

## 4. RETAIL AND COMMERCE

### 4.1 Explanation

“Retail and Commerce” includes the people servicing activities which provide goods and services for the personal use of, or consumption by, the purchaser and which tend to collect as business centres in urban areas.

### 4.2 Key Issues

The key issues dictating the planning strategy in the identified Retail and Commercial areas include:

- a Retail and Commercial Centres Hierarchy has formed with:
  - a Principal Activity Centre at Maroochydore as the highest order retail and commercial centre serving the Sunshine Coast Sub-region, so identified because of its centrality to the coastal urban population, the existence of many regional public sector offices, the fact that it includes Sunshine Plaza, which at present houses the only large national department store on the coast, and its capability to be developed further as a multi-function centre with a distinct, attractive character and identity;
  - a Major Activity Centre at Nambour, servicing the town and its hinterland and providing a service role to local industry and the rural sector;
  - a Major Activity Centre at Sippy Downs, taking the form of a traditional town centre, containing retail, civic and commercial offices, key community facilities, medium density residential and a public transport interchange, serving the local community as well as sub-regional needs associated with the University of the Sunshine Coast;
  - traditional retail and commercial town centres in all of the rural towns;
  - Village Centres at Buderim and Bli Bli which act as neighbourhood centres, though their locations on arterial roads and roles as tourist centres distort the neighbourhood concept;
  - established individual shops or groups of shops taking on local functions; and
  - a number of Tourist centres, primarily at Mooloolaba, Coolum and Montville, which provide a range of commercial, retail, service and entertainment facilities primarily satisfying the needs of tourists.
- economic and community advantages in recognising and supporting the Retail and Commercial Centres Hierarchy, particularly with respect to the Maroochydore Key Principal Activity Centre and Local centres which do not compromise higher order centres;
- the need for the Shire’s retail and commercial services to cater for tourist as well as resident population, reflected in the relatively high retail floor space per capita ratio and the need for centres
  - to absorb downturns in turnover during off peak times;
- the demand for additional retail and commercial floor space in planned centres because of the likely continuation of high population growth in the short to medium term;
- the expected continued demand for retail warehousing and need to manage demand to limit further ribbon commercial development along major roads in and around existing commercial centres and industrial estates;
- the demand for additional office space for higher order facilities and perhaps for public service facilities;
- the failure of some existing centres to meet appropriate aesthetic and social expectations, variously exhibiting the following –
  - retail and commercial centres which are disjointed and lack cohesion;
  - retail and commercial areas which fail to adequately address the street, placing parking areas abutting the street and containing facades which are out of context and demote civic profile;
  - inappropriate signage which detracts from the character of an area;
  - lacking community focus points which are accessible day and night;
  - inadequate access for pedestrians and cyclists;
  - inadequate street furniture; and
  - inappropriate structural landscape works which contrast strongly with the use of awnings on older buildings;
- the need to address effects of the State controlled road network, including visual impacts and the impacts of traffic noise, dust and vehicle emissions;
- excessive development of Local centres that provide services beyond convenience shopping levels and compete with higher order centres; and
- the need for a clear policy on the location of centres in order to create certainty and clear expectations for the community and investment by the private and public sector.

### 4.3 Retail and Commercial Strategy

The Strategic Plan embodies the following elements of the strategy for the development of the Shire’s retail and commercial areas.

### 4.3.1 Principal Activity Centre

- the Principal Activity Centre of Maroochydore is to be promoted as the principal business centre of the Shire and the Sunshine Coast Sub-region;
- the Maroochydore Central Precinct (Master Plan Unit) within the Maroochydore PAC Master Planned Area is to be developed as the city centre core, focussed on a transit station and interchange (CAMCOS) and accommodating the highest concentration of future retail floor space and community facilities infrastructure;
- the highest order of retail, commercial, service and administration facilities are to be established within the Maroochydore PAC Master Planned Area, with higher order retailing, including any future national department stores to be located in the Maroochydore Central Precinct (Master Plan Unit);
- State and Federal Government offices, private office buildings and a comprehensive range of commercial support services are also to be established in the Maroochydore Principal Activity Centre;
- the city centre core is intended to remain compact, to enable patrons to walk between its component parts. Premises are encouraged or required to provide pedestrian accessways providing direct links between retail and commercial facilities, car parking areas and other commercial sites;
- mixed use development which increases accessibility between residential and commercial uses, enlivens the commercial area outside normal business hours, increases the potential for viable public transport nodes and interchanges and provides alternative housing options is encouraged, provided that it does not fragment continuous retail shop-fronts. Other uses considered compatible with the Maroochydore Principal Activity Centre include visitor accommodation, service entertainment, recreational uses and community facilities;
- retail warehousing and other retail and commercial development which requires large display areas and tends to rely on accessibility by private transport is not to be established within the Maroochydore Principal Activity Centre except where specifically provided for by the Maroochydore PAC Structure Plan;
- detailed local area and infrastructure network planning has been undertaken for the Maroochydore Principal Activity Centre. The outcomes are reflected in the Maroochydore PAC Structure Plan incorporated in Volume 5 of the Planning Scheme.

