

7.3 Code for Development in the Sippy Downs Town Centre¹

PURPOSE

The purpose of this code is to deliver Council's vision and planning intent² for the Sippy Downs Town Centre by achieving the following overall outcomes:

Centres Network

- (1) The Sippy Downs Town Centre relates to premises which are subject to:
 - (a) the South East Queensland Regional Plan 2005-2026 which identifies the Sippy Downs Town Centre as a Major Activity Centre³; and
 - (b) the Strategic Plan contained in Volume 2 of this Planning Scheme which identifies the Sippy Downs Town Centre as a Major Activity Centre which will service the Sippy Downs Township and also serve residents and employees in nearby areas south of Sippy Downs, south of Buderim and west of Mooloolaba and that part of the Kawana Estates development in the Planning Scheme area.
- (2) The Sippy Downs Town Centre is subordinate to Maroochydoore which:
 - (a) is identified in the South East Queensland Regional Plan 2005-2026 as the Principal Activity Centre on the Sunshine Coast; and
 - (b) is identified in the Strategic Plan contained in Volume 2 of this Planning Scheme as a Principal Activity Centre.
- (3) The Sippy Downs Town Centre does not have an adverse impact on the function of the Major Activity Centres at Nambour or Kawana Waters.

Sippy Downs Town Centre Precincts

- (4) The Sippy Downs Town Centre comprises:
 - (a) Precinct 1 – Sippy Downs Central (Town Centre Core Precinct); and
 - (b) Precinct 2 – Sippy Downs Mixed Use (Town Centre Frame Precinct), which comprises 3 sub-Precincts:
 - (i) Sippy Downs West Neighbourhood sub-Precinct; and
 - (ii) Sippy Downs Business and Technology sub-Precinct; and
 - (iii) Chancellor Park West sub-Precinct.

¹ All development applications are to be accompanied by sufficient information to allow the proposed development to be fully assessed relative to the requirements of this Code and Planning Scheme Policy No. 11 – Development in the Sippy Downs Town Centre.

² The 'vision' and 'planning intent' for the Sippy Downs Town Centre is identified in Section 3.3 of this Planning Scheme.

³ For an explanation of the role of Sippy Downs as a Major Activity Centre, refer to Section 4 of Volume 2 and Section 3.3 of Volume 3 of this Planning Scheme.

- (5) The Sippy Downs Town Centre is developed in accordance with the planning intent for the Town Centre Precincts as identified in this Code and in Volume 3 of this Planning Scheme.

Urban Structure

- (6) The Town Centre Core Precinct and the Town Centre Frame Precinct are developed in accordance with Figure 3-3.3.3(c) (Sippy Downs Town Centre Precinct Plan and Street Layout), contained in Volume 3 of this Planning Scheme.

Sippy Downs Central (Town Centre Core Precinct)

- (7) The Town Centre Core Precinct is developed such that development:
 - (a) provides the main retail, commercial and civic uses in the Sippy Downs Town Centre; and
 - (b) incorporates residential uses as part of mixed use developments; and
 - (c) is characterised by its high pedestrian activity and buildings with close street relationships; and
 - (d) provides buildings which:
 - (i) are highly articulated; and
 - (ii) are not more than 6 storeys and not more than 25 metres in height; and
 - (iii) are varied in height to reduce the wall effects of development and create a varied skyline; and
 - (iv) are open framed and subtropical in form and design with roofs and overhangs and deeply shaded recesses; and
 - (v) maintain a close relationship with the street with active frontages lining public streets and spaces with generous pedestrian shelters and awnings allowing movement in all weather conditions; and
 - (e) results in a walkable centre characterised by wide tree lined streets and public spaces marking prominent corners and provides the expansive social space for community life and interaction; and
 - (f) provides for transition at rear boundaries rather than the frontage to ensure that the built form outcomes on the street create a consistent streetscape; and
 - (g) achieves separation between buildings through perimeter block development to ensure that privacy and access to sunlight is maintained; and
 - (h) provides a simple grid movement network which ensures that a high level of connectivity and accessibility is maintained; and
 - (i) ensures that streets of greater importance (such as Principal Streets) are wide ensuring that wayfinding and legibility is also maintained by the character of the street; and

- (j) provides public open space in the form of an expansive central Town Square and a number of Mini Plazas at specific locations; and
 - (k) provides for the establishment of a multi purpose, integrated community facility; and
 - (l) provides safe, efficient and legible pedestrian access to public transport infrastructure.
- (8) The Town Centre Core Precinct is developed generally in accordance with Figure 7.3.2 (Sippy Downs Town Centre Core Plan).

Sippy Downs Mixed Use (Town Centre Frame Precinct)

- (9) The Town Centre Frame Precinct is developed for a wide range of uses including university related premises, limited retail premises and residential uses that:
- (a) support the Town Centre Core Precinct; and
 - (b) are appropriately located within the Town Centre Frame Precinct within 3 sub-Precinct's including:
 - (i) the Sippy Downs West Neighbourhood sub-Precinct; and
 - (ii) the Sippy Downs Business and Technology sub-Precinct; and
 - (iii) the Chancellor Park West sub-Precinct.

Sippy Downs West Neighbourhood sub-Precinct

- (10) The Sippy Downs West Neighbourhood sub-Precinct of the Town Centre Frame Precinct is developed such that development:
- (a) results in a residential neighbourhood that comprises a wide range of medium density housing types, including long and short-term accommodation; and
 - (b) provides for buildings which:
 - (i) maintain a perimeter block form of development overlooking streets, public spaces and an expansive central forest park; and
 - (ii) are not more than 6 storeys and not more than 25 metres in height on corners fronting the Principal Streets; and
 - (iii) generally maintain a 4 storey height; and
 - (iv) are varied in height to reduce the wall effects of development and create a varied skyline; and
 - (v) reflect their Sunshine Coast setting and the climate and contain generous outdoor living spaces, such as balconies and verandahs, contained under generous roof forms; and
 - (vi) maintain a close relationship with the street; and
 - (vii) along Local Access Streets have a small setback for landscaping of front courtyards; and

- (viii) transition to the Town Centre Core Precinct along rear boundaries or Principal Streets; and
- (c) provides for streets which are tree lined and attractive spaces for pedestrians; and
- (d) provides for a robust grid layout which ensures a high level of connectivity internally and externally with the Principal Streets capable of carrying public transport routes and leading directly to the Town Centre Core Precinct; and
- (e) provides for bus stops at regular intervals along 'A' Street; and
- (f) provides public open space in the form of an expansive central forest park and a smaller neighbourhood park.

Sippy Downs Business and Technology sub-Precinct

- (11) The Sippy Downs Business and Technology sub-Precinct of the Town Centre Frame Precinct is developed such that development:
- (a) results in a 'knowledge-based' employment sub-Precinct that has a strong nexus with the University of the Sunshine Coast and provides opportunities to incubate and grow businesses; and
 - (b) comprises a range of commercial, educational, medical, institutional, governmental and some residential uses that support and complement the Town Centre Core Precinct and the University of the Sunshine Coast; and
 - (c) provides for uses including research facilities, laboratories, research and technology-based industries, offices and consulting rooms, a conference centre, studios, media production facilities, community and education-related uses and tourist and conference accommodation; and
 - (d) provides for medium density mixed use developments incorporating residential and non-residential uses either vertically such as apartments above offices or horizontally such as housing behind or next to commercial uses; and
 - (e) provides for buildings which:
 - (i) are not more than 6 storeys and not more than 25 metres in height fronting the Principal Streets and major public spaces; and
 - (ii) are varied in height to reduce the wall effects of development and create a varied skyline; and
 - (iii) have a perimeter block form; and
 - (iv) are of a variety of building forms reflecting the various forms of public, private and institutional uses in the sub-Precinct; and
 - (v) maintain a close relationship with the street defining the public realm with expressed building entries providing pedestrian shelter; and

- (f) maintains high levels of amenity through tree lined streets and the creation of public spaces which provide unique settings for business and employment activities; and
- (g) provides a seamless transition from the Town Centre Core Precinct and the University of the Sunshine Coast with wide boulevard streets providing transitions to lower intensity uses such as the Chancellor College; and
- (h) provides a robust grid layout with extensions of the Town Centre Core Precinct and the University of the Sunshine Coast grid meeting in this sub-Precinct to create memorable spaces that assist in way finding; and
- (i) provides for principal movement corridors that are generous and well defined with street treatments which will assist in legibility;
- (j) provides public open space in the form of the University Park, an expansive Town Plaza and a number of Mini Plazas at specific locations; and
- (k) protects an area of one hectare of existing vegetation within State-owned land.

Chancellor Park West sub-Precinct

- (12) The Chancellor Park West sub-Precinct of the Town Centre Frame Precinct is developed such that development:
- (a) results in a small scale local neighbourhood centre that provides a support role to the Town Centre Core Precinct by providing for the day-to-day shopping and personal services needs of Chancellor Park residents and nearby employees only; and
 - (b) comprises a variety of uses:
 - (i) including a supermarket, retail specialty shops, showrooms, service station, service industry, medical and residential uses; and
 - (ii) excluding people intensive activities that are likely to diminish the vibrancy of the Town Centre Core Precinct; and
 - (c) provides for buildings which:
 - (i) are of a variety of building forms reflecting the diverse mix of uses that occur in the sub-Precinct; and
 - (ii) are not more than 4 storeys and not more than 15 metres in height with residential building forms dominating the southern parts of this sub-Precinct adjacent to the central park; and
 - (iii) have a close relationship with the street and contribute to the streets as significant pedestrian movement paths; and
 - (d) provides for streets which are tree lined and take on a boulevard affect; and
 - (e) protects the amenity of the large central open space area that provides a setting for residential uses; and

- (f) at the interface of this sub-Precinct with adjacent development along Lakehead Drive is residential in nature remaining consistent with the retirement village; and
- (g) ensures that all vehicle and public transport movement through this sub-Precinct will be along Chancellor Village Boulevard and around the Precinct along Lakehead Drive and University Way; and
- (h) provides public open space in the form of a central park providing pedestrian connectivity with residential areas south of the sub-Precinct and having residential uses fronting the park.

Consistent Development

- (13) Development in the Town Centre Core Precinct and the Town Centre Frame Precinct is consistent with the intended role and function of that Precinct and any sub-Precinct.
- (14) The Sippy Downs Town Centre is developed such that any inconsistent use specified in Table 7.3.1 (Inconsistent Uses in Sippy Downs Town Centre Precincts) is not carried out in a Precinct or its sub-Precinct.

Retail Function

- (15) The Sippy Downs Town Centre:
- (a) services the needs of the Sippy Downs Township and also services the residents and employees in nearby areas south of Sippy Downs, south of Buderim, and west of Mooloolaba and that part of the Kawana Estates development in the Planning Scheme area; and
 - (b) is subordinate to Maroochy as the Principal Activity Centre on the Sunshine Coast, as identified in the South East Queensland Regional Plan 2005-2026 and the Strategic Plan contained in Volume 2 of this Planning Scheme; and
 - (c) does not have an adverse impact on the function of the Major Activity Centres at Nambour or Kawana Waters.
- (16) The Town Centre Core Precinct is developed such that:
- (a) the total maximum gross leasable area of all proposed, existing and approved retail premises in the Town Centre Core Precinct does not exceed 25,000m²; and
 - (b) retail uses are dispersed across the Precinct rather than being consolidated in one area; and
 - (c) all retail premises being a supermarket or a discount department store are separated by a street and are not developed as an indoor retail shopping mall; and
 - (d) all retail uses address the street.

- (17) The Sippy Downs West Neighbourhood sub-Precinct does not provide for the development of any retail premises other than one shop being a general store of no greater than 100m².
- (18) The Sippy Downs Business and Technology sub-Precinct provides for a local centre that:
- (a) serves the local residents, businesses and employees of the immediate area; and
 - (b) is located in the 'Main Street' designated area on the southern side of the Town Plaza; and
 - (c) has a total maximum gross leasable area for retail uses that does not exceed 500m²; and
 - (d) is located in accordance with Figure 7.3.1 – (Sippy Downs Town Centre Master Plan); and
 - (e) is not to be expanded beyond the specified maximum gross leasable area limit in order to protect the role and function of the Town Centre Core Precinct.
- (19) The Chancellor Park West sub-Precinct provides for:
- (a) an existing shopping complex that functions as a local neighbourhood centre that:
 - (i) serves the day-to-day shopping and personal services needs of Chancellor Park residents and nearby employees only; and
 - (ii) has a total maximum gross leasable area of 4,500m²; and
 - (iii) is not to be expanded beyond the specified maximum gross leasable area limit in order to protect the role and function of the Town Centre Core Precinct; and
 - (b) existing showrooms and warehouses that are located adjacent to and backing upon the Sunshine Motorway that are not to be expanded in order to protect the role and function of the Sippy Downs Town Centre Core Precinct; and
 - (c) the total maximum gross leasable area of all proposed, existing and approved retail premises in the Chancellor Park West sub-Precinct not to exceed 15,000m².

Community and Economic Need for Development

- (20) Development satisfies a community need and an economic need and does not adversely impact on existing or planned development providing services or facilities.

Character and Identity

- (21) Development protects and enhances the character and identity of the Sippy Downs Town Centre which is defined by:
- (a) a strong relationship with the University of the Sunshine Coast; and
 - (b) compact, high quality buildings and landscaping which:
 - (i) reflect the surroundings; and

- (ii) are compatible with the subtropical climate; and
- (iii) ensure a vibrant⁴ relationship with the public and semi-public realm.

Connectivity and Movement

- (22) Development ensures that there is connectivity within the Sippy Downs Town Centre by providing for:
- (a) a highly permeable and integrated movement network; and
 - (b) safe movement and access for pedestrians and cyclists; and
 - (c) pedestrian through block links; and
 - (d) the efficient movement of vehicles and in particular public transport.
- (23) Development provides for a street network that:
- (a) establishes strong network connections and travel route options to spread traffic loadings across a number of streets to several intersections; and
 - (b) comprises Principal Streets and Local Access Streets; and
 - (c) is compatible with the capacity of the surrounding road network.

Public Transport

- (24) Development ensures that the Principal Streets have the ability to function effectively as bus movement routes.
- (25) Development contributes towards maximising the use of public transport services to and from the Sippy Downs Town Centre and surrounding areas.

