clear line of sight through the site.</p> <p>Upgrades to the lighting is proposed to improve safety across the park, particularly during night time.</p> <p>Security and staff operations will also be present at the park throughout the day.</p>



Performance Outcomes	Acceptable Outcomes	Response
	<p>public toilets and communal areas are well lit;</p> <p>(e) including way-finding cues;</p> <p>(f) minimising predictable routes and entrapment locations near key activity areas such as car parks, public toilets, ATMs and communal areas.</p> <p>Note—For guidance in achieving the key elements of crime prevention through environmental design, refer to the Crime prevention through environmental design planning scheme policy.</p>	
	<p><b>AO16.2</b></p> <p>Development ensures that the park has a minimum of 50% street frontage along its perimeter to enhance casual surveillance opportunities.</p> <p>Note—The Infrastructure design planning scheme policy provides more detail on access and road design standards.</p>	<p><b>Complies with PO16</b></p> <p>Due to the size of the park and existing structures, it is difficult to achieve a minimum of 50% street frontage along the perimeter of the park.</p> <p>Notwithstanding, the development proposes use of surveillance cameras to ensure a safe park environment. Security and staff operations will also be present at the park throughout the day.</p>
	<p><b>AO16.3</b></p> <p>Development ensures the park has a minimum of 50% visually permeable fencing to adjoining residential dwellings or zones, to enhance casual surveillance opportunities.</p> <p>Note—The Infrastructure design planning scheme policy provides</p>	<p><b>Not Applicable</b></p> <p>No fencing is provided.</p>

Performance Outcomes	Acceptable Outcomes	Response
	more detail on fencing design standards.	
<p><b>PO17</b></p> <p>Development reduces the potential for graffiti and vandalism in the park through access control, canvas reduction and easy maintenance selection.</p>	<p><b>AO17</b></p> <p>Development incorporates graffiti and vandalism prevention techniques in the layout, building or structure design and landscaping of the park, by:</p> <ul style="list-style-type: none"> <li>(a) denying access to a potential canvas through access control techniques;</li> <li>(b) reducing potential canvases through canvas reduction techniques;</li> <li>(c) selecting easy maintenance techniques to ensure graffiti can be readily and quickly removed.</li> </ul> <p>Note—For guidance on graffiti and vandalism prevention techniques, refer to the Graffiti prevention planning scheme policy.</p>	<p><b>Will Comply with AO17</b></p> <p>Graffiti and vandalism prevention techniques will be addressed as part of detailed design. This includes selection of material, layout and planting species.</p> <p>Conditions of approval can ensure compliance with this acceptable outcome.</p>
<p><b>PO18</b></p> <p>Development ensures that the park is maintained until the title for the land comprising the park is transferred to Council.</p>	<p><b>AO18</b></p> <p>Development ensures that the park is maintained by the developer during the on-maintenance phase, that is, the period following the installation of all park landscaping and infrastructure and while the park is publicly accessible and useable, to ensure it is functioning as planned and is safe to access and use.</p> <p>Note—The Infrastructure design planning scheme policy provides more detail on park maintenance standards.</p>	<p><b>Will Comply with AO18</b></p> <p>The park will be maintained by the Applicant during the on-maintenance phase, following installation of all park landscaping and infrastructure.</p> <p>Conditions of approval can ensure compliance with this acceptable outcome.</p>