### 4.3.2 Major Activity Centres

- the Major Activity Centres at Nambour and Sippy Downs will complement the Principal Activity Centre, with the establishment of higher order retailing, commercial and service functions encouraged to establish here in preference to the lower order centres in the hierarchy;
- Council encourages the rural oriented sections of government and private enterprise to
- locate in the Major Activity Centre of Nambour

- The Major Activity Centre at Sippy Downs will take the form of a traditional town centre and will serve 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 Panning Scheme area.
- Retail facilities, government and commercial offices, key civic and community facilities, community health centre, public library and appropriate university uses are encouraged in the Major Activity Centre of Sippy Downs. Cultural and entertainment uses, childcare, tourist accommodation, restaurants, cafes and taverns are also appropriate.

### 4.3.3 Village Centres

- these centres provide a range of retail and commercial facilities satisfying the needs of their host towns. The strategy seeks to enhance the character of the towns and their centres and it must therefore ensure that existing business areas retain their role as the principal retail and Commercial Service centres of their towns;
- new commercial development in the rural towns is generally to occur in the Village centre, though corner or General stores may locate elsewhere in the surrounding urban areas strictly in accordance with the Code for Town and Village Centres;
- land uses are generally expected to include small scale supermarkets that service the local community only, specialty shops, a range of local community services, such as libraries and health and education facilities, and small scale tourist facilities;
- the total gross floor area for commercial uses in Village centres may consist of no more than 1,000m<sup>2</sup> Gross floor area on any single development site;
- uses such as retail showrooms, commercial recreation and repair and maintenance services are not generally considered appropriate in Village Centres;
- some Village centres are to provide the level of service or perform the role of a Local centre; and
- development within a Village centre which fragments the centre or creates a focus away from the established centre in that locality will not be supported.

### 4.3.4 Local Centres

- these facilities are not shown on the Strategic Plan Map;
- Local centres, which may consist of up to 1,000m<sup>2</sup> of gross floor area for commercial uses, may comprise a small scale supermarket, convenience shops and some comparison shopping to satisfy the day-to-day needs of discrete residential areas. The intended location of Local centres, is particularised in the Planning Area provisions, either by identification of a Local Centre Precinct or by wording which identifies a preferred or anticipated site by reference to bounding streets or other site-specific identifiers;

- General stores which may consist of up to 150m<sup>2</sup> of gross retail floor area (in one or more shops) comprise corner stores or smaller shopping groups which satisfy occasional, after-hours or emergency needs;
- both Local centres and General stores are intended to be distributed throughout the Shire in a manner that ensures all residential areas have access to such a centre;
- new Local centres, or expansion of existing smaller scale shops into a Local centre (within a Local Centre Precinct or at an identified Local centre site) should be clearly associated with a definite local community, be adequately accessible to it and facilitate the grouping of all or most retail, commercial, service and community facilities;
- Local centres may also include, in addition to the commercial facilities, other facilities which satisfy the needs of the relevant local community, such as community services and recreational facilities. The total gross floor area of a Local centre which includes such facilities may be up to 3,000m<sup>2</sup> (including the gross floor area of commercial uses which must not exceed 1,000m<sup>2</sup>);
- the intent in limiting development to that servicing local communities only is to ensure a Local centre strengthens community identity and focus, whereby non-local traffic in residential areas is minimised, and the site of the centre is complementary to the character of its Precinct;
- Local centres are not intended to be established as, or to expand into, higher order centres comprising or containing a standard size or larger supermarket. Any such facilities are defined (in Volume 1) to be a Shopping complex, and it is intended that such facilities be located only within District centres or higher order centres within the hierarchy. It is acknowledged that such facilities may be argued to serve day-to-day needs in a similar way to a Local centre, and that they may therefore serve a community need. It is also acknowledged that it may be argued that sites not contemplated for retail or commercial development by the Planning Area provisions, or contemplated only for Local centre development, may be physically suitable for such higher order development. However, such development would cut directly across the Retail and Commercial Centres Hierarchy established by the Planning Scheme. Such development is not intended to be approved regardless of the existence of factors which may otherwise support its approval, if the conflict with the hierarchy were disregarded.