Scale, Form and Intensity of Development

- (26) Development achieves a comfortable pedestrian scale and quality in the public realm by limiting buildings to a variety of heights ranging from 2 storey buildings to 6 storey buildings which are not more than 25 metres in height.
- (27) Development has a built form that:
- (a) demonstrates a practical and appealing architectural response to the Sippy Downs Township's subtropical environment and draws on the character of buildings within the University of the Sunshine Coast campus; and
 - (b) meets a perimeter block form of development with close relationships to the street to maintain and define an active public realm.
- (28) Development ensures that the built form is compatible with the preferred built form for the relevant Precinct and sub-Precinct.

⁴ For guidance on the importance of 'vibrant public realm', refer to Planning Scheme Policy No. 11 – Development in the Sippy Downs Town Centre.

- (29) Development integrates with and respects the existing and planned amenity of adjacent premises.
- (30) Development is at a scale, form and intensity which is intended for development in the relevant Precinct and sub-Precinct and is consistent with the reasonable expectations of residents of the relevant Precinct and sub-Precinct.

Public Open Space

- (31) Development provides a network of quality public open spaces, in the form of expansive parks and Urban Plazas that:
- are situated at locations that will maximise the accessibility, visibility and use of these spaces; and
 - are comfortable, accessible and contribute to the urban amenity of residents, workers, students and visitors; and
 - provide focal points within the Sippy Downs Town Centre; and
 - have good physical and visual linkages.

Landscape Values

- (32) Development:
- reinforces the significant natural landscape values of the area; and
 - protects the nature conservation and biodiversity values of environmentally sensitive areas or otherwise offsets these values through provision of rehabilitated offsets; and
 - enhances the character and amenity of the Sippy Downs Town Centre with attractive and practical landscape which:
 - retains significant vegetation in Forest Parks and as a Forest Buffer to the Sunshine Motorway; and
 - maximises tree cover in the Sippy Downs Town Centre, particularly along footpaths, streets and in public areas; and
 - evokes the landscape character of the Sunshine Coast; and
 - ensures trees used in the Sippy Downs Town Centre are attractive, hardy and long-lived.

Environmental Sustainability

- (33) Development is designed, constructed and operated in accordance with best practice environmental sustainability objectives:
- to minimise reliance on non-renewable energy sources; and
 - to maximise the use of materials that promote the sustainable use of resources; and
 - to minimise the amount of waste generated from all sources.

Acoustic Environment Amenity

- (34) Development is designed, constructed and operated to protect and enhance the qualities of the acoustic environment without significantly detracting from the visual amenity, preferred character, livability or safety of the locality.

Integrated Water Management

- (35) Development incorporates a range of Integrated Water Management (IWM) initiatives to:
- achieve an integrated approach to water management; and
 - provide more sustainable water supply infrastructure within the Town Centre; and
 - protect or enhance the environmental values and quality of receiving waters.

Infrastructure and Services

- (36) Development provides the infrastructure that is necessary to service the development.
- (37) Development is designed and constructed in order to provide for the orderly delivery of infrastructure, structures and landscape treatments that does not compromise the future development of any adjoining lot.
- (38) Development provides telecommunications infrastructure and services:
- such that the Sippy Downs Town Centre has a world standard telecommunications capability; and
 - to enable the creation of “knowledge economies” in the Sippy Downs Town Centre.

DEFINITIONS

These definitions are provided in addition to the definitions as identified in Section 3 of Volume 1 of this Planning Scheme, and apply only to the Sippy Downs Town Centre Precincts.

“**Conference centre**” means a form of business premises which is an integrated premises used for the purposes of meetings, conferences, workshops or training courses, where the majority of those in attendance are not everyday users or occupiers of the premises. The term includes a function centre or auditorium or the like and related conference facilities which may or may not include a restaurant, meeting rooms, offices (for short or long-term use) or serviced rooms. The term includes accommodation building, motel, office, hotel and child care centre.

“**Discount department store**” means a form of commercial use which involves the use of premises for the display and retail sale (including hire) of a wide range of goods and merchandise that is organised into separate departments and has a gross leasable area greater than 1,000m² but less than 7,500m².

7. LOCAL AREA CODES

Example: Business operated under the brand name of Kmart, Target and Big W but not business operated under the brand names of David Jones or Myer which are generally referred to as department stores.

“Home-based business” as defined in Section 3.3(3) of Volume 1 of this Planning Scheme includes a business activity that:

- (a) is carried out in a dwelling unit; and
- (b) is carried out by one or more residents of that dwelling unit; and
- (c) is secondary to the residential use.

“Inconsistent use” means a use identified in Table 7.3.1 (Inconsistent Uses in Sippy Downs Town Centre Precincts)⁵.

“Probable solution” for assessable development means an assessment criteria that provides a guide for achieving

a Performance Criteria in whole or part but does not necessarily establish compliance with the Performance Criteria.

Note: Achievement of the Probable Solutions identified in the Code for Development in the Sippy Downs Town Centre does not necessarily demonstrate achievement of the Performance Criteria or the stated purpose notwithstanding any other provision of the Planning Scheme.

“Supermarket” means a form of commercial use which involves the use of premises for the display and retail sale of goods, primarily food, household goods and other household products that are consumed regularly and have a gross leasable area greater than 1,000m² but less than 3,000m². *Example: Business operated under the brand names of Woolworths, Coles, BI-LO, IGA and Action.*

(1) Element: Town Centre Precincts

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES (Mandatory Measures if Self Assessable Development or Probable Solutions if Assessable Development)
PRECINCT INTENT P1 Development is consistent with the Precinct intent for the Sippy Downs Town Centre, as identified in this code and in Volume 3 of this Planning Scheme.	A1.1 No acceptable measures.
URBAN STRUCTURE P2 Development is consistent with the urban structure of the Sippy Downs Town Centre, as identified in Figure 3-3.3.3(c) (Sippy Downs Town Centre Precinct Plan and Street Layout) contained in Volume 3 of this Planning Scheme.	A2.1 No acceptable measures.
PUBLIC TRANSPORT USAGE AND VEHICLE MINIMISATION P3 Development maximises public transport use and minimises private vehicle use to: <ul style="list-style-type: none"> (a) reduce vehicle emissions; and (b) maximise the efficient use of land; and (c) support walking, cycling and public transport. 	A3.1 Development being assessable development complies with <i>Planning Scheme Policy No. 11 – Development in the Sippy Downs Town Centre.</i>
P4 Development contributes to the Sippy Downs Town Centre being a mixed use community that is within a convenient walking distance, being an average of 400 metres from a range of public transport modes.	A4.1 No acceptable measures.

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⁵ For further information in relation to Table 7.3.1, refer to *Planning Scheme Policy No. 11 – Development in the Sippy Downs Town Centre.*

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES (Mandatory Measures if Self Assessable Development or Probable Solutions if Assessable Development)
<p>A MEMORABLE TOWN CENTRE P5 Development protects and enhances the likely occurrence of memorable experiences by:</p> <ul style="list-style-type: none"> (a) contributing to the creation of vibrant public and semi-public spaces; and (b) ensuring that built form increases legibility; and (c) maximising pedestrian activity; and (d) providing a high-level of amenity for all users; and (e) ensuring that buildings contribute to the desired character of the Sippy Downs Town Centre. 	<p>A5.1 Development being assessable development complies with <i>Planning Scheme Policy No. 11 – Development in the Sippy Downs Town Centre</i>.</p>
<p>DESIRED TOWN CENTRE CHARACTER P6 Development protects and enhances the desired character of the Sippy Downs Town Centre with innovative architecture and landscaping which:</p> <ul style="list-style-type: none"> (a) reflects its surroundings; and (b) respects the preferred built form for the relevant Precinct and sub-Precinct; and (c) capitalises on the subtropical climate to reduce energy consumption; and (d) has a high level of public and private amenity; and (e) promotes variety and visual interest; and (f) delivers a vibrant relationship with adjacent public spaces and semi-public spaces. 	<p>A6.1 Development being assessable development complies with <i>Planning Scheme Policy No. 11 – Development in the Sippy Downs Town Centre</i>.</p>

(2) Element: Land Uses and Locations

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES (Mandatory Measures if Self Assessable Development or Probable Solutions if Assessable Development)
<p>INCONSISTENT USES P1 Development provides for uses which are not an inconsistent use⁶.</p>	<p>A1.1 No acceptable measures.</p>
<p>FORM OF USES P2 Development provides for uses having a built form which is compatible with the desired built form⁷ of the Precinct or sub-Precinct in which the use is located.</p>	<p>A2.1 No acceptable measures.</p>
<p>TOWN CENTRE CORE PRECINCT P3 Development in the Town Centre Core Precinct is limited to consistent development and comprises the following:</p> <ul style="list-style-type: none"> (a) a shop; 	<p>A3.1 No acceptable measures.</p>

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⁶ For the definition of the term 'Inconsistent use' refer to the Definitions section at the beginning of this code.

⁷ The 'desired built form' of the Precinct or sub-Precinct is identified in the Purpose statement and in Element 4 of this code.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES (Mandatory Measures if Self Assessable Development or Probable Solutions if Assessable Development)
<p>P3 continued</p> <ul style="list-style-type: none"> (b) shopping complex (including a supermarket or a discount department store⁸); (c) business premises, in particular offices or a conference centre⁹; (d) community uses such as an educational establishment or a community meeting hall; (e) residential uses. 	
<p>P4 Development in the Town Centre Core Precinct provides for a wide range and a 'fine-grain' mix of uses with an emphasis on uses complementary to, and synergistic with, the University of the Sunshine Coast.</p>	A4.1 No acceptable measures.
<p>P5 Development in the Town Centre Core Precinct for an accommodation building, motel or multiple dwelling units with frontage to a Principal Street ensures that all dwelling units and rooming units are above the ground storey of the building.</p>	A5.1 No acceptable measures.
<p>P6 Development in the Town Centre Core Precinct for any commercial use does not provide for a drive through facility.</p>	A6.1 No acceptable measures.
<p>P7 Development in the Town Centre Core Precinct complies with Figure 7.3.2 (Sippy Downs Town Centre Core Plan) such that:</p> <ul style="list-style-type: none"> (a) all retail premises being a supermarket or a discount department store are separated by a street; and (b) no more than 2 supermarkets are provided; and (c) no more than 1 discount department store is provided; and (d) vehicle access points to retail premises being a supermarket or a discount department store are located towards the periphery of the Precinct; and (e) rear service lanes are provided; and (f) existing vegetation is preserved to provide a Forest Buffer to manage the visual appearance of development backing onto the Sunshine Motorway and protect the image of the Town Centre; and (g) through block pedestrian linkages are provided to maximise pedestrian permeability in addition to the street-based pedestrian network; and 	A7.1 Development being assessable development complies with <i>Planning Scheme Policy No. 11 – Development in the Sippy Downs Town Centre</i> .

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⁸ For the definition of the term's 'Supermarket' and 'Discount department store', refer to the Use Definitions section at the beginning of this code.

⁹ For the definition of the term 'Conference centre' refer to the Definitions section at the beginning of this code.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES (Mandatory Measures if Self Assessable Development or Probable Solutions if Assessable Development)
<p>P7 continued (h) a minimum of 1,500m² of land is transferred to the Council in freehold to provide for the establishment of a multi purpose, integrated community facility.</p>	
<p>P8 Development in the Town Centre Core Precinct is arranged to maximise the vibrancy of public spaces and semi-public spaces by: (a) arranging active uses to front public spaces and maximise pedestrian activity; and (b) ensuring a variety of compatible mixed uses are provided within each site; and (c) ensuring uses and spaces are safe, equitable and accessible.</p>	A8.1 No acceptable measures.
<p>P9 Development in the Town Centre Core Precinct for an accommodation building, motel or multiple dwelling units is incorporated in a mixed use development.</p>	A9.1 No acceptable measures.
<p>P10 Development in the Town Centre Core Precinct does not compromise the achievement of the Town Centre Layout, as defined by Figure 7.3.2 (Town Centre Core Plan).</p>	A10.1 Where assessable development of a site is proposed to take place in stages, development is undertaken in accordance with <i>Planning Scheme Policy No. 11 – Development in the Sippy Downs Town Centre</i> .
<p>SIPPY DOWNS WEST NEIGHBOURHOOD SUB-PRECINCT P11 Development in the Sippy Downs West Neighbourhood sub-Precinct is limited to consistent development and comprises the following: (a) residential uses being accommodation building, motel and multiple dwelling units; (b) limited community uses being a child care centre or community meeting hall; (c) very limited retail premises being only one general store.</p>	A11.1 No acceptable measures.
<p>P12 Development in the Sippy Downs West Neighbourhood sub-Precinct for a shop, being a general store: (a) serves the local residents of the sub-Precinct; and (b) provides for a total maximum gross leasable area that does not exceed 100m²; and (c) is located centrally within the sub-Precinct on premises which is situated on the southern side of 'A' Street, on either corner of the intersection of 'A' and 'V' Streets.</p>	A12.1 No acceptable measures.

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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES (Mandatory Measures if Self Assessable Development or Probable Solutions if Assessable Development)
<p>P13 Development in the Sippy Downs West Neighbourhood sub-Precinct for a restaurant:</p> <ul style="list-style-type: none"> (a) is of a small scale boutique nature; and (b) provides outdoor dining; and (c) does not result in the total maximum gross leasable area of all restaurants in the sub-Precinct exceeding 100m²; and (d) does not exceed 50m²; and (e) is located centrally within the sub-Precinct on the southern side of 'A' Street; and (f) is not a stand alone restaurant; and (g) is adjoining any of the following: <ul style="list-style-type: none"> (i) a general store; (ii) another restaurant which adjoins a general store; (iii) another restaurant on the opposite corner to a general store. 	<p>A13.1 Development being assessable development complies with <i>Planning Scheme Policy No. 11 – Development in the Sippy Downs Town Centre</i>.</p>
<p>SIPPY DOWNS BUSINESS AND TECHNOLOGY SUB-PRECINCT</p> <p>P14 Development in the Sippy Downs Business and Technology sub-Precinct is limited to consistent development and comprises the following:</p> <ul style="list-style-type: none"> (a) business premises, in particular offices and a conference centre¹⁰; (b) limited residential uses, being short-term accommodation, which forms as part of a mixed use development; (c) limited retail premises and catering premises located in a local centre; (d) community uses; (e) special uses, other than a cemetery and a crematorium, and in particular education or health related activities. 	<p>A14.1 No acceptable measures.</p>
<p>P15 Development in the Sippy Downs Business and Technology sub-Precinct provides for a local centre which:</p> <ul style="list-style-type: none"> (a) serves the local employees and residents of the immediate area; and (b) is located on the southern side of the 'Main Street' designation as identified in Figure 7.3.1 (Sippy Downs Town Centre Master Plan); and (c) fronts the Town Plaza; and (d) provides for a total maximum gross leasable area of retail and catering premises that does not exceed 500m² and comprises one or more of the following: 	<p>A15.1 Development in the Sippy Downs Business and Technology sub-Precinct for any retail or catering premises:</p> <ul style="list-style-type: none"> (a) is located on the southern side of the 'Main Street' designation as identified in Figure 7.3.1 (Sippy Downs Town Centre Master Plan); and (b) fronts the Town Plaza; and (c) does not result in the total maximum gross leasable area of retail and catering premises in the local centre exceeding 500m²; and (d) being a shop has a gross floor area of not more than 100m².

Continued over page.

¹⁰ For the definition of the term 'Conference centre' refer to the Definitions section at the beginning of this code.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES (Mandatory Measures if Self Assessable Development or Probable Solutions if Assessable Development)
<p>P15 continued</p> <ul style="list-style-type: none"> (i) shop (having a gross floor area of not more than 100m²); (ii) general store; (iii) convenience restaurant; (iv) fast food store; (v) hotel; (vi) restaurant. 	
<p>P16 Development in the Sippy Downs Business and Technology sub-Precinct for a large scale health facility such as a hospital or medical centre:</p> <ul style="list-style-type: none"> (a) is located in a form that is consistent with the town centre street network as shown in Figure 3-3.3.3(c) (Sippy Downs Town Centre Precinct Plan and Street Layout); and (b) creates activity at the street level. 	A16.1 No acceptable measures.
<p>P17 Development in the Sippy Downs Business and Technology sub-Precinct for a business premises is located to ensure the vibrancy of streets and minimise land use conflicts.</p>	A17.1 No acceptable measures.
<p>P18 Development in the Sippy Downs Business and Technology sub-Precinct being a mixed-use development does not provide for a dwelling unit on the ground floor where fronting a Principal Street.</p>	A18.1 No acceptable measures.
<p>CHANCELLOR PARK WEST SUB-PRECINCT</p> <p>P19 Development in the Chancellor Park West sub-Precinct is for consistent development and comprises the following:</p> <ul style="list-style-type: none"> (a) an existing shopping complex which: <ul style="list-style-type: none"> (i) functions as a neighbourhood centre; and (ii) serves the day-to-day shopping and personal services needs of Chancellor Park residents and nearby employees only; and (iii) has a maximum gross leasable area of 4,500m²; and (iv) is not to be expanded beyond the specified maximum gross leasable area limits in order to protect the role and function of the Town Centre Core Precinct; (b) existing showrooms and warehouses that are located adjacent to and backing on to the Sunshine Motorway that are not to be expanded in order to protect the role and function of the Town Centre Core Precinct; (c) residential uses. 	A19.1 No acceptable measures.

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7. LOCAL AREA CODES

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES (Mandatory Measures if Self Assessable Development or Probable Solutions if Assessable Development)
<p>P20 Development in the Chancellor Park West sub-Precinct provides for uses of an intensity which will not diminish the vibrancy of the Town Centre Core Precinct.</p>	<p>A20.1 No acceptable measures.</p>
<p>P21 Development in the Chancellor Park West sub-Precinct provides for multiple dwelling units to be located adjacent to and overlooking the expansive central open space area in this sub-Precinct.</p>	<p>A21.1 No acceptable measures.</p>
<p>P22 Development in the Chancellor Park West sub-Precinct:</p> <ul style="list-style-type: none"> (a) is not to be recognised from the Sunshine Motorway; and (b) located adjacent to the Sunshine Motorway at the Crosby Hill Road interchange is to ensure that the development acts as a barrier to traffic noise for adjacent development. 	<p>A22.1 No acceptable measures.</p>
<p>P23 Development in the Chancellor Park West sub-Precinct for retail premises does not result in the total gross leasable area of all proposed, existing and approved retail premises in the Chancellor West sub-Precinct exceeding 15,000m².</p>	<p>A23.1 No acceptable measures.</p>
<p>RETAIL USES P24 Development for a higher order retail function being a supermarket or a discount department store is located in the Town Centre Core Precinct.</p>	<p>A24.1 No acceptable measures.</p>
<p>P25 Development for retail premises does not result in the total gross leasable area of all proposed, existing and approved retail premises:</p> <ul style="list-style-type: none"> (a) in the Town Centre Core Precinct exceeding 25,000m²; and (b) in the Sippy Downs West Neighbourhood sub-Precinct exceeding 100m²; and (c) in the Sippy Downs Business and Technology sub-Precinct exceeding 500m²; and (d) in the Chancellor Park West sub-Precinct exceeding 15,000m². 	<p>A25.1 No acceptable measures.</p>

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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES (Mandatory Measures if Self Assessable Development or Probable Solutions if Assessable Development)
<p>P26 Development in the Town Centre Core Precinct does not result in a concentration of retail uses in one part of the precinct but disperses retail uses across the precinct.</p>	<p>A26.1 Development on a lot specified on Figure 7.3.2 (Sippy Downs Town Centre Core Plan) does not result in the total proposed, approved and existing gross leasable retail floor space exceeding:</p> <ul style="list-style-type: none"> (a) 7,500m² on Lot 20; or (b) 6,500m² on Lot 8; or (c) 3,500m² on Lot 18; or (d) 3,500m² on Lot 9; or (e) 2,000m² on Lot 7; or (f) 2,000m² on Lot 10.
<p>P27 Development in the Town Centre Core Precinct for a Shopping Complex:</p> <ul style="list-style-type: none"> (a) including a supermarket¹¹ does not result in any of the following: <ul style="list-style-type: none"> (i) the development of more than 2 supermarkets in the Town Centre Core Precinct; (ii) the total gross leasable area of a supermarket exceeding 3,000m²; (iii) the total gross leasable area of both supermarkets exceeding 6,000m²; and (b) including a discount department store¹² does not result in any of the following: <ul style="list-style-type: none"> (i) the development of more than 1 discount department store; (ii) the total gross leasable area of the discount department store exceeding 7,500m²; and (c) does not include a showroom. 	<p>A27.1 No acceptable measures.</p>
<p>P28 Development for any retail premises:</p> <ul style="list-style-type: none"> (a) is limited to locations fronting areas identified as 'Main Street' areas in Figure 7.3.1 (Sippy Downs Town Centre Master Plan) other than in the Chancellor Park West sub-Precinct or the Sippy Downs West Neighbourhood sub-Precinct; (b) has the street as it's primary address; and (c) does not incorporate an indoor retail shopping mall. 	<p>A28.1 Development for any retail premises:</p> <ul style="list-style-type: none"> (a) is limited to locations fronting areas identified as 'Main Street' areas in Figure 7.3.1 (Sippy Downs Town Centre Master Plan) other than in the Chancellor Park West sub-Precinct or the Sippy Downs West Neighbourhood sub-Precinct; (b) has the street as it's primary address; and (c) does not incorporate an indoor retail shopping mall.
<p>P29 Development for retail premises being a shopping complex (which may or may not include a supermarket or a discount department store):</p> <ul style="list-style-type: none"> (a) is developed in the Town Centre Core Precinct only; and (b) ensures that any supermarket or discount department store is located in accordance with Figure 7.3.2 (Sippy Downs Town Centre Core Plan). 	<p>A29.1 No acceptable measures.</p>

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¹¹ For the definition of the term 'Supermarket', refer to the Definitions section at the beginning of this code.

¹² For the definition of the term 'Discount department store', refer to the Definitions section at the beginning of this code.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES (Mandatory Measures if Self Assessable Development or Probable Solutions if Assessable Development)
<p>HOME-BASED BUSINESSES P30 Development for a home-based business: (a) is in the form of a live/work dwelling unit which is located at ground level other than in the Town Centre Core Precinct; and (b) is limited to a small area of the dwelling unit; and (c) does not compete with like uses in the Town Centre Core Precinct; and (d) does not have a detrimental impact upon the amenity or desired character of the relevant Precinct or sub-Precinct, particularly in a residential area; and (e) provides adequate waste services, parking and vehicle manoeuvring areas to service the development; and (f) ensures that any associated signage is small scale and not visually intrusive.</p>	<p>A30.1 The home-based business is located at ground level. A30.2 The total floor area of the home-based business does not exceed 50m². A30.3 Storage areas for waste and recyclable items are provided in accordance with the relevant residential use code. A30.4 The home-based business does not generate more than 30kg of waste per standard wheelie bin service and does not require the provision of additional waste containers. A30.5 Work is conducted within the dwelling unit only. A30.6 Where in the Sippy Downs Business and Technology sub-Precinct the home-based business is only located where at ground level fronting a Local Access Street.</p>
<p>CAR PARKING AREAS AND STRUCTURES P31 In the Town Centre Core Precinct large on site car parking areas, and access to those areas, is located at the periphery of the Precinct in accordance with Figure 7.3.2 (Town Centre Core Plan).</p>	<p>A31.1 Development being assessable development complies with <i>Planning Scheme Policy No. 11 – Development in the Sippy Downs Town Centre</i>.</p>
<p>P32 Development for a multi-level car park: (a) is sleeved behind active street facing uses; and (b) is set back at least 25 metres from the property boundary to any Principal Street such that it is not within the perimeter development area; and (c) does not have a direct street frontage except to a Local Access Street.</p>	<p>A32.1 No acceptable measures.</p>
<p>P33 Development which is adjacent to the Sunshine Motorway ensures that any car parking area is not visible from the Sunshine Motorway.</p>	<p>A33.1 No acceptable measures.</p>
<p>P34 Development which provides a basement, at grade or multi-level car parking area, is to screen the car parking area to conceal the car parking area from adjacent private and public uses.</p>	<p>A34.1 Development provides screening or hard or soft landscaping that is located and designed to ensure the visual and general amenity of the area adjoining a car parking area.</p>
<p>RECREATIONAL USES P35 Development being indoor recreation for the purpose of a cinema or a theatre is undertaken only in the Town Centre Core Precinct.</p>	<p>A35.1 No acceptable measures.</p>

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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES (Mandatory Measures if Self Assessable Development or Probable Solutions if Assessable Development)
<p>TRANSITION AND INTERFACE OF USES P36 Development which is opposite premises where a change to a Precinct or sub-Precinct occurs or is at the edge of a street or public space, maintains a good streetscape and pedestrian and public realm by ensuring that adjacent uses and built forms are compatible.</p>	<p>A36.1 Developments with different uses have a common rear boundary so that the uses back on to each other.</p> <p>A36.2 Development provides for a change of use around street corners, where the Principal Street and Local Access Streets intersect.</p> <p>A36.3 Development of premises which adjoins land used or intended for a residential use, is located and designed to protect the visual and general amenity of the adjoining premises for a residential use.</p> <p>A36.4 Development in the Town Centre Core Precinct or the Sippy Downs Business and Technology sub-Precinct provides for the following:</p> <ul style="list-style-type: none"> (a) like uses and building forms to predominantly face each other across streets and different uses and buildings to back onto each other across rear boundaries; (b) uses and building forms to be generally continuous along the length of a Principal Street and to face onto an intersection where a Principal Street intersects with a Local Access Street; (c) uses and building forms along a Local Access Street to change adjacent to the intersection of the Local Access Street with a Principal Street; (d) the largest scale uses to be located on a Principal Street and to be built up to the property boundaries.

Table 7.3.1 – Inconsistent Uses in Sippy Downs Town Centre Precincts

Use Nesting	Precinct 1 – Sippy Downs Central (Town Centre Core Precinct)	Precinct 2 – Sippy Downs Mixed Use (Town Centre Frame Precinct)		
		Chancellor Park West sub-Precinct	Sippy Downs West Neighbourhood sub-Precinct	Sippy Downs Business and Technology sub-Precinct
Residential uses	<ul style="list-style-type: none"> Annexed unit Bed and breakfast Caravan park Detached house Dual occupancy Institutional residence Integrated tourist facility Residential care facility Retirement village 	<ul style="list-style-type: none"> Annexed unit Bed and breakfast Caravan park Detached house Dual occupancy Institutional residence Integrated tourist facility Residential care facility 	<ul style="list-style-type: none"> Annexed unit Bed and breakfast Caravan park Detached house Dual occupancy Integrated tourist facility Residential care facility 	<ul style="list-style-type: none"> Annexed unit Bed and breakfast Caravan park Detached house Dual occupancy Institutional residence Integrated tourist facility Residential care facility Retirement village
Rural uses	All	All	All	All
Commercial uses	<ul style="list-style-type: none"> Commercial use having a drive thru facility Funeral parlour Garden centre (Where >200m²) General store Showroom 	<ul style="list-style-type: none"> Conference centre Funeral parlour Shopping complex Showroom (if requiring building work other than minor building work) 	<ul style="list-style-type: none"> Adult products shop Art and craft centre Conference centre Convenience restaurant Fast food store Funeral parlour Garden centre Hotel Medical centre Office Shop Shopping complex Showroom Veterinary clinic 	<ul style="list-style-type: none"> Adult products shop Garden centre Shopping complex Showroom
Industrial uses	All	<ul style="list-style-type: none"> Minor quantities of dangerous goods Environmentally assessable industry Extractive industry General industry Landscape supplies Light industry Sales or hire yard Storage yard Transport station Vehicle depot Warehouse 	All	<ul style="list-style-type: none"> Environmentally assessable industry Extractive industry General industry Landscape supplies Light industry Sale or hire yard Storage yard Transport station Vehicle depot Warehouse
Community uses	<ul style="list-style-type: none"> Cemetery Church Crematorium Hospital Major utility 	<ul style="list-style-type: none"> Cemetery Crematorium Educational establishment Emergency services Hospital Major utility 	<ul style="list-style-type: none"> Cemetery Church Crematorium Educational establishment Emergency services Hospital Major utility 	<ul style="list-style-type: none"> Cemetery Crematorium
Recreational uses	<ul style="list-style-type: none"> Outdoor recreation 	<ul style="list-style-type: none"> Outdoor recreation Indoor recreation 	<ul style="list-style-type: none"> Outdoor recreation Indoor recreation 	<ul style="list-style-type: none"> Outdoor recreation Indoor recreation (where being a cinema or theatre)
Other Uses	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> Car park 	<ul style="list-style-type: none"> None 	<ul style="list-style-type: none"> None
Uses are not defined uses	All	All	All	All