#### 4.3.5 Tourist Centres

- these centres are referred to as Major Tourist Nodes on the Strategic Plan Map;
- these centres provide a range of tourist related facilities, including shops, take-away food shops, restaurants and cafes and a range of commercial facilities;
- the concentration of tourist facilities in the identified tourist nodes is encouraged;
- all 3 Major Tourist Nodes shown on the Strategic Plan Map are to provide the level of service or perform the role of a Local centre. No new Local centres will be approved in the locality of the Major Tourist Nodes.

## 4.4 Objectives and Implementation Measures

### 4.4.1 To Consolidate and Maintain the Integrity of the Retail and Commercial Centres Hierarchy

The maintenance of the Retail and Commercial Centres Hierarchy protects the investments made in existing centres and promotes private and public sector confidence in, and public knowledge of, the Council's continuing commitment to that investment. It also provides a basis for containing the growth and function of centres, limiting their spread into the residential areas in which they play a fundamental role and facilitating the concentration of certain uses in highly accessible and appropriately serviced areas.

#### Implementation

The Council will have regard to the following criteria when assessing relevant applications for development in the centres classified below.

#### Principal Activity Centre (Maroochydore)

- (1) Development in the Maroochydore Principal Activity Centre is to contribute to the primacy of Maroochydore as the Principal Activity Centre for the Sub-region by providing for the highest order and widest range of retail, commercial and community uses to be established.
- (2) Development in the Maroochydore Principal Activity Centre provides for the city centre core to be established within the Maroochydore Central Precinct (Master Plan Unit) in conjunction with the transit station and interchange (CAMCOS), main street, civic plaza, transit plaza and other urban open space and community facilities infrastructure in the Maroochydore Central Precinct (Master Plan Unit) as specified in the Maroochydore PAC Structure Plan.
- (3) Development in the Maroochydore Principal Activity Centre contributes to the achievement of transit oriented development which provides a high degree of accessibility and permeability and provides for the establishment of the infrastructure specified on the Maroochydore PAC Structure Plan maps.
- (4) Development in the Maroochydore Principal Activity Centre provides for the establishment of mixed use development.
- (5) Development in the Maroochydore Principal Activity Centre does not comprise showrooms, other than in the Dalton Drive West, Aerodrome Road and Maroochy Boulevard Precincts in accordance with Maroochydore PAC Structure Plan.

- (6) Development in the vicinity of Maud Canal, Cornmeal Creek and Maroochy River has regard to the visual amenity and public access opportunities which they provide, as well as the retention of and rehabilitation of vegetation along the waterways, including the provision of water quality buffers to the banks of these waterways. Development is to relate to the waterways and respond to the opportunities they offer. Expansive public access to and along waterways is to be provided with the access along the waterways being in public ownership.

#### **Major Activity Centre (Nambour)**

- (8) Consolidation of commercial and retail development in the Town Centre Core and Frame is encouraged.
- (9) With respect to retail showrooms and other land consumptive uses which would fragment the continuity of retail shop-fronts at street level, the Council will favourably consider applications which provide for the grouping of such premises along Coronation Avenue north of Lowe Street.
- (10) The Council will actively encourage Government Departments and substantial private operators to locate their rural oriented activities in Nambour.
- (11) Development of mixed use premises is facilitated and encouraged, where individual uses are permitted to operate independently of each other and where proposals will not compromise street level shop-front objectives.
- (12) All development in the Town Centre Core is to contribute towards a continuous retail shopfront at street level. The Council will generally not support applications in the Core for retail showrooms or other uses the ground floor activities of which may fragment this objective.
- (13) All applications in the Town Centre Core are to be designed to maximise pedestrian accessibility between premises. Development along or adjacent to Petrie Creek should provide for water quality buffers through the retention or rehabilitation of vegetation. Public access to and along waterways will be sought with access to waterways being in public ownership where practical.