(3) Element: Connectivity and Movement

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES (Mandatory Measures if Self Assessable Development or Probable Solutions if Assessable Development)
<p>TOWN CENTRE STREET NETWORK P1 Development provides a town centre street network which comprises Principal Streets and Local Access Streets as defined in Figure 3-3.3.3(c) (Sippy Downs Town Centre Precinct Plan and Street Layout) contained in Volume 3 of this Planning Scheme.</p>	<p>A1.1 No acceptable measures.</p>
<p>PRINCIPAL STREETS P2 Development ensures that all Principal Streets in the town centre street network:</p> <ul style="list-style-type: none"> (a) are provided in the location specified in Figure 3-3.3.3(c) (Sippy Downs Town Centre Precinct Plan and Street Layout); and (b) provide for the focus of activity and movement in the Sippy Downs Town Centre. 	<p>A2.1 No acceptable measures.</p>
<p>LOCAL ACCESS STREETS P3 Development ensures that all Local Access Streets in the town centre street network:</p> <ul style="list-style-type: none"> (a) are provided in the approximate location identified in Figure 3-3.3.3(c) (Sippy Downs Town Centre Precinct Plan and Street Layout); and (b) provide for additional through connections in the street network. 	<p>A3.1 Development provides for Local Access Streets which:</p> <ul style="list-style-type: none"> (a) are spaced at: <ul style="list-style-type: none"> (i) a minimum of 70 metres apart from other streets, creating blocks that have an area of 1-1.2 hectares; or (ii) more than 70 metres apart from other streets where this is required to create larger blocks to accommodate uses such as a supermarket or future multi-deck car parking structure; and (b) create or maintain visual links to features of significance, such as the University Park, significant bushland and the University of the Sunshine Coast through the development; and (c) ensure that a building which has its entry facing the street or a public space is clearly recognisable and accessible from the street or the public space.
<p>P4 Development ensures that Principal Streets are supported by Local Access Streets to create an interconnected, efficient and permeable street network which:</p> <ul style="list-style-type: none"> (a) facilitates a highly interconnected street layout with pedestrian, cycle and vehicle links; and (b) reduces reliance on private cars for local trips; and (c) facilitates convenient access; and (d) provides clear, safe and convenient connections to existing or proposed streets, public transport routes and paths for pedestrians and cyclists; and 	<p>A4.1 No acceptable measures.</p>

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7. LOCAL AREA CODES

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES (Mandatory Measures if Self Assessable Development or Probable Solutions if Assessable Development)
<p>P4 continued (e) allows for the location of buildings close to the frontages of streets and other urban spaces in order to facilitate navigation, access and casual surveillance.</p>	
<p>STREET DETAIL P5 Development ensures that all streets are provided in accordance with Figure 7.3.3 (Road/Street Designations).</p>	<p>A5.1 Development being assessable development provides for streets: (a) as identified in Figure 7.3.3 (Road/Street Designations); and (b) in accordance with <i>Planning Scheme Policy No. 11 – Development in the Sippy Downs Town Centre</i>.</p>
<p>P6 Development ensures that the pattern and design of streets discourages non-essential heavy vehicles from using residential streets.</p>	<p>A6.1 No acceptable measures.</p>
<p>STREET INTERSECTIONS P7 Development ensures that intersections facilitate safe and convenient access for vehicles, public transport, pedestrians and cyclists.</p>	<p>A7.1 No acceptable measures.</p>
<p>LOT ACCESS P8 Development does not provide for direct access to 'A' Street (Town Centre), Stringybark Road or Town Centre Connector Roads.</p>	<p>A8.1 Development provides that a servicing area and a car parking area are only accessed from a Local Access Street.</p>
<p>P9 Only limited direct access is provided from: (a) Town Centre Principal Streets; and (b) 'A' Street, where in the Sippy Downs West Neighbourhood sub-Precinct or the Sippy Downs Business and Technology sub-Precinct.</p>	<p>A9.1 Access to 'A' Street, where in the Sippy Downs West Neighbourhood sub-Precinct or the Sippy Downs Business and Technology sub-Precinct: (a) is limited to instances where access cannot be reasonably achieved from a Local Access Street; and (b) where provided, access complies with the access management techniques for District Collector Streets in <i>Planning Scheme Policy No. 6 – Transport Traffic and Parking</i>.</p>
<p>P10 Development does not restrict the ability of adjacent premises to achieve access to a Local Access Street.</p>	<p>A10.1 No acceptable measures.</p>
<p>P11 Development ensures that safe vehicular and pedestrian entry is provided to Siena Catholic College.</p>	<p>A11.1 No acceptable measures.</p>
<p>PUBLIC CAR PARKING P12 Development provides for or contributes to the provision of public or shared car parking stations which serve a variety of nearby uses.</p>	<p>A12.1 Development being assessable development complies with <i>Planning Scheme Policy No. 11 – Development in the Sippy Downs Town Centre</i> and <i>Planning Scheme Policy No. 6 – Transport, Traffic and Parking</i>.</p>

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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES (Mandatory Measures if Self Assessable Development or Probable Solutions if Assessable Development)
<p>P13 Development provides for shared or multiple use of car parking areas, particularly large car parking areas:</p> <ul style="list-style-type: none"> (a) at times when car parking areas would otherwise not be occupied (e.g. weekends); (b) when car parking spaces service two or more land uses with varying peak usage times (e.g. restaurants and entertainment uses which generate peak parking demands in periods when retail or office uses are relatively inactive); and (c) to reduce the amount and size of the car parking area. 	<p>A13.1 Development being assessable development complies with <i>Planning Scheme Policy No. 11 – Development in the Sippy Downs Town Centre</i></p>
<p>P14 Development ensures that car parking areas, service areas and access driveways are located where:</p> <ul style="list-style-type: none"> (a) they will not dominate the streetscape; and (b) will not unduly intrude upon pedestrian use of footpaths, through: <ul style="list-style-type: none"> (i) the use of rear access lanes, and (ii) car parking areas and service areas situated at the rear of the premises or below ground level; and (iii) shared driveways. 	<p>A14.1 No acceptable measures.</p>
<p>ON SITE CAR PARKING FOR OFFICES¹³ P15 Development for an office provides on site car parking at a minimum rate of 1 space per 40m² of GFA.</p>	<p>A15.1 Development for an office provides on site car parking at a minimum rate of 1 space per 40m² of GFA.</p>
<p>PUBLIC TRANSPORT P16 Development ensures that:</p> <ul style="list-style-type: none"> (a) Principal Streets provide for the public transport network through the Sippy Downs Town Centre; and (b) taxi ranks are provided in safe and convenient locations. 	<p>A16.1 The movement lanes of all Principal Streets are provided at a minimum width of 3 metres to allow for the movement of buses.</p>
<p>LARGER LAND USES AND CONNECTIVITY P17 Development in respect of sites which are in excess of 5,000m² provide for:</p> <ul style="list-style-type: none"> (a) pedestrian connections through the site consistent with the preferred street layout; and (b) the orientation of and clustering of pedestrian intensive buildings towards the Principal Streets; and (c) the maintenance of active frontage where designated as a ‘Main Street’ in Figure 7.3.1 (Sippy Downs Town Centre Master Plan); and 	<p>A17.1 No acceptable measures.</p>

Continued over page.

¹³ This Performance Criteria overrides A1.2 of Element 7 in the Code for Transport, Traffic and Parking.

7. LOCAL AREA CODES

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES (Mandatory Measures if Self Assessable Development or Probable Solutions if Assessable Development)
<p>P17 continued</p> <ul style="list-style-type: none"> (d) internal car parking areas and services areas to be sleeved behind perimeter buildings; and (e) shared vehicular easements between the adjacent premises to enable amalgamated car parking and to minimise the impact on the street network. 	
<p>PEDESTRIAN ACCESS BETWEEN STREETS AND REAR PARKING AREAS</p> <p>P18 Development provides for safe and direct pedestrian access between streets and rear car parking areas at appropriate intervals.</p>	<p>A18.1 Development provides directly accessible pedestrian routes defined by building edges between rear car parking areas and adjacent streets.</p> <p>A18.2 Development provides pedestrian routes:</p> <ul style="list-style-type: none"> (a) near corners and at mid-block locations to align with pedestrian crossings of streets and where access to a large floor plate retail use within the block is required; and (b) at a maximum of 50 metre intervals.
<p>PEDESTRIAN THROUGH BLOCK LINKS</p> <p>P19 Development facilitates pedestrian movement and connectivity by providing pedestrian through block links:</p> <ul style="list-style-type: none"> (a) in the locations identified on Figure 7.3.3 (Road/ Street Designations); and (b) which provide guaranteed 24 hour / 7 days a week public access by means of a dedicated easement to Council. 	<p>A19.1 Development being assessable development complies with <i>Planning Scheme Policy No. 11 – Development in the Sippy Downs Town Centre.</i></p>
<p>P20 Development provides pedestrian through block links which:</p> <ul style="list-style-type: none"> (a) are located at mid-block locations to align with key activity nodes and the pedestrian crossings of streets; and (b) are consistent with the preferred street layout; and (c) are well defined, well lit and comply with CPTED principles; and (d) have a minimum width of 5 metres. 	<p>A20.1 No acceptable measures.</p>
<p>PEDESTRIAN CROSSINGS ACROSS 'A' STREET</p> <p>P21 Development in the Town Centre Core Precinct provides pedestrian crossings across 'A' Street which:</p> <ul style="list-style-type: none"> (a) result in no less than two crossings, one of each to be located east and west of Stringybark Road, as indicated on Figure 7.3.2 (Sippy Downs Town Centre Core Plan); (b) provide for pedestrian priority movement across 'A' Street; (c) are raised above the street level for ease of pedestrian movement and to act as speed humps for moving vehicles; and (d) are designed, constructed and signed to ensure pedestrian safety. 	<p>A21.1 No acceptable measures.</p>

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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES (Mandatory Measures if Self Assessable Development or Probable Solutions if Assessable Development)
BIKELANES P22 Development contributes to the creation of a safe and convenient cycle movement network as identified in Figure 7.3.3 (Sippy Downs Town Centre Road/Street Designations).	A22.1 Development being assessable development complies with <i>Planning Scheme Policy No. 11 – Development in the Sippy Downs Town Centre</i> .

(4) Element: Scale, Form and Intensity of Development

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES (Mandatory Measures if Self Assessable Development or Probable Solutions if Assessable Development)
RESIDENTIAL DWELLING DENSITY P1 Residential development is of a density that complies with Table 7.3.2 (Minimum Residential Density) whilst achieving all aspects of the preferred built form.	A1.1 Development has a density that complies with Table 7.3.2 (Minimum Residential Density).
PERIMETER BLOCK FORM P2 Development takes on a perimeter block ¹⁴ form to maintain and define an active public realm.	A2.1 No acceptable measures.
P3 Development ensures that buildings (including balconies) maintain a maximum building depth of 25 metres from the property frontage.	A3.1 In the Town Centre Core Precinct, where a pedestrian through block link, with discontinuous active frontage, is provided in accordance with Figure 7.3.2 (Town Centre Core Plan), development addresses the link.
BUILDING HEIGHT P4 Development on a Principal Street complies with Figure 7.3.4 (Building Heights) such that buildings have: (a) a maximum height of not more than 6 storeys and not more than 25 metres; and (b) a minimum height of not less than 4 storeys.	A4.1 Development for a child care centre or a community meeting hall in the Sippy Downs West Neighbourhood sub-Precinct has a minimum building height of not less than 2 storeys.
P5 Development on a Local Access Street complies with Figure 7.3.4 (Building Heights) such that buildings have: (a) a maximum height of not more than 4 storeys and not more than 15 metres; and (b) a minimum height of not less than 2 storeys.	A5.1 No acceptable measures.
VARIATION IN BUILDING HEIGHT P6 Development on a Principal Street provides for buildings which generally have a 4 storey height with taller 5 and 6 storey buildings limited to the following locations: (a) the corners of two Principal Streets;	A6.1 Development fronting a Principal Street is 4 storeys in height. A6.2 Development on the corner of two Principal Streets is between 4 storeys and 6 storeys in height.

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¹⁴ For an explanation of the term 'Perimeter block' refer to *Planning Scheme Policy No. 11 – Development in the Sippy Downs Town Centre*.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES (Mandatory Measures if Self Assessable Development or Probable Solutions if Assessable Development)
<p>P6 continued</p> <p>(b) premises where a separation of 30 metres is achieved to an existing or future 5 or 6 storey corner element;</p> <p>(c) towards the frontage of 'A' Street and Sippy Downs Drive;</p> <p>(d) at a terminating vista.</p>	<p>A6.3 Development fronting a Principal Street is between 4 storeys and 6 storeys in height only where a separation of 30 metres is achieved to an existing or future corner 6 storey element and other 6 storey elements on the same street frontage.</p>
<p>P7 Development on a Local Access Street provides for buildings which generally have a 2 storey height with taller 3 and 4 storey buildings limited to corner locations.</p>	<p>A7.1 Development fronting a Local Access Street is 2 storeys in height.</p> <p>A7.2 Development on the corner of 2 Local Access Streets is between 2 storeys and 4 storeys in height.</p> <p>A7.3 Development on the corner of a Local Access Street and a Principal Street is between 4 storeys and 6 storeys in height only:</p> <p>(a) where the Principal Street is 'A' Street or Sippy Downs Drive; and</p> <p>(b) for that part of the building that:</p> <p>(i) is fronting the Principal Street; and</p> <p>(ii) is within 25 metres of the frontage to the Principal Street.</p>
<p>BUILDING FOOTPRINT AND SEPARATION OF TALLER ELEMENTS</p> <p>P8 Development on a Principal Street limits the size of the building footprint above 4 storeys and provides separation between the built form elements to:</p> <p>(a) reduce the wall effects of the development and ensure that light and air can penetrate; and</p> <p>(b) ensure that taller elements (5 and 6 storeys) act as 'pop' up elements above a lower 4 storey wall rather than as part of a taller wall; and</p> <p>(c) create a varied skyline; and</p> <p>(d) create vistas up and out of streets to the sky and landscape elements; and</p> <p>(e) incorporate a variety of dwelling types; and</p> <p>(f) ensure that privacy between dwellings is enhanced and that overlooking and overshadowing is minimised; and</p> <p>(g) provide greater variety to the streetscape.</p>	<p>A8.1 No acceptable measures.</p>
<p>P9 Development of premises involving more than 4 storeys on a corner ensures that the part of the development which is above 4 storeys:</p> <p>(a) is limited to a maximum footprint of 450m²; and</p> <p>(b) has a minimum horizontal separation distance of 30 metres to other elements above 4 storeys or above 15 metres.</p>	<p>A9.1 No acceptable measures.</p>

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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES (Mandatory Measures if Self Assessable Development or Probable Solutions if Assessable Development)
<p>BUILDING MASSING AND COMPOSITION P10 Development ensures that a building is located and shaped to support the stated desired character of the Sippy Downs Town Centre to:</p> <ul style="list-style-type: none"> (a) capitalise on vistas and use the built form elements to create an appropriate landmark to increase the legibility within the Sippy Downs Town Centre; and (b) respond to emerging architectural themes and ideas within the locality; and (c) reduce the reliance on non-renewable energy sources for heating and cooling systems in response to the local climate; and (d) minimise excessive shade or sun exposure on public spaces; and (e) deliver a high level of public and private amenity; and (f) promote variety¹⁵ and visual interest within the streetscape and public realm; and (g) provide a respectful relationship to and sense of enclosure to streets and public spaces; and (h) provide for a seamless transition from external areas to internal areas; and (i) ensure equitable access to attractive views and prevailing cooling breezes; and (j) avoid excessively wide and tall facades and inadequate spaces between buildings. 	<p>A10.1 Development being assessable development complies with <i>Planning Scheme Policy No. 11 – Development in the Sippy Downs Town Centre</i>.</p> <p>A10.2 Development being assessable development located on premises at the intersection of Principal Streets, or terminating vistas, provides particular design expression on the corners, including taller elements that extend no more than 25 metres either side of the corner.</p> <p>A10.3 Development being assessable development provides a variety of street relationships and setbacks which respond to individual plan increments, entrance expression, locations for access to rear parking areas and corner treatments.</p> <p>A10.4 Development being assessable development incorporates variety in storey height, recessed upper levels, single and double storey colonnades and recesses for balconies and verandas such that long unbroken wall planes with repetitive elements and continuous roof lines are avoided.</p> <p>A10.5 Development being assessable development provides at least 3 variations in street relationship and setbacks with a maximum wall length of 25 metres.</p>
<p>STREET FRONTAGE P11 Development ensures that buildings address the street frontage and clearly express their primary use and purpose in the streetscape.</p>	<p>A11.1 A building has its most important facade and main entrance directly facing the Principal Street frontage.</p> <p>A11.2 Where development is located on a corner site, the main entrance faces the Principal Street or the corner.</p> <p>A11.3 A building is designed to express its primary intended use in ways which allow traditional associations between the building and use to be made. Example – shops incorporating display windows.</p>
<p>BUILDING SETBACKS P12 In the Town Centre Core Precinct, Sippy Downs Business and Technology sub-Precinct and Chancellor Park West sub-Precinct:</p> <ul style="list-style-type: none"> (a) a building fronting a Principal Street: <ul style="list-style-type: none"> (i) is built to the road frontage; and (ii) is massed horizontally rather than vertically; and 	<p>A12.1 No acceptable measures.</p>

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¹⁵ Refer to *Planning Scheme Policy No. 11 – Development in the Sippy Downs Town Centre* for additional guidance on 'built form variety'.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES (Mandatory Measures if Self Assessable Development or Probable Solutions if Assessable Development)
<ul style="list-style-type: none"> (iii) is stepped back no more that 4 metres above the fourth floor to allow for balconies and roof form expression; and (iv) does not step back above the fourth floor where on a corner; and (b) a building fronting a Local Access Street: <ul style="list-style-type: none"> (i) is setback no more than 3 metres at ground level; and (ii) is set back above the third storey to allow for balconies and roof form expression. 	
<p>P13 In the Sippy Downs West Neighbourhood sub-Precinct:</p> <ul style="list-style-type: none"> (a) a building fronting a Principal Street: <ul style="list-style-type: none"> (i) is setback no more than 3 metres from the property frontage at ground level; and (ii) is massed horizontally rather than vertically; and (iii) is stepped back no more that 5 metres above the fourth floor to allow for balconies and roof form expression; and (iv) does not step back above the fourth floor where on a corner; and (b) a building fronting a Local Access Street: <ul style="list-style-type: none"> (i) is setback no more than 5 metres at ground level; and (ii) is set back above the third storey to allow for balconies and roof form expression. 	<p>A13.1 No acceptable measures.</p>
<p>SEPARATION DISTANCES</p> <p>P14 Development minimises gaps between buildings fronting streets and where a break or separation is provided between buildings for service access or other purposes, a minimum clear distance of 6 metres is provided between the buildings for the full height of the structure.</p>	<p>A14.1 No acceptable measures.</p>
<p>P15 Development for a residential use that faces another residential use provides a minimum separation distance of 18 metres between the balconies of the residential uses.</p>	<p>A15.1 Development being assessable development complies with <i>Planning Scheme Policy No. 11 – Development in the Sippy Downs Town Centre.</i></p>
<p>ORIENTATION TO PUBLIC SPACE</p> <p>P16 Development of premises with a frontage to a public space is orientated towards and addresses the public space¹⁶ to enliven and enrich the experience of people using the public space.</p>	<p>A16.1 In the Town Centre Core Precinct, the development of premises with a frontage to a public space must ensure that the ground storey of a building:</p> <ul style="list-style-type: none"> (a) incorporates uses that are likely to foster casual, social and business interaction for extended periods such as retail premises and catering premises; and

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¹⁶ For an explanation of the term ‘public space’ refer to *Planning Scheme Policy No. 11 – Development in the Sippy Downs Town Centre.*

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES (Mandatory Measures if Self Assessable Development or Probable Solutions if Assessable Development)
<p>P16 continued</p>	<p>(b) presents a minimum of 65% of the building frontage as windows or glazed doors and a maximum of 35% as solid facade; and</p> <p>(c) provides clear or relatively clear windows; and</p> <p>(d) does not incorporate solid shutters, screens, roller-doors or the like that would impact on visibility to the public place.</p> <p>A16.2 Development incorporates at least one pedestrian access point that directly connects the development with the adjoining public space.</p> <p>A16.3 Development of premises for an office or a residential use that has a frontage to a public space incorporates balconies, courtyards or terraces that directly overlook and access the public space.</p>
<p>P17 Development ensures that any entrance to a supermarket, discount department store or other large retail premises:</p> <p>(a) is discreet in nature; and</p> <p>(b) does not present large scale signage or excessive building openings to a public space.</p>	<p>A17.1 Development in the Town Centre Core Precinct for a supermarket adjoining the Town Square does not front directly onto the Town Square but is set back at least 10 metres from the Town Square.</p>
<p>MAIN STREET TREATMENTS</p> <p>P18 Development of premises with a frontage to a 'Main Street' as specified in Figure 7.3.1 (Sippy Downs Town Centre Master Plan) provides for:</p> <p>(a) an active frontage¹⁷ with uses that are likely to foster casual social and business interaction for extended periods such as retail premises and catering premises; and</p> <p>(b) awnings for the full extent of the frontage to the 'Main Street'; and</p> <p>(c) street trees and street furniture.</p>	<p>A18.1 No acceptable measures.</p>
<p>SHELTERED AND COMFORTABLE SPACES FOR PEDESTRIANS</p> <p>P19 Development ensures that a footpath, walkway or other public space that is intended primarily for pedestrians is comfortable to use and is adequately sheltered from excessive sunlight and inclement weather.</p>	<p>A19.1 Development being assessable development complies with <i>Planning Scheme Policy No. 11 – Development in the Sippy Downs Town Centre</i>.</p>
<p>MAINTAIN AND ENHANCE AMENITY</p> <p>P20 Development protects and enhances the amenity and environmental quality of its environs, in particular any adjacent residential use.</p>	<p>A20.1 Development ensures that any adverse visual, noise or odour impact on a public space, semi-public space or residential use is avoided or minimised by:</p> <p>(a) providing vehicle loading/unloading and refuse storage/collection facilities within an enclosed service yard or courtyard; and</p>

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¹⁷ For an explanation of the term 'active frontage' refer to *Planning Scheme Policy No. 11 – Development in the Sippy Downs Town Centre*.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES (Mandatory Measures if Self Assessable Development or Probable Solutions if Assessable Development)
<p>P20 continued</p>	<p>(b) not locating site service facilities and areas including mobile refuse bins along any frontage to a public space or semi-public space; and</p> <p>(c) limiting the refuse collection time to daylight hours in the case of premises that are adjacent to a building containing a residential use; and</p> <p>(d) locating and designing ventilation and mechanical plant so that the prevailing breezes do not direct noise or odour towards a nearby residential use.</p> <p>A20.2 Development being assessable development ensures that glare conditions or excessive light spill on to adjacent premises or a public space is avoided or minimised through measures such as:</p> <p>(a) the careful selection and location of lighting fixtures having regard to relevant Australian Standards including AS 4284; and</p> <p>(b) the use of building design, architectural elements and landscaping treatments to block or reduce excessive light where it is unwanted; and</p> <p>(c) the alignment of streets, driveways and servicing areas to minimise vehicle headlight impacts on adjacent development.</p> <p>A20.3 Development of a building over 3 storeys or over 12 metres in height above ground level does not have unacceptable micro-climatic impacts, especially on areas likely to be used by pedestrians, by ensuring that:</p> <p>(a) the building is located and shaped to avoid the creation of wind tunnel effects; and</p> <p>(b) the building incorporates appropriate shelter for pedestrian paths and areas such as colonnades, verandahs or awnings; and</p> <p>(c) the building provides screens and landscaping to reduce the effects of strong winds; and</p> <p>(d) does not use reflective materials.</p>
<p>RESIDENTIAL PRIVACY P21 Development maintains the privacy of residential uses such that the use of indoor and outdoor living areas of a residential use is not unreasonably diminished.</p>	<p>A21.1 Development being assessable development of premises which is adjacent to an existing or proposed residential use maintains the privacy of the residential use:</p> <p>(a) by providing:</p> <p>(i) windows and outdoor areas such as terraces and balconies located and designed so that they do not directly overlook or look into a residential use in surrounding premises; and</p> <p>(ii) buildings that are located and oriented to minimise the likelihood of overlooking occurring, and</p> <p>(iii) screening over openings; and</p> <p>(b) in accordance with <i>Planning Scheme Policy No. 11 – Development in the Sippy Downs Town Centre</i>.</p>

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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES (Mandatory Measures if Self Assessable Development or Probable Solutions if Assessable Development)
<p>RESIDENTIAL AMENITY IN MIXED USE DEVELOPMENTS P22 Development for a mixed use development which incorporates a residential use provides a reasonable standard of identity, privacy and security for residents and visitors.</p>	<p>A22.1 Development for a mixed use development incorporating a residential use provides:</p> <ul style="list-style-type: none"> (a) a clearly defined, well-lit and safe entry area from a road frontage; and (b) that car parking areas and service areas are separated from the entry areas provided for other building users. <p>A22.2 Development for a mixed use development incorporating a residential use provides forms of security that are able to distinguish residents and visitors from other building users.</p> <p>A22.3 Development for a mixed use development incorporating a residential use provides clearly marked, safe and secure car parking areas for residents and visitors that are separate from the car parking areas that are provided for other building users.</p>
<p>LARGE FLOOR PLATE RETAIL P23 Development for a large floor plate retail use being a supermarket or a discount department store:</p> <ul style="list-style-type: none"> (a) is not located within the perimeter development area of a block; and (b) is located a minimum of 25 metres from the property frontage to streets; and (c) is embedded within a block and is sleeved¹⁸ by finer grain mixed use development fronting the street within the perimeter development area to maintain active pedestrian frontages to the streets. 	<p>A23.1 Development for a large floor plate retail use is sleeved with buildings that back onto the internal retail use and have active frontages that face the surrounding streets.</p> <p>A23.2 Development which sleeves a large floor plate retail use includes a mix of uses where one of these uses is a motel, multiple dwelling units or an accommodation building.</p>
<p>P24 Development within the perimeter development area which sleeves a large floor plate retail use has a maximum depth of 25 metres as illustrated in Figure 7.3.2 (Sippy Downs Town Centre Core Plan).</p>	<p>A24.1 No acceptable measures.</p>
<p>CAR PARKING STRUCTURES P25 Development being a multi-level car parking structure:</p> <ul style="list-style-type: none"> (a) is separated from the street and other public spaces by other active uses with a minimum depth of 25 metres; and (b) does not have a direct street frontage other than to a Local Access Street; and (c) in the Town Centre Core Precinct, is located towards the periphery of the Precinct as shown in Figure 7.3.2 (Sippy Downs Town Centre Core Plan). 	<p>A25.1 Development being assessable development complies with <i>Planning Scheme Policy No. 11 – Development in the Sippy Downs Town Centre</i>.</p>

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¹⁸ For an explanation of the term 'sleeved', refer to *Planning Scheme Policy No. 11 – Development in the Sippy Downs Town Centre*.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES (Mandatory Measures if Self Assessable Development or Probable Solutions if Assessable Development)
<p>HOSPITAL BUILT FORM P26 Development for a hospital or medical centre has a strong built form which positively defines and activates high quality streets and public places by ensuring that:</p> <ul style="list-style-type: none"> (a) the buildings face the streets and that ancillary activities such as pharmacies and clinics are provided along street frontages; and (b) the entrance fronts onto a Principal Street and a public space; and (c) the ward blocks are sleeved with courtyards providing for outlook and natural light; and (d) there is a connection to the campus of the University of the Sunshine Coast and 'A' Street; and (e) the internal circulation network extends and links over the public street; and (f) multi-deck car parking is sleeved behind street facing uses. 	<p>A26.1 No acceptable measures.</p>
<p>P27 SITE AND CONTEXT ANALYSIS Design responses for development proposals must be informed by a comprehensive site and context analysis which takes into account the relationship with adjacent premises, as well as the contextual relationship with the street locality which establish the setting of the premises, including:</p> <ul style="list-style-type: none"> (a) topography and site features including vegetation; (b) natural drainage lines, services and easements; (c) existing buildings on the site; (d) the location of adjacent premises and possible amenity impacts; (e) locations of Principal Streets and Local Access Streets on adjacent sites; (f) streetscape character, public open space and context; (g) items of natural conservation or heritage value; (h) orientation and micro-climate; (i) views and vistas; and (j) the public transport network and local movement systems. 	<p>A27.1 A site and context analysis¹⁹ plan is prepared prior to a design being prepared.</p> <p>A27.2 A design response report²⁰ is prepared which explains how the proposal responds to the site and context analysis.</p>

¹⁹ For an explanation of the term 'Site and Context Analysis' refer to Planning Scheme Policy No. 11 – Development in the Sippy Downs Town Centre.