#### **Major Activity Centre (Sippy Downs)**

- (14) Council will not support development applications proposing the expansion of day-to-day retailing and commercial activities beyond the existing extent of the Town Centre Core Precinct.
- (15) Development of the Sippy Downs Town Centre Core Precinct shall be in accordance with the provisions of the Planning Area and Precincts in Volume 3 and the Code for Development in the Sippy Downs Town Centre in Volume 4 of this Planning Scheme.
- (16) The Sippy Downs Town Centre Core Precinct will have the form, characteristics and qualities evident in the main streets of traditional

townships and will ensure that there is a strong relationship between retail uses and the main streets.

- (17) The Council will not support development applications proposing development in the form of a "Shopping centre" which provides an indoor retail shopping environment. Instead, the Council will support the incremental growth of a widerange of mixed use developments and building types focussed on the main streets.
- (18) Mixed use development is facilitated and encouraged, where individual uses are permitted to operate independently of each other and where proposals will not compromise street level shopfront objectives.

#### **District Centres**

- (19) District level centres may be allowed if it can be established that the existence of such a centre is necessary to cater for unsatisfied demand or to allow systematic development of a particular area.

#### **Village Centres**

- (20) All retail and commercial development in the rural towns will enhance and link with the existing business areas. The Council will not support applications seeking to expand the area of an existing centre unless such areas are fully and satisfactorily utilised. Support is not envisaged for retail or commercial development, other than a General store, in areas outside the Village centres.
- (21) Development in Village centres is to contribute towards a compact street level centre in which it is easy for the public to walk between all convenience retail and commercial facilities and car parking areas. The Council may seek modification of premises which consume an excessive amount of street frontage.
- (22) Showrooms and other land consumptive uses, which would fragment the continuity of retail shopfronts at street level, are generally considered at odds with the achievement of compact Village centres.
- (23) The existing David Low Way based facilities at Coolum are the Village centre. Retail and commercial activities in Coolum Beach will be concentrated between Beach Road in the south and Margaret Street in the north, to be consistent with the Coolum Beach Village centre Precinct in the Coolum Beach Planning Area in Volume 3 of this Planning Scheme

- (24) The location of the centres intended to meet the needs of the Planning Areas are shown on the Planning Areas maps (or nominated in the specific provisions).
- (25) Development within Village centres will be consistent with established scale and character of small shopfronts unless otherwise specifically provided for in the Statements of Desired Character for Planning Areas and Precincts (in Volume 3).

#### **Local Centres**

- (26) In most cases, sufficient land has already been allocated for Local centres at the sites identified in the Planning Area provisions, either by designation as a Local centre Precinct or by site-specific identification in the text of the provisions. The Council does not intend to approve applications to establish Local centres at other locations, to expand Local centres beyond their intended scale as set out in section 4.3.5 above, or to establish retail or commercial development beyond the scale of a Local centre at any locations except those designated in the Planning Area provisions for higher order centres.
- (27) Even if genuine public demand for additional or higher order retail or commercial facilities is demonstrated, it is intended that the Council should consider that matter in terms of whether it justifies a review of the relevant Planning Area provisions to accommodate that demand, and it is not intended that such demand should be met by the ad hoc approval of new or expanded facilities contrary to the structure of the Retail and Commercial Centres Hierarchy as set out in section 4.3 above, and as reflected in the Planning Area provisions.
- (28) In Mooloolaba, with respect to retail showrooms and other land consumptive uses which would fragment the continuity of retail shop-fronts at street level, the Council will only support applications which provide for the grouping of such premises on the periphery of the retail cores.
- (29) Existing scattered commercial uses exist on Eumundi-Noosa Road in the Doonan, Eumundi, Verrierdale and Weyba Downs localities. The expansion of the existing uses or the establishment of new uses along Eumundi-Noosa Road is not encouraged due to impacts upon the visual amenity, rural character, traffic function, the tourist experience and the established retail hierarchy in the Shire. In particular commercial development that attracts customers from outside the local area and relies on exposure to Eumundi-Noosa Road and passing trade are not appropriate along this road eg. retail showrooms. However, Council may give consideration to some commercial uses in the area between Beddington Road and the Shire boundary which provide a community focus, are designed to improve the Shire's image in the gateway location, contribute to the rural character, provide a favourable tourist experience consistent with the rural character and do not degrade traffic function. Any development should properly consider the

environmental values and protection of water quality in Doonan Creek, including the provision of adequate buffers to Doonan Creek.