²⁰ For an explanation of the term 'Design Response Report' refer to Planning Scheme Policy No. 11 – Development in the Sippy Downs Town Centre.

Table 7.3.2 – Minimum Residential Density

Precinct Class	Precinct / sub-Precinct	Minimum multiplier for calculating the DUF ¹	
Town Centre Core	Sippy Downs Central	95	
Town Centre Frame	Sippy Downs West Neighbourhood sub-Precinct	Fronting Principal Street	65
		Fronting Local Access Street	100
	Chancellor Park West sub-Precinct	100	
	Sippy Downs Business and Technology sub-Precinct	If mixed use – no multiplier applies	
		If single use (i.e. motel) – 60	

¹ DUF = Dwelling Unit Factor (as defined in section 3.2 of Volume 1 of this planning scheme)

Note: The DUF multipliers shown are a minimum and are calculated on the smallest preferred built form outcome. For example: 2 storeys in a Precinct with a range of 2-4 storeys. Additional density is encouraged and no maximum DUF is prescribed as this will be controlled by other codified constraints such as building envelope and landscape requirements. Where a conflict occurs between the achievement of density and built form requirements, the satisfaction of the built form requirements is to prevail.

(5) Element: Public Open Space

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES (Mandatory Measures if Self Assessable Development or Probable Solutions if Assessable Development)
<p>PUBLIC OPEN SPACE P1 Development provides attractive, comfortable and safe public open spaces²¹ in the form of parks and urban plazas in locations as identified in Figure 7.3.5 (Open Space, Pedestrian and Cycle Linkages).</p>	<p>A1.1 Development provides parks and urban plazas which:</p> <p>(a) are in locations as identified in Figure 7.3.5 (Open Space, Pedestrian and Cycle Linkages); and</p> <p>(b) comply with <i>Planning Scheme Policy No. 11 – Development in the Sippy Downs Town Centre</i>.</p>
<p>TOWN SQUARE P2 Development provides a public space in the form of a central Town Square which:</p> <p>(a) is transferred to the Council in freehold; and</p> <p>(b) is located in accordance with Figure 7.3.5 (Open Space, Pedestrian and Cycle Linkages); and</p> <p>(c) has minimum dimensions of 40 metres by 40 metres; and</p> <p>(d) has buildings with active frontages fronting the Town Square; and</p> <p>(e) provides shade trees; and</p> <p>(f) provides public seating; and</p> <p>(g) provides a minimum of 75% hard paved area; and</p> <p>(h) provides for planting areas; and</p> <p>(i) provides integrated public art, a water feature or the like.</p>	<p>A2.1 Development being assessable development provides a Town Square which:</p> <p>(a) is located in accordance with Figure 7.3.5 (Open Space, Pedestrian and Cycle Linkages); and</p> <p>(b) complies with <i>Planning Scheme Policy No. 11 – Development in the Sippy Downs Town Centre</i>.</p>
<p>MINI PLAZAS P3 Development provides public open space in the form of Mini Plazas which:</p> <p>(a) are located in accordance with Figure 7.3.5 (Open Space, Pedestrian and Cycle Linkages); and</p>	<p>A3.1 Development being assessable development provides Mini Plazas which:</p> <p>(a) are located in accordance with Figure 7.3.5 (Open Space Pedestrian and Cycle Linkages); and</p>

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²¹ For an explanation of the term 'public open space' refer to *Planning Scheme Policy No. 11 – Development in the Sippy Downs Town Centre*.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES (Mandatory Measures if Self Assessable Development or Probable Solutions if Assessable Development)
<p>P3 continued</p> <ul style="list-style-type: none"> (b) have minimum dimensions of 9 metres by 9 metres; and (c) provide shade trees; and (d) provide public seating; and (e) contain planting to soften the built form edges where pedestrian access is not required; and (f) do not operate for private use, such as footpath dining, unless the area for private use is provided in addition to the minimum dimensions; and (g) provide a ‘bio pond’²² garden bed to facilitate stormwater treatment; and (h) provide integrated public art, a water feature or the like. 	<ul style="list-style-type: none"> (b) complies with <i>Planning Scheme Policy No. 11 – Development in the Sippy Downs Town Centre</i>.
<p>TOWN PLAZA</p> <p>P4 Development provides public open space in the form of a Town Plaza which:</p> <ul style="list-style-type: none"> (a) is transferred to the Council in freehold; and (b) is located in accordance with Figure 7.3.5 (Open Space, Pedestrian and Cycle Linkages); and (c) has minimum dimensions of 80 metres by 35 metres; and (d) has shade trees; and (e) provides public seating; and (f) provides a mix of paved, grassed and landscaped areas; and (g) has a restaurant being a kiosk or café with outdoor dining and public toilets; and (h) provides integrated public art, a water feature or the like. 	<p>A4.1 Development being assessable development provides a Town Plaza which:</p> <ul style="list-style-type: none"> (a) is located in accordance with Figure 7.3.5 (Open Space Pedestrian and Cycle Linkages); and (b) complies with <i>Planning Scheme Policy No. 11 – Development in the Sippy Downs Town Centre</i>.
<p>UNIVERSITY PARK</p> <p>P5 Development provides public open space in the form of a large park which:</p> <ul style="list-style-type: none"> (a) is located in accordance with Figure 7.3.5 (Open Space Pedestrian and Cycle Linkages); and (b) provides a welcoming framed view of the University of the Sunshine Coast from Stringybark Road; and (c) is an open parkland with areas of bushland, existing trees and gardens. 	<p>A5.1 No acceptable measures.</p>
<p>FOREST PARK WEST</p> <p>P6 Development provides public open space in the form of a Forest Park which:</p> <ul style="list-style-type: none"> (a) is transferred to the Council in freehold; and (b) complies with Figure 7.3.5 (Open Space Pedestrian and Cycle Linkages); and 	<p>A6.1 Development being assessable development provides the Forest Park West which:</p> <ul style="list-style-type: none"> (a) is located in accordance with Figure 7.3.5 (Open Space Pedestrian and Cycle Linkages); and (b) complies with <i>Planning Scheme Policy No. 11 – Development in the Sippy Downs Town Centre</i>.

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²² For explanation of a ‘bio pond’ garden bed refer to *Planning Scheme Policy No. 11 – Development in the Sippy Downs Town Centre*.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES (Mandatory Measures if Self Assessable Development or Probable Solutions if Assessable Development)
<p>P6 continued</p> <ul style="list-style-type: none"> (c) primarily provides for the retention of remnant vegetation of ecological value; and (d) is a minimum of 2 hectares in size; and (e) has a combination of established trees and understorey (70%), established trees and lawn (15%) and open lawn areas (15%); and (f) provides a combination of decomposed granite and concrete paths to provide pedestrian and cycle access and circulation through the park; and (g) provides facilities including public toilets, picnic shelters, BBQ's, seating areas, signage, walking tracks, kick-a-ball field and a play space located near the southern boundary and entrance to the park at the intersection with 'V' Street. 	
<p>NEIGHBOURHOOD PARK P7 Development provides public open space in the form of a Neighbourhood Park which:</p> <ul style="list-style-type: none"> (a) is transferred to the Council in freehold; and (b) complies with Figure 7.3.5 (Open Space Pedestrian and Cycle Linkages); and (c) is not less than 600m²; and (d) has a minimum street frontage of not less than 20 metres and a minimum depth of not less than 15 metres; and (e) is located to terminate the vista from 'X' Street. 	<p>A7.1 Development being assessable development provides the Neighbourhood Park which:</p> <ul style="list-style-type: none"> (a) is located in accordance with Figure 7.3.5 (Open Space Pedestrian and Cycle Linkages); and (b) complies with <i>Planning Scheme Policy No. 11 – Development in the Sippy Downs Town Centre</i>.
<p>CASUAL SURVEILLANCE OF URBAN SPACES P8 Development ensures that the landscaping of the public open space areas does not restrict opportunities for casual surveillance.</p>	<p>A8.1 Development ensures that the landscaping of public open space areas allows adequate visibility for the casual surveillance of public and semi-public spaces, including entrances and exits to premises by:</p> <ul style="list-style-type: none"> (a) planting trees which have clean trunks to a height of at least 1.8 metres; and (b) appropriately spacing shrubs at 1.2 metres horizontal centre's, with a maximum height of 0.75 metres, to avoid clumping and to retain sightlines.
<p>SURFACE TREATMENT OF URBAN SPACES P9 Development ensures that the surface treatment of urban spaces:</p> <ul style="list-style-type: none"> (a) allows infiltration of water and oxygen into the ground; and (b) allows easy access to underground services; and (c) minimises maintenance and the generation of heat spots. 	<p>A9.1 Development being assessable development provides for the surface treatment of urban spaces which complies with <i>Planning Scheme Policy No. 11 – Development in the Sippy Downs Town Centre</i>.</p>
<p>FOOTPATH PAVING P10 Development provides for footpaths which:</p> <ul style="list-style-type: none"> (a) differentiate with the road/street types as identified in Figure 7.3.3 (Road/Street Designations); and 	<p>A10.1 Development being assessable development provides for footpaths which comply with <i>Planning Scheme Policy No. 11 – Development in the Sippy Downs Town Centre</i>.</p>

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7. LOCAL AREA CODES

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES (Mandatory Measures if Self Assessable Development or Probable Solutions if Assessable Development)
<p>P10 continued</p> <ul style="list-style-type: none"> (b) are not likely to create slippery or otherwise hazardous conditions; and (c) have a high level of presentation; and (d) are consistent in patterning with adjoining properties; and (e) in the Town Centre Core Precinct and the Sippy Downs Business and Technology sub-Precinct, cater for high pedestrian usage and outdoor dining; and (f) in residential streets are concrete paved footpaths with turfed verges. 	
<p>DESIGN AND TREATMENT OF CAR PARKING</p> <p>P11 Development in the Town Centre Core Precinct ensures that open paved car parking areas are generously planted with shade trees and landscaped to minimise environmental and visual impacts.</p>	<p>A11.1 No acceptable measures.</p>
<p>P12 Development in the Town Centre Frame Precinct provides smaller landscaped car parking areas which are designed to minimise environmental and visual impacts as opposed to large open paved car parking areas.</p>	<p>A12.1 No acceptable measures.</p>
<p>STREET FURNITURE</p> <p>P13 Development provides street furniture²³ which:</p> <ul style="list-style-type: none"> (a) is comfortable, functional, robust, attractive and safe to use; and (b) does not require high levels of maintenance; and (c) is in keeping with the landscape character of Sippy Downs and the Town Centre; and (d) is appropriately placed; and (e) is of a character and design which fulfils the needs of the users. 	<p>A13.1 Development being assessable development provides street furniture which complies with <i>Planning Scheme Policy No. 11 – Development in the Sippy Downs Town Centre</i>.</p>
<p>UTILITY SERVICES</p> <p>P14 Development ensures that utility services are located to minimise installation and maintenance costs.</p>	<p>A14.1 Development being assessable development complies with <i>Planning Scheme Policy No. 5 – Operational Works</i>.</p>
<p>SHELTERED AND COMFORTABLE SPACES FOR PEDESTRIANS</p> <p>P15 Development ensures that footpaths, walkways and other public spaces intended primarily for pedestrians are comfortable to use and adequately sheltered from excessive sunlight and inclement weather.</p>	<p>A15.1 Development ensures that an outdoor, public or semi-public square or plaza has a minimum of 50% of its areas shaded with trees or a shade structure.</p> <p>A15.2 Development ensures that hard landscaping and building materials are not highly reflective or likely to create glare or slippery or otherwise hazardous conditions.</p>

²³ For an explanation of the term 'Street furniture' refer to *Planning Scheme Policy No. 11 – Development in the Sippy Downs Town Centre*.

(6) Element: Town Centre Landscape

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES (Mandatory Measures if Self Assessable Development or Probable Solutions if Assessable Development)
RETAIN EXISTING VEGETATION P1 Development retains existing vegetation on the premises to enhance the character and visual amenity of the locality whilst ensuring that appropriate land use, development density, maintenance and safety issues are addressed.	A1.1 Development retains existing vegetation, in particular the understorey, in parks, drainage reserves, road reserves and on land with steep gradients.
P2 Development retains bushland of ecological value, in particular bushland including those species listed as rare, vulnerable or endangered, in appropriately sized and located areas, to ensure that they continue to grow and reproduce in the locality without being detrimentally impacted upon by adjacent land uses.	A2.1 Development being assessable development ensures that bushland of ecological value in particular bushland including species listed as rare, vulnerable or endangered: <ul style="list-style-type: none"> (a) is included in corridors linking these areas to nearby bushland remnants; and (b) is protected by an adequate buffer to avoid degradation as a result of edge effects; and (c) is protected from nearby development that may negatively impact on the ability of plants to continue to grow and reproduce.
P3 Development ensures that significant existing vegetation is retained in parks and reserves and continues to thrive in a healthy state.	A3.1 Development retains and maintains existing vegetation, in particular the understorey, in parks, drainage reserves, and wide road reserves and on land with steep gradients.
P4 Development should, wherever reasonably possible, retain examples of healthy existing trees and incorporate them into the design of the development.	A4.1 Development retains trees on the premises where they are a minimum of 10 metres from a building and 5 metres from other developments.
NATURE CONSERVATION AND BIODIVERSITY VALUES²⁴ P5 Development protects the nature conservation and biodiversity values of environmentally sensitive areas.^{25 26}	A5.1 No vegetation is cleared which is: <ul style="list-style-type: none"> (a) an area of critical habitat, or an area containing or likely to contain threatened species (flora or fauna) as defined by the <i>Nature Conservation Act 1992</i>; or (b) an area containing or likely to contain protected or threatened communities or species, or the known habitat of such species as defined by the <i>Environmental Protection and Biodiversity Conservation Act 1999</i>; or (c) an area identified as a high nature conservation value area or an area vulnerable to land degradation under the <i>Vegetation Management Act 1999</i>.

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²⁴ P5, A5.1, A5.2 and A5.3 override P1, A1.1 and A1.2 of 2.1.1 Code for Nature Conservation and Biodiversity.

²⁵ A guide to the particular values of Nature Conservation Management Units identified on Figure 4-2.1.1 are set out in the Schedule to 2.1.1 Code for Nature Conservation and Biodiversity.

²⁶ Any development in a koala habitat area is to be assessed against the koala conservation criteria contained in the *Nature Conservation (Koala) Conservation Plan 2005 and the Management Program 2005-2015* or, prior to the adoption of the *Conservation Plan, the Interim Guideline: Koalas and Development*. Koala habitat areas are identified in these documents.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES (Mandatory Measures if Self Assessable Development or Probable Solutions if Assessable Development)
<p>P5 continued</p>	<p>A5.2 Subject to A5.3, the clearing of other remnant or regrowth vegetation shown on Regulatory Map No. 1.1 (Nature Conservation Management Areas) is minimised, with at least 70% of the vegetation within the site retained.</p> <p>A5.3 Where the retention of the vegetation shown on Regulatory Map No. 1.1 (Nature Conservation Management Areas) cannot be achieved, rehabilitated offsets²⁷ of any vegetation cleared are to be provided which:</p> <ul style="list-style-type: none"> (a) is provided in accordance with <i>Planning Scheme Policy No. 11 – Development in the Sippy Downs Town Centre</i>; and (b) is provided at a ratio equivalent to that which will be cleared for the proposed development; and (c) on the completion of the rehabilitation, is demonstrated to be representative of the vegetation to be cleared for the proposed development; and (d) is provided on land demonstrating a long-term tenure consistent with securing conservation values.
<p>KOALA LIVING AREAS P6 Development in a Koala Living Area ensures that measures are taken to establish the presence of and, if required, the management of any koala populations or koala habitat values on site.</p>	<p>A6.1 A pre-development survey is undertaken to identify if there is <i>koala habitat</i> or any koala populations existing on the site.</p> <p>A6.2 If koalas or <i>koala habitat</i> are found to be present on the site, a koala management plan must be provided to address how koalas and <i>koala habitat</i> will be managed prior to development occurring, and where practicable what measures may be incorporated into the development design and operation to reduce impacts to these values.</p>
<p>LANDSCAPING OF DEVELOPMENT P7 Development provides new planting which:</p> <ul style="list-style-type: none"> (a) enhances the sub-tropical image and character desired for the Sippy Downs Town Centre; and (b) includes mature and dense shade trees which shade road and car parking areas. 	<p>A7.1 Development being assessable development provides new planting which complies with <i>Planning Scheme Policy No. 11 – Development in the Sippy Downs Town Centre</i>.</p> <p>A7.2 Development provides soft and hard landscaping on premises, including but not limited to:</p> <ul style="list-style-type: none"> (a) feature planting areas along important frontages; and (b) shade trees in car parking areas; and (c) screening of buffer planting areas; and (d) planting integrated with building forms. <p>A7.3 Where feature plantings are used in landmark locations, the following species are appropriate:</p> <ul style="list-style-type: none"> (a) <i>Archontophoenix cunninghamiana</i>; or (b) <i>Livistona australis</i>.

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²⁷ For an explanation of the term ‘Rehabilitated offsets’ refer to *Planning Scheme Policy No. 11 – Development in the Sippy Downs Town Centre*.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES (Mandatory Measures if Self Assessable Development or Probable Solutions if Assessable Development)
<p>P8 Development provides landscaping which maximises safety, legibility and amenity to public and semi-public spaces.</p>	<p>A8.1 Development being assessable development complies with <i>Planning Scheme Policy No. 11 – Development in the Sippy Downs Town Centre</i>.</p>
<p>P9 Development provides landscaping involving deep planting which is not less than:</p> <ul style="list-style-type: none"> (a) in the Town Centre Core Precinct – 10% of the site; and (b) in the Sippy Downs West Neighbourhood sub-Precinct – 30% of the site; and (c) in the Sippy Downs Business and Technology sub-Precinct – 20% of the site; and (d) in the Chancellor Park West sub-Precinct – 20% of the site. 	<p>A9.1 No acceptable measures.</p>
<p>STREETScape AND STREET TREE PLANTING</p> <p>P10 Development provides street trees which:</p> <ul style="list-style-type: none"> (a) comply with Figure 7.3.6 (Street Tree Treatment); and (b) have large shady canopies which shade footpath, road and car parking areas and provide traffic calming by overhanging streets; and (c) delineate the pedestrian and vehicular interface providing a semi-permeable barrier, psychological safety and pedestrian protection from errant vehicles; and (d) are located to allow an appropriate overhead canopy with enough space for healthy growth; and (e) are provided with adequate amounts of aerated, drained and non-compacted soil to ensure that trees develop to their full potential in the urban environment. 	<p>A10.1 Development being assessable development provides street trees in accordance with:</p> <ul style="list-style-type: none"> (a) the species identified in Figure 7.3.6 (Street Tree Treatment); and (b) with the applicable street cross section detail for the street in accordance with <i>Planning Scheme Policy No. 11 – Development in the Sippy Downs Town Centre</i>. <p>A10.2 Tree pits have a minimum soil volume of 8.5m³, with a surface area of 4m² that may be mulched, planted or turfed.</p> <p>A10.3 In hard paved areas, tree pits have structural soils with a wide trench area backfilled with rocks and high quality soils. Organic mulch, such as granulated bark is built up around the base of the tree. Permeable paving such as unit pavers is used for the surface treatment.</p>
<p>P11 Development of premise with a frontage to:</p> <ul style="list-style-type: none"> (a) Sippy Downs Drive, Stringybark Road, University Way and 'A' Street, provides attractive tree-lined streets with high quality lighting, planting and street furniture; and (b) Local Access Streets incorporate high quality lighting and landscaped verges and medians (where appropriate) and on-street car parking to provide flexibility for both commercial uses and residential uses; and (c) other new streets, provide avenue tree planting on their verges. 	<p>A11.1 No acceptable measures.</p>
<p>CHARACTER AND APPROPRIATENESS OF PLANTS</p> <p>P12 Development provides plant species that are in keeping with the siting, design and scale of the development and the desired character of the locality.</p>	<p>A12.1 No acceptable measures.</p>

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7. LOCAL AREA CODES

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES (Mandatory Measures if Self Assessable Development or Probable Solutions if Assessable Development)
<p>FOREST BUFFER P13 Development provides a buffer to the Sunshine Motorway in the form of a Forest Buffer which:</p> <ul style="list-style-type: none"> (a) retains all existing vegetation within the buffer area; and (b) provides a visual buffer to and from the Sunshine Motorway; and (c) is transferred to the Council in freehold; and (d) is located in accordance with Figure 7.3.5 (Open Space, Pedestrian and Cycle Linkages); and (e) has a minimum width of 20 metres measured from the Sunshine Motorway property boundary; and (f) provides a maintenance aisle adjacent to the buffer area capable of accommodating a small truck/ute and all services including sewer and stormwater treatment functions; and (g) does not contain any type of above or below ground development or structure; and (h) where no vegetation exists, provides a densely vegetated area floristically and structurally similar to Regional Ecosystems in the area. 	<p>A13.1 Development being assessable development provides a Forest Buffer which:</p> <ul style="list-style-type: none"> (a) is located in accordance with Figure 7.3.5 (Open Space Pedestrian and Cycle Linkages); and (b) complies with <i>Planning Scheme Policy No. 11 – Development in the Sippy Downs Town Centre</i>.
<p>LANDSCAPE WORKS P14 Development integrates landscape works with the built form to:</p> <ul style="list-style-type: none"> (a) contribute to the desired subtropical character of the Sippy Downs Town Centre; and (b) create a sense of place and character and provide long-term visual amenity; and (c) assist in blending the development into the streetscape and locality; and (d) contribute to energy efficiency; and (e) assist in improving privacy and minimise overlooking between dwelling units, courtyards and recreation areas; and (f) assist in defining paths for pedestrian and cycle movement; and (g) create comfortable microclimates. 	<p>A14.1 No acceptable measures.</p>

(7) Element: Integrated Water Management (including Water Sensitive Urban Design)

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES (Mandatory Measures if Self Assessable Development or Probable Solutions if Assessable Development)
<p>P1 STREETScape STORMWATER TREATMENT Development provides for the treatment of stormwater runoff through a combination of roadside swales, vegetated buffers, biofiltration and extended detention areas within the road corridor as close as practicable to the source of the pollutant runoff.</p>	<p>A1.1 For all streets as identified on Figure 7.3.3 (Road/ Street Designations) subsurface drainage is connected to trunk stormwater infrastructure.</p>

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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES (Mandatory Measures if Self Assessable Development or Probable Solutions if Assessable Development)
P1 continued	<p>A1.2 For Town Centre Connector Streets as identified on Figure 7.3.3 (Road/Street Designations) development provides vegetated verges on both sides of the road and a central median with biofiltration for the length of the carriageway and subsurface drainage connected to the trunk stormwater infrastructure in accordance with <i>Planning Scheme Policy No. 11 – Development in the Sippy Downs Town Centre</i>.</p> <p>A1.3 For Stringybark Road as identified on Figure 7.3.3 (Road/Street Designations) development provides verges on both sides of the road interspaced with biofiltration pods, incorporating extended detention for the length of the carriageway and subsurface drainage connected to the trunk stormwater infrastructure in accordance with <i>Planning Scheme Policy No. 11 – Development in the Sippy Downs Town Centre</i>.</p> <p>A1.4 For ‘A’ Street and ‘A’ Street (Town Centre) as identified on Figure 7.3.3 (Road/Street Designations) development provides verges on both sides of the road interspaced with biofiltration pods, incorporating extended detention for the length of the carriageway and subsurface drainage connected to the trunk stormwater infrastructure in accordance with <i>Planning Scheme Policy No. 11 – Development in the Sippy Downs Town Centre</i>.</p> <p>A1.5 For Residential Principal Streets as identified on Figure 7.3.3 (Road/Street designations) development provides vegetated verges on both sides of the road with biofiltration for the length of the carriageway and subsurface drainage connected to the trunk stormwater infrastructure in accordance with <i>Planning Scheme Policy No. 11 – Development in the Sippy Downs Town Centre</i>.</p> <p>A1.6 For Town Centre Access Streets as identified on Figure 7.3.3 (Road/Street designations) development provides permeable paving and interspaced street tree infiltration for the length of the carriageway and subsurface drainage connected to the trunk stormwater infrastructure in accordance with <i>Planning Scheme Policy No. 11 – Development in the Sippy Downs Town Centre</i>.</p> <p>A1.7 For Residential Access Streets as identified on Figure 7.3.3 (Road/Street designations) development provides verges on both sides of the road interspaced with biofiltration pods, incorporating extended detention for the length of the carriageway and subsurface drainage connected to the trunk stormwater infrastructure in accordance with <i>Planning Scheme Policy No. 11 – Development in the Sippy Downs Town Centre</i>.</p>

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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES (Mandatory Measures if Self Assessable Development or Probable Solutions if Assessable Development)
<p>RAINWATER CAPTURE, STORAGE AND REUSE P2 Development ensures buildings are designed to capture, store and reuse rainwater such that:</p> <ul style="list-style-type: none"> (a) all building roof drainage is directed to rainwater storage which: <ul style="list-style-type: none"> (i) is provided on the site; and (ii) is screened to exclude leaf litter and insects; and (iii) includes a first flush device; and (iv) is integrated into the design of building or site landscaping; and (b) collected water is pumped throughout the building for use in toilet flushing and cold water laundry with 85% source reliability; and (c) rainwater storages are connected to reticulated mains water supply for top up when available supply is $\leq 10\%$. 	<p>A2.1 Development being assessable development complies with <i>Planning Scheme Policy No. 11 – Development in the Sippy Downs Town Centre</i>.</p>
<p>EXTERNAL WATER USE P3 Development minimises the demand for reticulated drinking water by:</p> <ul style="list-style-type: none"> (a) providing an independent water supply system supplying water for garden watering and landscape supplied by either: <ul style="list-style-type: none"> (i) harvested stormwater; or (ii) collected rainwater; or (iii) recycled water; and (b) providing water for external fire fighting by reticulated drinking water supply or from a water supply appropriately sized, treated and approved by Queensland Fire and Rescue. 	<p>A3.1 Development being assessable development complies with <i>Planning Scheme Policy No. 11 – Development in the Sippy Downs Town Centre</i>.</p>
<p>P4 Reticulated drinking water is not used for the irrigation of landscape and open space areas.</p>	<p>A4.1 No acceptable measures.</p>
<p>STORMWATER CAPTURE, STORAGE AND REUSE P5 Development is designed to capture, store and reuse surface stormwater such that:</p> <ul style="list-style-type: none"> (a) site surface stormwater drainage is directed to stormwater storage which: <ul style="list-style-type: none"> (i) is provided on the site; and (ii) is separate from rainwater storages; and (iii) is appropriately treated to remove coarse sediments and gross pollutants; and (iv) is integrated into the design of building or site landscaping; and (b) collected water is pumped throughout the site for garden and landscape irrigation only; and (c) the stormwater storage is sized to sustain the irrigation of landscape and open space areas. 	<p>A5.1 Development being assessable development complies with <i>Planning Scheme Policy No. 11 – Development in the Sippy Downs Town Centre</i>.</p> <p>A5.2 Harvested stormwater storage may be developed as a combination of open ponds or subsurface storages and infiltration systems, incorporating paved areas or car parking areas or under car parking areas and hard stand areas.</p>