- (30) A Local Neighbourhood Centre will be provided within the Lakelands/Coolum Ridges area in Planning Area No. 12 (South Peregian). The centre is intended to serve the day-to-day needs of the residents of this area and shall be centrally located within the area to be easily accessible by a range of transport modes. The centre should not be located to serve passing trade from the Sunshine Motorway.
- (31) Development in Local centres is to be complementary to the residential scale of the locality; the intended character and Statements of Desired Precinct Key Character Elements (in Volume 3) of the Planning Areas; and the provisions of the Code for Local Centres and General Stores.

#### **Tourist Centres**

- (32) Tourist centres are intended to be developed in accordance with the implementation criteria of Section 8.0, of the Strategic Plan.

#### **General Stores**

- (33) In residential, rural and rural residential areas, the Council will encourage small general or "corner" store facilities; only in very limited circumstances, and of a scale set out in the Code for Local centres and General stores, and consistent store facilities; only in very limited circumstances, and of a scale set out in the Code for Local centres and General stores, and consistent with the residential scale of its locality

#### 4.4.2 To Minimise the Extent of Ribbon Commercial Development

The corollary of consolidating and encouraging growth in the retail and commercial centres is the limiting of ribbon commercial development. Limiting such development also has amenity implications for adjoining land uses (including residential and industrial) and implications for traffic management.

##### Implementation

- (1) The principal advantage to the community of ribbon commercial development is that commercial activity is collectively located in a highly visible and therefore well known location. The Council intends to maintain the concentration, but divert it from major arterial roads where it creates traffic, aesthetic, amenity and image problems.
- (2) Land consumptive uses such as showrooms, service activities, car yards and service stations are provided for in specific locations. Development involving the extension of commercial activity along major arterial roads outside these areas is not intended.
- (3) The assessment of applications for such development will have regard to their impact on traffic safety and efficiency, the impact of signage, cluttered activity and rows of buildings and parking areas on the character of an area and the potential for intrusion into the amenity of residential, commercial or tourist Precincts.

#### 4.4.3 Retail and Commercial Centres are to be Readily Accessible to a Range of Transport Modes

Considerable emphasis has been given to the importance of centrally located, highly accessible, community nodes. This requires the integration of public transport facilities, good access for private vehicles and the encouragement of a safe, accessible environment for pedestrians and cyclists. This, along with contained areas of higher density residential uses can result in considerable environmental and energy efficiency gains.

##### Implementation

- (1) The Principal Activity Centre, Major Activity Centre and Town and Village centres have defined retail cores, the intention of which is to concentrate day-to-day activity into compact areas in which all facilities can be easily reached on foot.
- (2) Pedestrian links are to connect regularly patronised retail and commercial facilities with each other and with parking areas, public transport terminals, parks, government and cultural facilities and places of natural interest.
- (3) All substantial premises are to provide for public transport terminals if required to do so by the Council.
- (4) Local centres are to be adequately accessible to transport infrastructure used by motor vehicles, pedestrians and bicycles. The design of Local centres is to promote a pedestrian friendly and convenient environment, minimising the visual

impact of car parking servicing and manoeuvring areas.

- (5) The relationship of retail, commercial and service centres to transport modes in new residential neighbourhoods is to be adequately addressed when planning the neighbourhood.
- (6) The Council is committed to traffic management schemes aimed at improving vehicular accessibility, public transport facilities and the pedestrian and cyclist environments in major centres.

#### 4.4.4 To Establish Retail and Commercial Centres as the Focus of Community Activity

Considerable emphasis has been given to the establishment or creation of communities within urban areas. The location and design of an appropriate array of land uses is of central importance in creating a focus of community activity.

##### Implementation

- (1) When master-planning residential estates, developers are expected to adequately plan for the location and scope of retail, commercial, service and community centres required to service the planned local populations.
- (2) Local Centres are to act as a focus for local community interaction and should be readily accessible, by car, bicycle and foot, to the whole area, and be so designed to encourage safe and convenient movement by pedestrians in the environs of the centre.
- (3) The centres are to allow for an appropriate range of facilities which may include shops, commercial services, formal recreation space, cultural facilities and in some cases, schools. Sufficient land is to be set aside for all activities.
- (4) Appropriate attention is to be paid to issues such as building scale, shared parking, streetscaping and traffic management, and the integration of public transport, walking and cycling.
- (5) Council will ensure that the public components of the centre are developed and maintained in the spirit and character of the centre and where relevant shall undertake works which are culturally, environmentally and aesthetically appropriate.

#### 4.4.5 To Facilitate High Standards of Urban Design in Retail and Commercial Centres

The principal retail and commercial centres, particularly the Maroochydore Principal Activity Centre and the centres in the tourist areas of Mooloolaba, Coolum and Montville, have a major influence on people's perception of the Shire as a place to live and visit. In the same way, the smaller retail and commercial facilities also contribute to the image of the urban fabric albeit in a more general sense.

##### Implementation

- (1) All retail and commercial facilities are to be designed to facilitate convenient pedestrian access to others in the same vicinity. Accessways are to be designed to provide a safe, attractive and efficient means for able-bodied and disabled people to travel from one part of a centre to another. The Council may require the provision of suitable inter-site pedestrian links.
- (2) Buildings are to respect the street level scale of adjoining premises.
- (3) Development of new premises is to demonstrate street level design cohesion with that on adjoining property and is to provide for similar streetscaping treatment.
- (4) Development is to utilise natural attractions, such as waterways, foreshores, creeks and open spaces to enhance the environment of the centre. The Council may require or encourage pedestrian plazas, open spaces or building design which enables natural features to be appreciated from street level.
- (5) Landscaping is to be used to soften the impact of hard paving and building surfaces or to enhance street environments and the cohesion of adjoining premises.
- (6) In the Principal Activity Centre, Major Activity Centre, and Town and Village Centres, parking and vehicular manoeuvring areas and accesses are to be shared wherever possible and landscaped to minimise their visual impact on surrounding areas and the buildings on the site shall be designed to provide a focus to an external road which is not undermined by establishment of the car parking areas.
- (7) Sun and rain shelters of a compatible design to that on adjoining properties are to be incorporated into new premises.
- (8) Premises are to present a generally continuous shop-front appearance at street level unless it can be demonstrated that an alternative proposal has urban design merit in keeping with the intent of this objective.
- (9) Development in rural town centres is to maintain their existing village characters. In fulfilling this objective, the Council may require management of building height and bulk, the provision of awnings, sensitivity in the presentation of facades and signage and specific building and site development strategies.
- (10) Negotiation is encouraged by the Council as a useful tool in assuring appropriate development for a particular centre. Alternative solutions to normal development requirements may be appropriate in return for development which epitomises the Council's intentions.
- (11) Detailed local area planning has been carried out with the outcomes reflected in relevant Planning Area, Precinct and Planning Scheme code provisions for centres in Volumes 3 and 4 of this Planning Scheme. Sites in centre Precincts or nominated in the Planning Area provisions as sites for Local centres and found in Volume 3 are intended to be the only Local centre for the particular Planning Area.
- (12) Council will ensure that the public components of the centre are developed and maintained in the spirit and character of the centre and where relevant shall undertake works which are culturally, environmentally and aesthetically appropriate.
- (13) Development of new premises along the State controlled road network, and in particular, on sites abutting the Bruce Highway and the Sunshine Motorway, is to recognise the potential impacts and provide means for attenuation of 'traffic noise' emissions and dust, and use building and site design and landscaping to improve visual amenity and minimise those impacts.

#### **4.4.6 To Encourage the Design of Buildings and Landscapes which Relate to their Physical Context and are User Friendly**

Building design can produce a more livable building if the design has regard to local climate, effective use of passive (low energy) design principles, the appropriate use of native landscapes and the physical relationship to adjoining buildings or potential buildings. The visual character of the building is important if it is to be reflective of the Sunshine Coast and respect the immediate amenity in which it is to be located. The building design must not lose sight of its purpose and its accessibility to its users.

##### **Implementation**

(1) Development is designed to be in accordance with Council's Planning Scheme codes to ensure that:

- Site layouts, including building and landscape designs address local climate, and topography including such issues as the use of space, effective use of passive (low energy) design principles and site excavation;
- Landscape works appropriately incorporate the use of endemic and non-native species, and shade planting; and
- Pedestrian, disabled and vehicular access, vehicle parking and service areas are adequate, functional and do not unduly compromise other aspects of the development.

(2) Council in assessing applications will have regard to the visual character of a development to ensure that the intended character and Statements of Desired Precinct Key Character Elements (in Volume 3) of the particular Planning Area, the immediate amenity and the historical and cultural character of the area in which it is located, have been considered. The visual character of a development will also integrate any associated infrastructure which must be designed as part of the total visual presentation.