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PERFORMANCE CRITERIA	ACCEPTABLE MEASURES (Mandatory Measures if Self Assessable Development or Probable Solutions if Assessable Development)
WASTEWATER MANAGEMENT P6 Development minimises stormwater inflow and infiltration to the wastewater collection system.	<p>A6.1 Development being assessable development complies with <i>Planning Scheme Policy No. 11 – Development in the Sippy Downs Town Centre</i>.</p> <p>A6.2 Development adopts a ‘Smart Sewer’ gravity system using welded PE pipe and plastic access shafts in lieu of manholes.</p>

(8) Element: Environmental Sustainability

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES (Mandatory Measures if Self Assessable Development or Probable Solutions if Assessable Development)
ENERGY EFFICIENCY P1 Development is designed, constructed and operated to minimise the production of greenhouse gas emissions resulting from the lighting, heating and cooling of the development.	<p>A1.1 Development being assessable development complies with <i>Planning Scheme Policy No. 11 – Development in the Sippy Downs Town Centre</i>.</p> <p>A1.2 Development achieves a 40% reduction in greenhouse gas (GHG) production from energy use through any or all of the following measures:</p> <ul style="list-style-type: none"> (a) use of solar power or other non-polluting, renewable energy sources; (b) building design to shield hot summer sun and maximise natural ventilation and lighting; (c) use of highly efficient lighting; (d) use of timing devices, motion sensors or dimming devices; (e) use of energy efficient fixtures or fittings such as hot water systems, air-conditioners or pool pumps.
MATERIALS P2 Development promotes the sustainable use of resources by: <ul style="list-style-type: none"> (a) using construction materials of the lowest embodied energy possible; and (b) using recycled materials where possible, provided the materials have the properties desired of any new materials used for the same purpose; and (c) the minimisation of construction and operational waste; and (d) using construction materials which emit minimum or zero volatile gases and cause minimum contamination to the natural environment during their useful life and upon disposal or reuse; and (e) using materials which are derived from renewable sources. 	<p>A2.1 Development being assessable development complies with <i>Planning Scheme Policy No. 11 – Development in the Sippy Downs Town Centre</i>.</p> <p>A2.2 Development ensures that at least 20% of the volume of construction materials comprise any or all of the following:</p> <ul style="list-style-type: none"> (a) reused resources; (b) materials with a high content (>50%) of recycled material; (c) materials with lifecycle energy of at least 30% less than the standard alternative product. <p>A2.3 Development uses non-toxic and low emission products including paints, floor coverings, sealants, adhesives and non-allergenic materials for furnishings.</p> <p>A2.4 Development uses materials from local manufacturers and suppliers.</p> <p>A2.5 Development uses materials which have minimal or recycled packaging.</p>

(9) Element: Acoustic Environment Amenity

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES (Mandatory Measures if Self Assessable Development or Probable Solutions if Assessable Development)
<p>SOUND EMISSION P1 Development ensures that the emission of sound beyond the boundary of the site²⁸: (a) maintains the EPP (Noise) environmental values of the receiving acoustic environment; and (b) is such that the desirable ambient noise levels for any nearby residential land are maintained.</p>	<p>A1.1 Development being assessable development complies with the noise limits specified for the relevant noise types, as identified in Table 3.1 of <i>Planning Scheme Policy No. 7 – Acoustic Environment Assessment</i>.</p>
<p>ATTENUATION MEASURES P2 Development ensures that noise attenuation measures: (a) do not unduly detract from the Local Access Street streetscape; and (b) are designed to discourage crime and anti-social behavior, having regard to: (i) aesthetic quality and compatibility; and (ii) physical accessibility; and (iii) provision for casual surveillance; and (iv) opportunities for concealment or graffiti or other vandalism.</p>	<p>A2.1 No acceptable measures.</p>

(10) Element: Telecommunications Infrastructure

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES (Mandatory Measures if Self Assessable Development or Probable Solutions if Assessable Development)
<p>TELECOMMUNICATIONS INFRASTRUCTURE P1 Development provides telecommunications infrastructure and services²⁹ such that: (a) conduits and pits are provided to enable the future provision of fibre optic cabling; and (b) buildings provide the appropriate infrastructure and services to facilitate multiple telecommunications services and providers such as fibre optic cable.</p>	<p>A1.1 Development being assessable development provides telecommunications infrastructure in accordance with <i>Planning Scheme Policy No. 11 – Development in the Sippy Downs Town Centre</i>.</p> <p>A1.2 Development provides conduits, cabling or ducting in all buildings used for residential, community, commercial and industrial uses of a sufficient diameter to enable two or more carriers to service multi-occupancy buildings.</p> <p>A1.3 Development provides an underground access connection pit and “lead in” duct in the footpath³⁰, plus a conduit from the property boundary to: (a) a designated entry point in each building; and (b) each lot in a community title developments; and (c) each floor and tenancy in a multi-occupancy building.</p>

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²⁸ To demonstrate compliance with this performance criterion, applicants may need to prepare a noise impact assessment in accordance with *Planning Scheme Policy No. 7 – Acoustic Environment Assessment*.

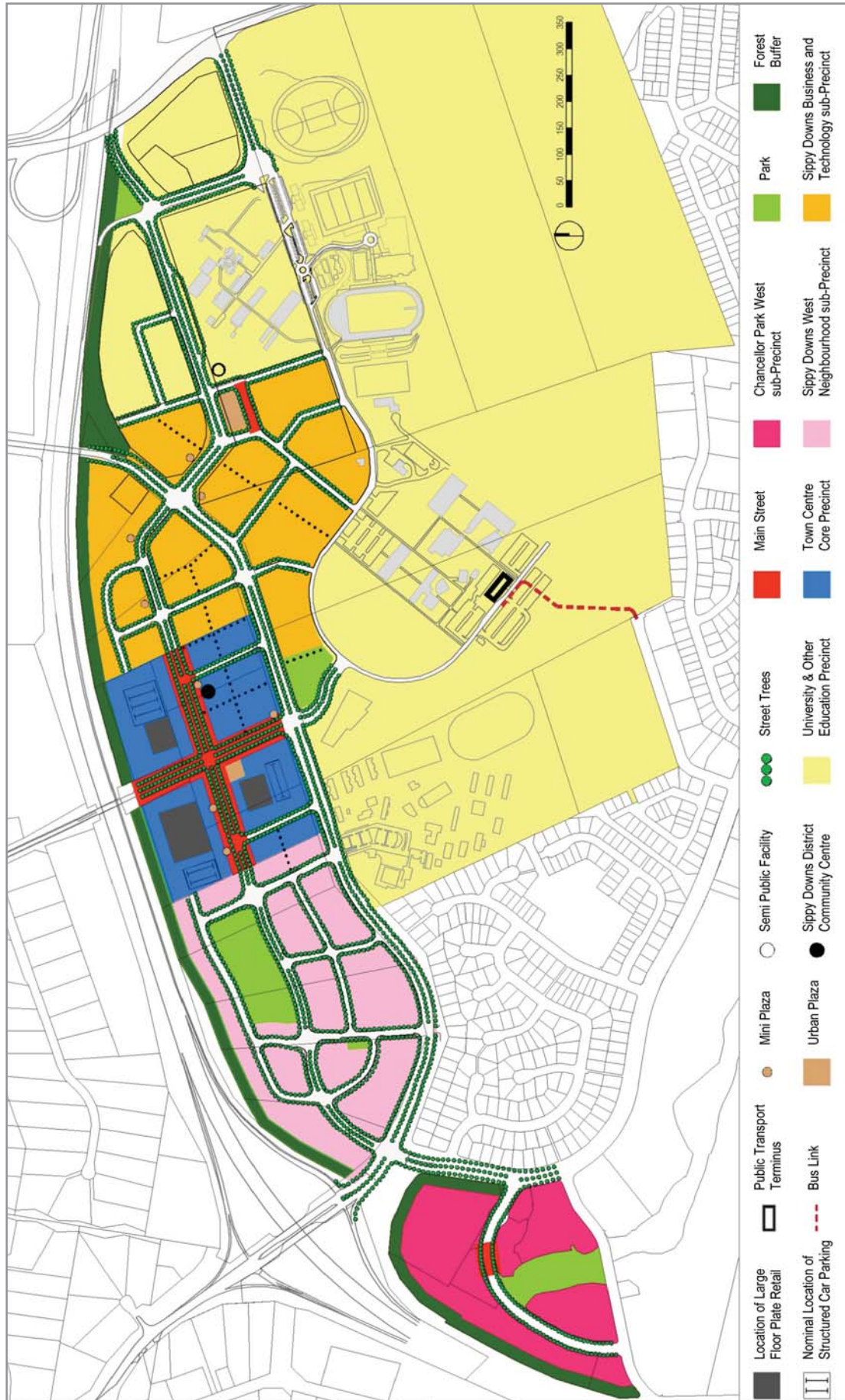
²⁹ A signed statement must be submitted to Council by a competent person (as defined in the *Standard Building Regulation 1993*) confirming that the premises as built complies with these requirements, when final building certification is issued.

³⁰ An accurate, digital ‘as built’ three dimensional location plan will need to be supplied for all infrastructure provided in the footpath.

PERFORMANCE CRITERIA	ACCEPTABLE MEASURES (Mandatory Measures if Self Assessable Development or Probable Solutions if Assessable Development)
P1 continued	<p>A1.4 Development provides new buildings with:</p> <ul style="list-style-type: none"> (a) a co-located equipment room; and (b) a central (vertical) riser duct within the core of the building; and (c) a telecommunications closet to each floor; and (d) distribution by underfloor or suspended ceiling ducts; and (e) designated wireless area on roof with structural capability. <p>A1.5 All work is undertaken in accordance with the Building Regulations 2006 and Australian Standards.</p>

7. LOCAL AREA CODES

Figure 7.3.1 – Sippy Downs Town Centre Master Plan



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Figure 7.3.2 – Sippy Downs Town Centre Core Plan



Figure 7.3.3 – Road/Street Designations



Note: The typical street cross sections for the streets identified in Figure 7.3.3 above are identified in Planning Scheme Policy No. 11 – Development in the Sippy Downs Town Centre.

Figure 7.3.4 – Building Heights



Figure 7.3.5 – Open Space, Pedestrian and Cycle Linkages

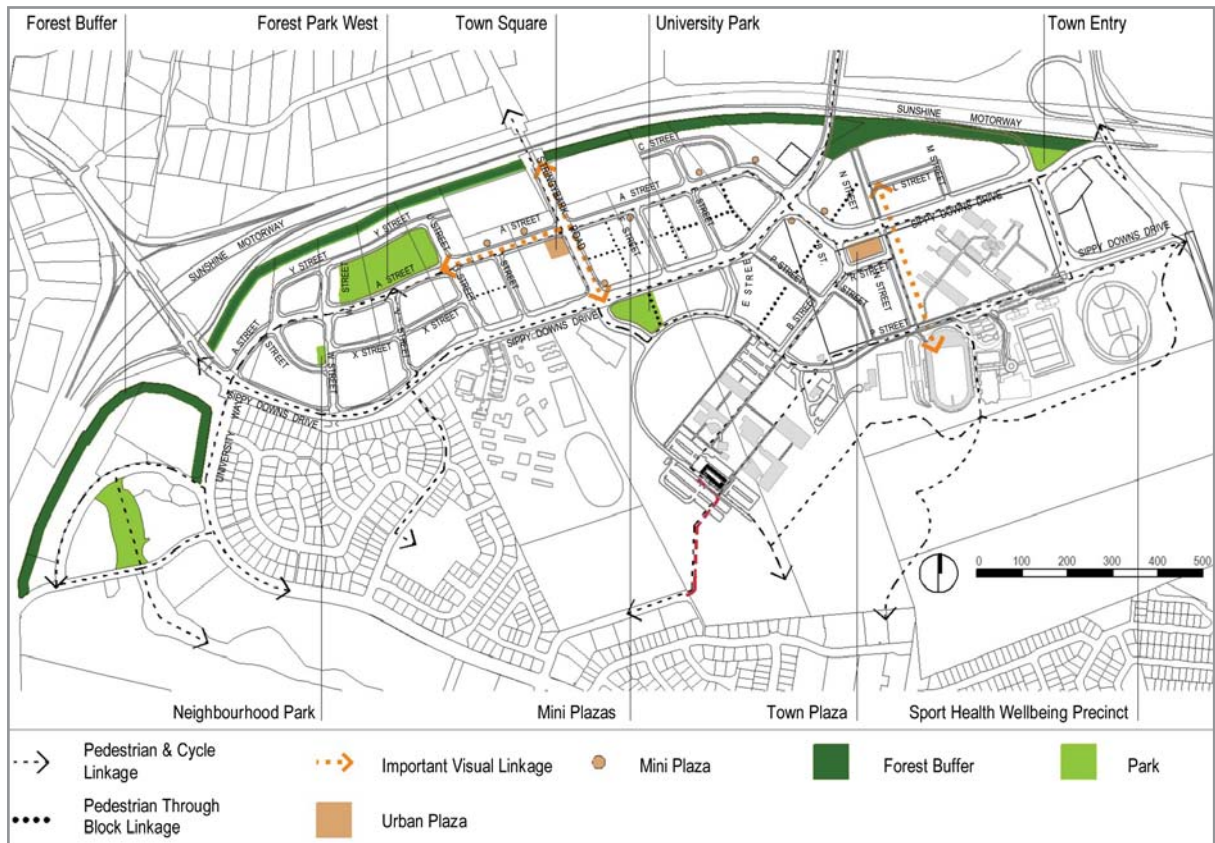


Figure 7.3.6 – Street Tree Treatment

